



PLANNING & ZONING BOARD AGENDA

Wednesday, May 13, 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: April 8, 2026
6. Action Items
 - A. Otter Crossing South 2nd Addition Final Plat
7. Discussion Items
 - A. Project Updates

ADJOURNMENT

**CITY OF LINO LAKES
PLANNING & ZONING BOARD MINUTES**

DATE:	April 8, 2026
TIME STARTED:	6:30 P.M.
TIME ENDED:	7:47 P.M.
MEMBERS PRESENT:	Isaac Wipperfurth, Nathan Vojtech, Michael Root, Suzy Guthmueller, Patrick Kohler, Perry Laden
MEMBERS ABSENT:	Neil Evenson
STAFF PRESENT:	Michael Grochala, Katie Larsen, Diane Hankee, Jessica Eller, Marissa Ertel

1. CALL TO ORDER AND ROLL CALL

Chair Root called the Lino Lakes Planning & Zoning Board meeting to order at 6:30 p.m. on April 8, 2026.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Chair Root declared public comment open at 6:31 p.m.

There was no one present for public comment.

Mr. Vojtech motioned to close public comment at 6:31 p.m. Motion was seconded by Mr. Laden. Motion carried 6 – 0.

4. APPROVAL OF AGENDA

The agenda was approved as presented.

5. APPROVAL OF MINUTES

Mr. Wipperfurth moved to approve the March 11, 2026 meeting minutes. Motion seconded by Mr. Kohler. Motion carried 5 – 0, with one abstention.

6. ACTION ITEMS

DRAFT MINUTES

A. Public Hearing: Lyngblomsten PUD Amendment #4 (Mixed Use Building)

Ms. Larsen presented the staff report.

The applicant, Lyngblomsten at Lino Lakes, LLC, submitted a Land Use Application for PUD Amendment #4. They are requesting an amendment to the PUD Preliminary Plan/Preliminary Plat ("PUD Amendment") to construct a 4-story mixed use building at the southeast corner of the site. The first floor would be commercial uses, and the other three floors would be 59 market-rate independent living units for residents age 55 and older.

Mr. Laden asked if this project would come back as preliminary plat. Ms. Larsen stated that we are considering the preliminary plat tonight along with the PUD preliminary plan.

Chair Root wanted to know what drives the allowed permitted uses in the commercial portion of the building. Ms. Larsen stated ordinance 09-17 lists out all the zoning allowances for the site.

Ms. Guthmueller had questions about whether there would be a crosswalk for residents to safely cross the roundabout. Ms. Larsen stated that there is a trail and sidewalks along and around the site. Ms. Larsen mentioned that they are recommending added sidewalks to the west side of the building.

Ms. Guthmueller wondered if there would be enough parking since 70 spaces are in the underground spaces. Ms. Larsen stated that it was not a concern. Ms. Guthmueller also wanted to confirm if the square footage was similar to the original plan. Ms. Larsen stated it would be similar.

Mr. Vojtech asked if there would have been a requirement for the applicant to keep the same color on the building. Ms. Larsen stated that there would not be.

Mr. Laden wanted to better understand the pedestrian traffic on the site. Mr. Laden also wanted to ensure that the retail on the site was set up for success. Mr. Laden would have liked to see commercial on the corner but is still excited for the project to come in. Mr. Laden wanted a better understanding of if there would be signs for pedestrians to know what retail will be in the area.

Ms. Guthmueller agreed with Mr. Laden about the site not being presented as the most pedestrian friendly, especially considering this is a gateway to the City.

Judd Fenlon, Grand Real Estate Advisors, 90 South Dale Street, was present to answer questions and address concerns with the board. Mr. Fenlon has worked on multiple mixed-use buildings and understands the constraints of these types of buildings.

Mr. Fenlon understands the disappointment of having the communal space for residents as the corner of the property but mentioned that the depth of that space would not be conducive to retail use.

Mr. Wipperfurth had questions about the doors on the southwest corner. Mr. Fenlon stated that it would be for a more flexible retail space. Mr. Fenlon stated that having two entry points might be a lot for a retailer to manage in that square footage.

Ms. Guthmueller wanted to know whether Lyngblomsten would be managing the daycare space. Mr. Fenlon stated that Lyngblomsten would not be managing the daycare. Mr. Fenlon stated that in the past year they have had at least three daycare providers inquire about space.

Mr. Laden wanted to speak more on the two-point access and if this would put a hold on construction. Mr. Fenlon stated that the doors would be installed upon construction but would be considered an emergency access point unless the retail user wanted to use them for store access.

Chair Root opened the public hearing at 7:20 p.m.

Jessica Hidding, 629 County Road West, Shoreview, wanted to speak on sidewalks and pedestrian access. Ms. Hidding wanted to know if there would be crosswalks, such as flashing lights.

Kevin Oberg, 165 Woodridge Lane, stated the buildings look great but wanted to note that if there was an ability to move the transformers. Mr. Oberg has concerns about the retail spaces and the square footage of those spaces. Mr. Oberg also has concerns about a daycare on the main floor of a mixed-use building and would like

Steve Kahat, 161 Woodridge Lane, agreed with the board regarding pedestrian safety in the roundabout. Mr. Kahat wanted to ensure the safety of pedestrians who want to enjoy the proposed retail.

Mr. Vojtech motioned to close the public hearing at 7:27 p.m. Motion was seconded by Mr. Wipperfurth. Motion carried 6 – 0.

Mr. Root wanted to address the safety of the roundabout. Mr. Grochala stated that there is a roundabout at Rice Lake Elementary with the flashing beacons as an example. Mr. Grochala stated that in order to get the flashing beacons in that area it would be the

county that would need to install them, but that the County is hesitant since it creates a false sense of security in the pedestrian and would not completely ensure drivers paying attention.

Mr. Root asked whether there would be a way to move the transformers that are currently on site. Mr. Grochala stated that they wouldn't be able to be moved.

Mr. Root wanted to know more about whether the retail space would be sufficient square footage. Mr. Fenlon stated that the square footage would be ideal for retailers. Mr. Fenlon stated that there would be the ability for one user to take more space to get more square footage.

Mr. Root asked Mr. Fenlon whether there are other daycare spaces on the first floor of a mixed-use building. Mr. Fenlon stated that there are many examples in the Twin Cities area.

Mr. Laden wanted to know if there was already a tenant for the daycare space. Mr. Fenlon stated there is no current tenant.

Mr. Wipperfurth wanted to know what type of food establishments would be allowed under a conditional use permit. Ms. Larsen stated that this would not be a conditional use permit.

Ms. Guthmueller wanted to know what would happen if the commercial space was not occupied. Ms. Guthmueller was concerned that the first floor would become apartments. Ms. Larsen stated this situation would constitute another PUD Amendment.

Mr. Laden motioned to approve the Lyngblomsten PUD Amendment #4 with staff recommendations. Motion was seconded by Mr. Kohler. Motion carried 6 – 0.

Ms. Guthmueller motioned to study the pedestrian traffic and roundabouts along County Road J. Seconded by Mr. Kohler. Motion carried 6 – 0.

7. DISCUSSION ITEMS

A. Project Updates

Ms. Eller provided project updates to the Board.

Mr. Vojtech moved to adjourn the meeting. Motion seconded by Mr. Wipperfurth.
Meeting adjourned at 7:47 p.m.

Respectfully submitted,
Marissa Ertel – Community Development Administrative Assistant

**PLANNING & ZONING BOARD
AGENDA ITEM 6A**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: May 13, 2026

REQUEST: Otter Crossing South 2nd Addition Final Plat

CASE NUMBER: FP2026-0001

APPLICANT: TYME Properties, LLC
Attn: Paul Schreier
3435 Labore Road, Suite 150
Vadnais Heights, MN 55110

OWNER: Same

INTRODUCTION

The applicant, TYME Properties LLC, is proposing to final plat Outlot B, Otter Crossing South into two (2) commercial lots. The final plat is south of Main Street and west of Otter Lake Road and is called Otter Crossing South 2nd Addition.

Tentative Review Schedule:

Complete Application Date:	April 20, 2026
60-Day Deadline:	June 19, 2026
Planning & Zoning Board Meeting:	May 13, 2026
City Council Work Session:	June 8, 2026
City Council Meeting:	June 8, 2026

This staff report is based on the following information:

- Otter Crossing South 2nd Addition Preliminary Plan prepared by Pioneer Engineering dated April 16, 2026
- Otter Crossing South 2nd Addition final plat prepared by Pioneer Engineering received on April 17, 2026
- Otter Crossing South 2nd Addition Storm Water Management Plan prepared by Pioneer Engineering dated April 16, 2026

- Title Commitment
- Narrative

BACKGROUND

On April 13, 2026, the City Council passed Resolution No. 26-46 approving the Otter Crossing South 2nd Addition preliminary plat. The Council staff report and resolution detail the project’s consistency with the City’s Comprehensive Plan and compliance with the City Code.

ANALYSIS

Preliminary Plat

The revised preliminary plat contains the following lots and blocks:

Parcel	Acres	Purpose
Lot 1, Block 1	1.02 acres	Taco Bell
Lot 2, Block 1	0.98 acres	Future commercial building
Outlot A	0.57 acres	Private Street
Outlot B	22.85 acres	Future development
TOTAL	25.42 acres	

Final Plat

The final plat contains the following lots and outlots:

Parcel	Acres	Purpose
Lot 1, Block 1	1.02 acres	Taco Bell
Lot 2, Block 1	0.98 acres	Future commercial building
Outlot A	0.57 acres	Private Street
Outlot B	22.85 acres	Future development
TOTAL	25.42 acres	

An additional 10ft of road right-of-way along CR 84 (Otter Lake Road) was dedicated on the Otter Crossing South plat as required. No additional right-of-way is required.

Per City Code Section 1001.057 Review, Approval or Denial:

(1) The Planning and Zoning Board shall consider the final plat and the Community Development Department shall forward the Planning and Zoning Board recommendations to the City Council. The following requirements shall be met before consideration of the final plat by the Planning and Zoning Board:

- (a) The final plat shall substantially conform to the approved preliminary plat and phasing plan;

The final plat substantially conforms with the preliminary plat.

- (b) For plats that consist solely of individual single family residential lots, final plat applications for subsequent phases shall not be approved until building permits have been issued for 40% of lots in the preceding phase. This division applies only when the preceding phase consists of 40 or more lots; and

Not applicable. This is a two (2) lot commercial subdivision.

- (c) Conditions attached to approval of the preliminary plat shall be substantially fulfilled or secured by the development agreement, as appropriate.

The conditions of the preliminary plat have been substantially fulfilled. Securities will be required with a Development Agreement.

Public Land Dedication

The City will collect a cash fee in lieu of land dedication for commercial development with the final plat.

Otter Crossing South 2nd Addition	
2.00 acres x \$2,725 per acre =	\$5,450

Title Commitment

The City Attorney reviewed the revised title commitment and final plat and had no additional comments.

Agreements

- *Stormwater Maintenance Agreement*

A stormwater maintenance agreement is not required. The City pond will continue to be operated and maintained by the City of Lino Lakes as it currently is in existing conditions.

- *Development Agreement*

A Development Agreement will be prepared by the City.

- *Site Improvement Performance Agreement*

Separate Site Improvement Performance Agreements will be required for the Taco Bell and future commercial building.

RECOMMENDATION

Staff recommend approval of the Otter Crossing South 2nd Addition final plat with the following conditions:

1. A shared access and maintenance agreement with exhibit for the private street over Outlot A shall be recorded.
2. A shared access and maintenance agreement with exhibit for the shared driveway between Lot 1 and Lot 2 shall be recorded.

The following items shall be addressed prior to the release of the final plat mylars:

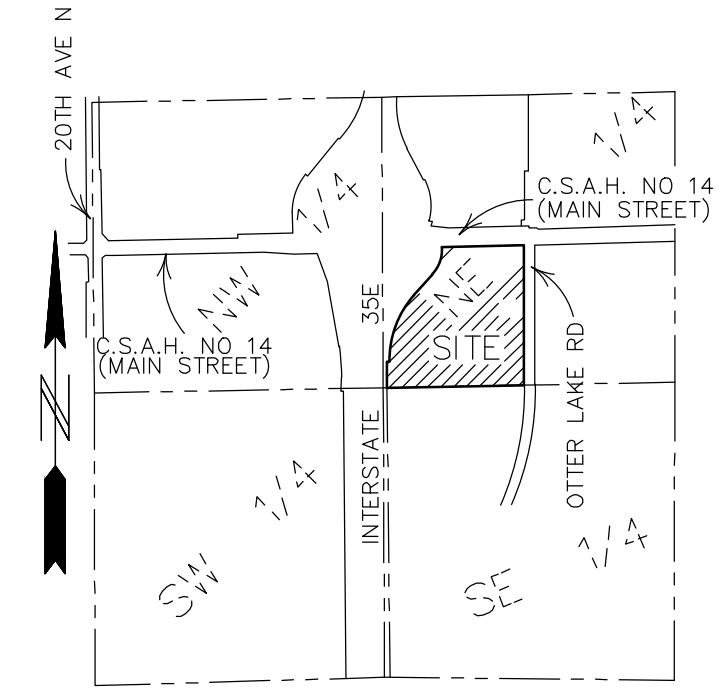
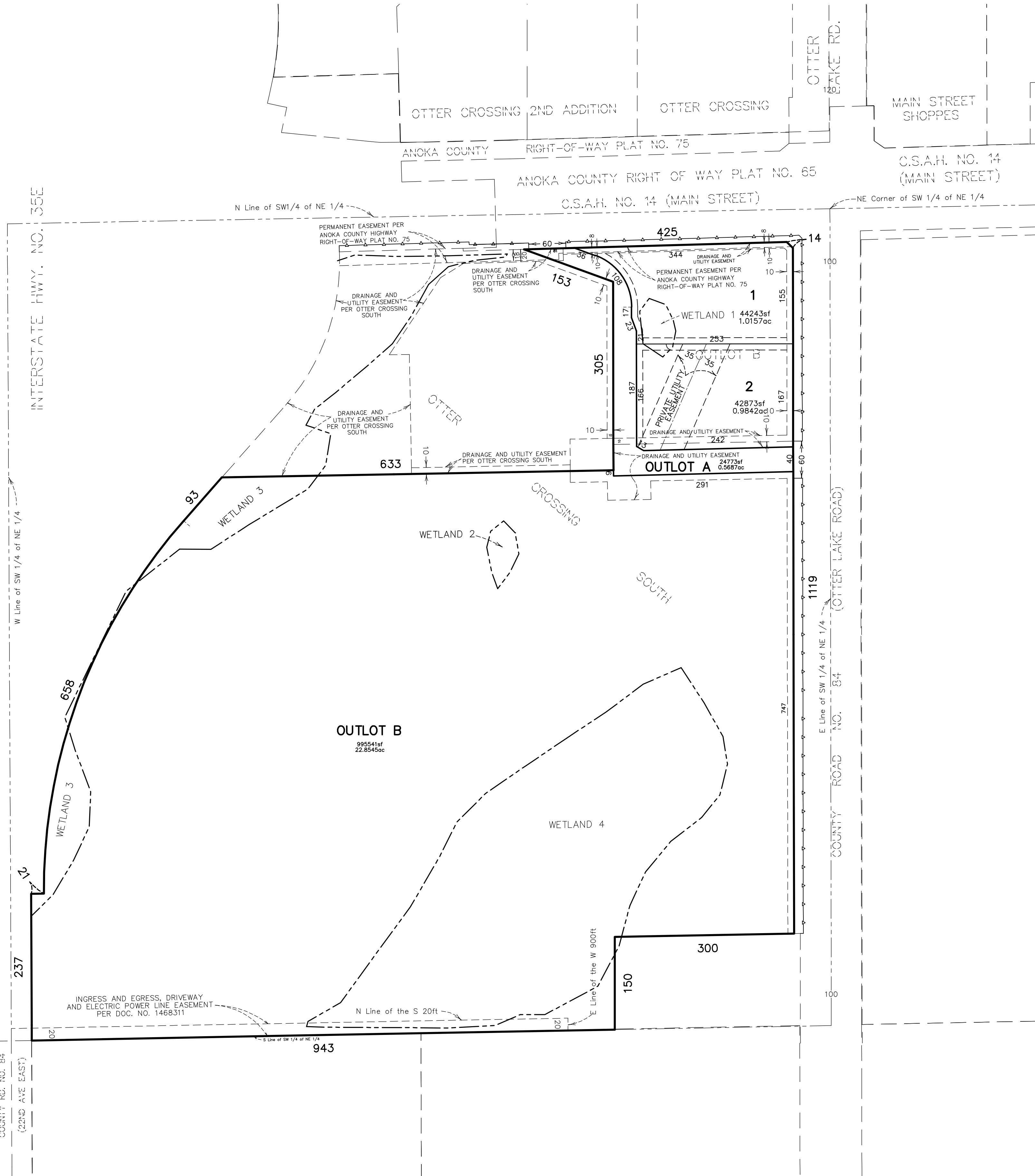
1. All comments from the City Engineer memos dated May 6, 2026.
2. All comments from the Environmental Coordinator memo dated May 5, 2026.

ATTACHMENTS

1. Preliminary Plat
2. Final Plat
3. City Engineer Memo dated May 6, 2026
4. Environmental Coordinator Memo dated May 5, 2026

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 75

INTERSTATE HWY. NO. 35E



SECTION 24, TWP. 31, RGE. 22
ANOKA COUNTY, MINNESOTA
LOCATION MAP
NO SCALE

- DENOTES EASEMENTS TO BE VACATED
- DENOTES RESTRICTED ACCESS

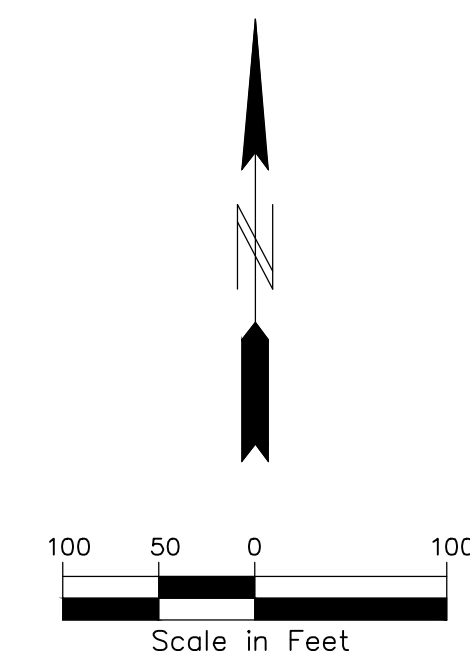
ZONING INFORMATION

2040 Comprehensive Land Use is commercial
Zoning is GB, General Business

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

OUTLOT A, AND OUTLOT B, OTTER CROSSING SOUTH, according to the recorded plat thereof, Anoka County, Minnesota.

NUMBER OF LOTS	2	
NUMBER OF OUTLOTS	2	
TOTAL LOT AREA	1.9999	ACRES
TOTAL OUTLOT AREA	23.4232	ACRES
TOTAL WETLAND AREA	5.01	ACRES
TOTAL GROSS AREA	25.4231	ACRES



OTTER CROSSING SOUTH 2ND ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 24, T. 31, R. 22

KNOW ALL PERSONS BY THESE PRESENTS: That CLino, LLC, a Minnesota limited liability company, owner of the following described property:

Outlots A and B, Otter Crossing South, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as OTTER CROSSING SOUTH 2ND ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 14 and County Road No. 84 as shown on this plat.

In witness whereof said CLino, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

CLino, LLC

signature

printed as _____
Title

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____ as _____ of CLino, LLC, a Minnesota limited liability company, on behalf of the company.

signature

printed
Notary Public, _____, County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____ by Peter J. Hawkinson.

signature

printed
Notary Public, _____, County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF LINO LAKES, Minnesota

This plat of OTTER CROSSING SOUTH 2ND ADDITION was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Lino Lakes, Minnesota

By: _____
Mayor

By: _____
Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

By: _____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

Property Tax Administrator
By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of OTTER CROSSING SOUTH 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____ .M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles
By: _____, Deputy

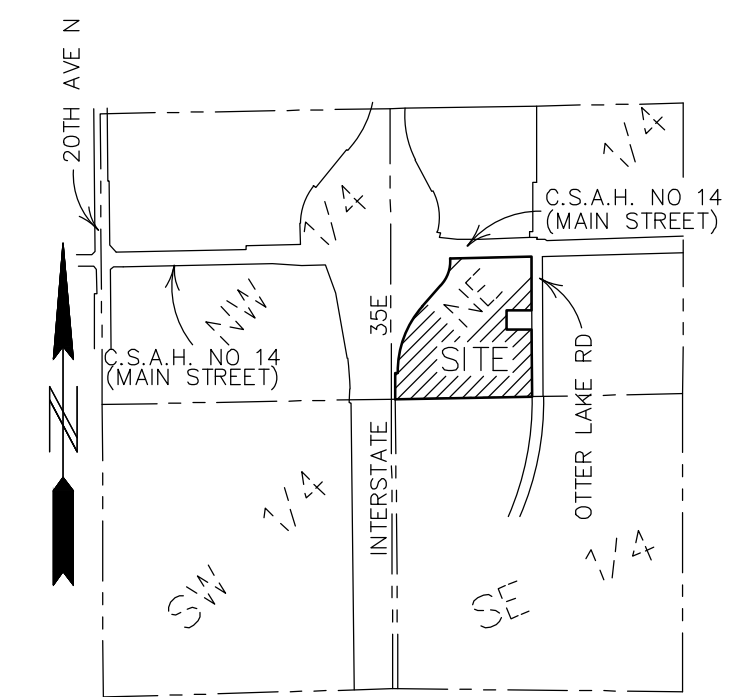
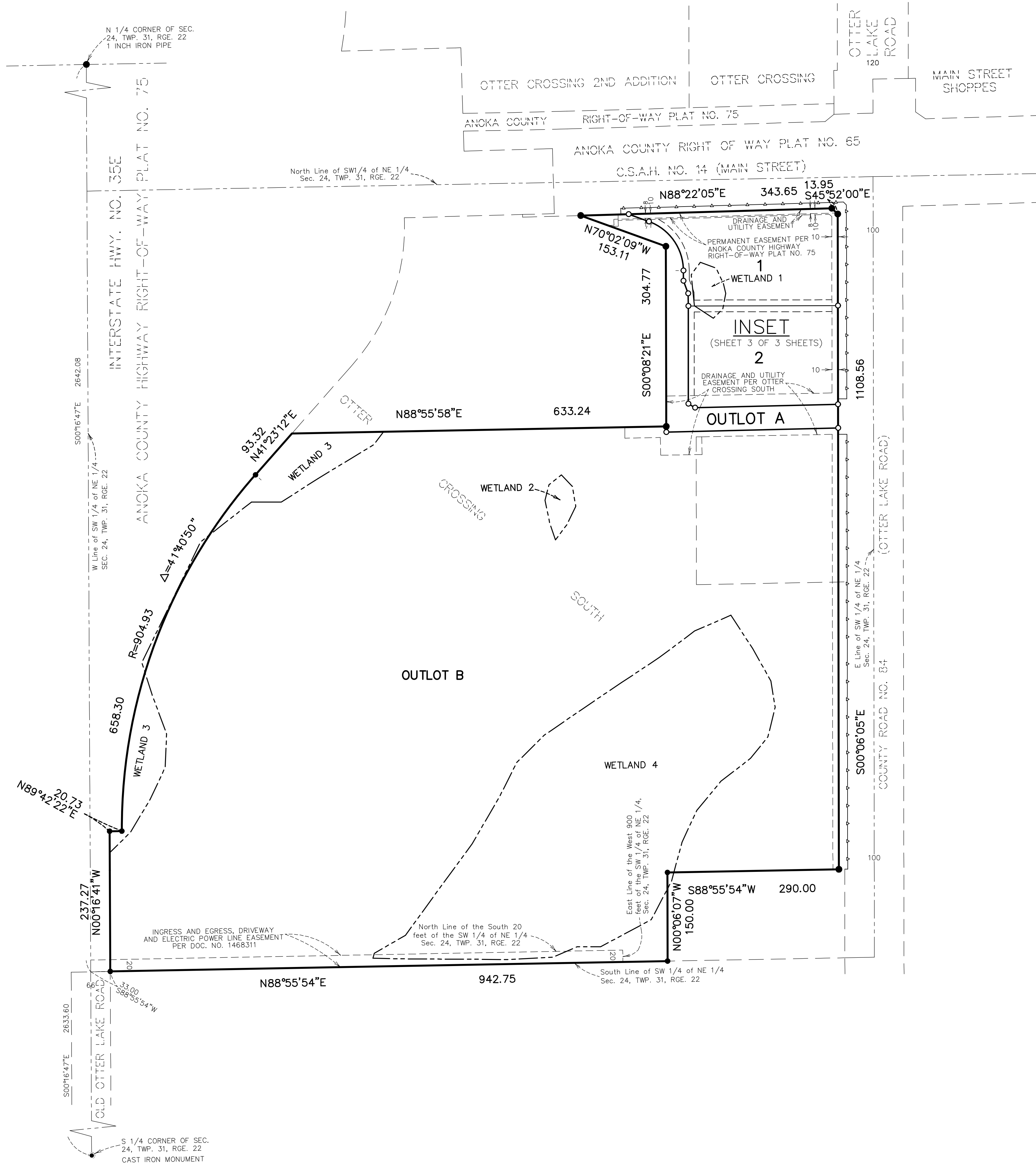
COUNTY RECORDER/REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of OTTER CROSSING SOUTH 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____ .M. and was duly recorded as Document Number _____.

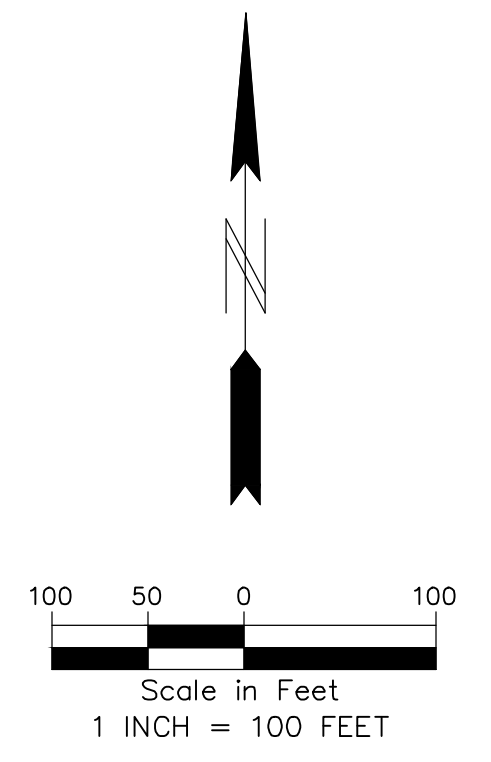
County Recorder/Registrar of Titles
By: _____, Deputy

OTTER CROSSING SOUTH 2ND ADDITION

CITY OF LINO LAKES
 COUNTY OF ANOKA
 SEC. 24, T. 31, R. 22



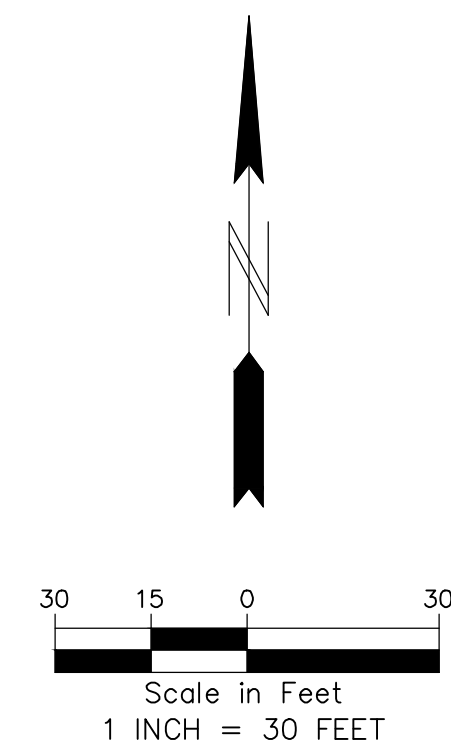
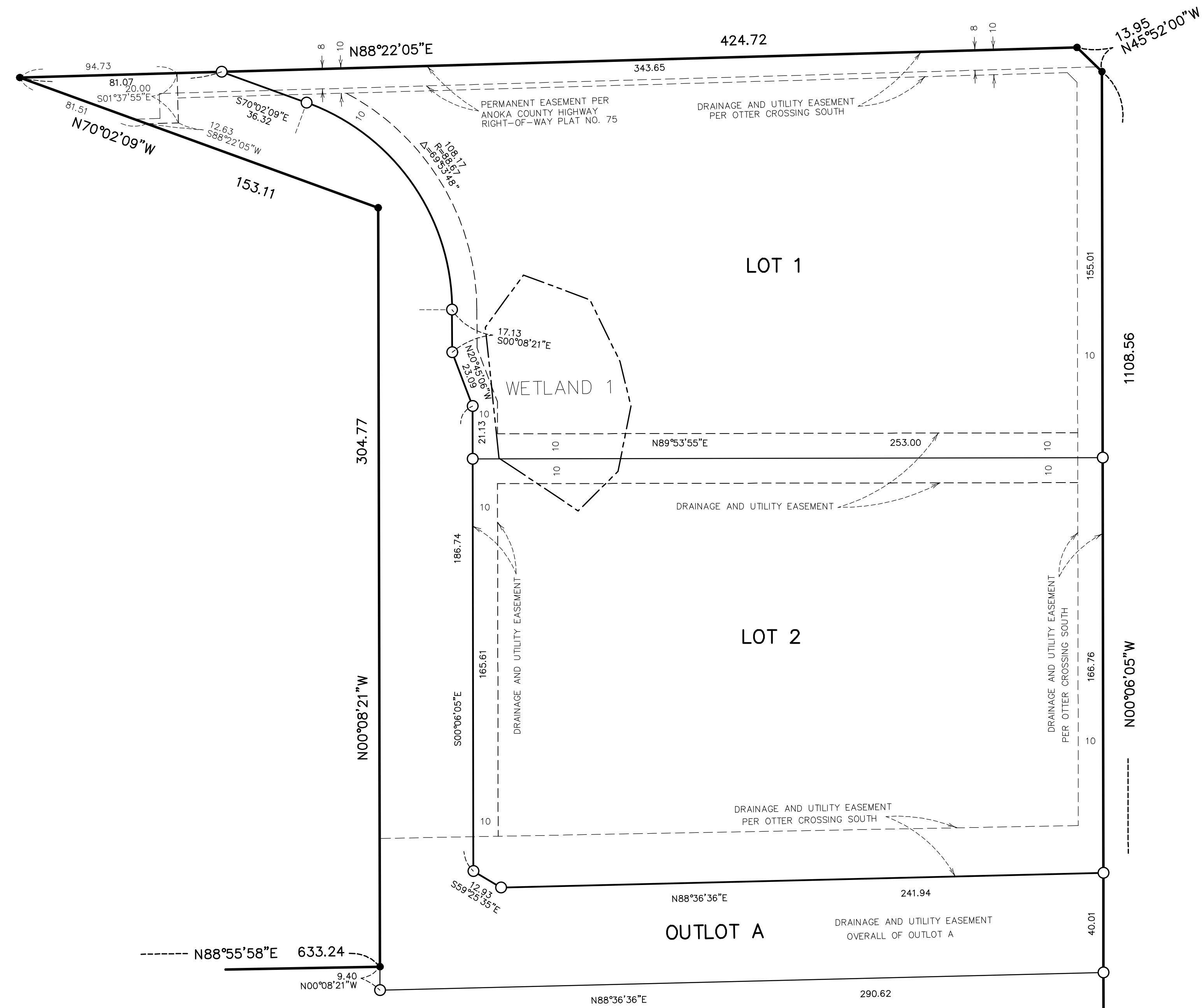
SECTION 24, TWP. 31, RGE. 22
 ANOKA COUNTY, MINNESOTA
 LOCATION MAP
 NO SCALE



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 OF SEC. 24, TWP. 31, RGE. 22, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 00°16'47" EAST.

- DENOTES FOUND ANOKA COUNTY MONUMENT AS LABELED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT.
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299.
- DENOTES EDGE OF WET LAND
- DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

OTTER CROSSING SOUTH 2ND ADDITION



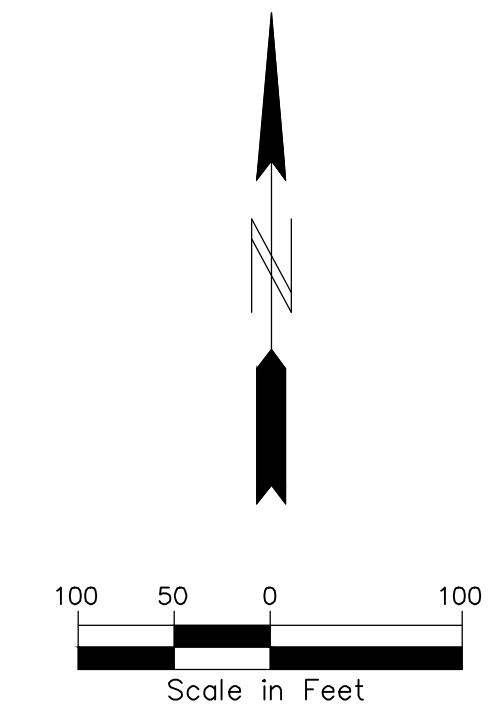
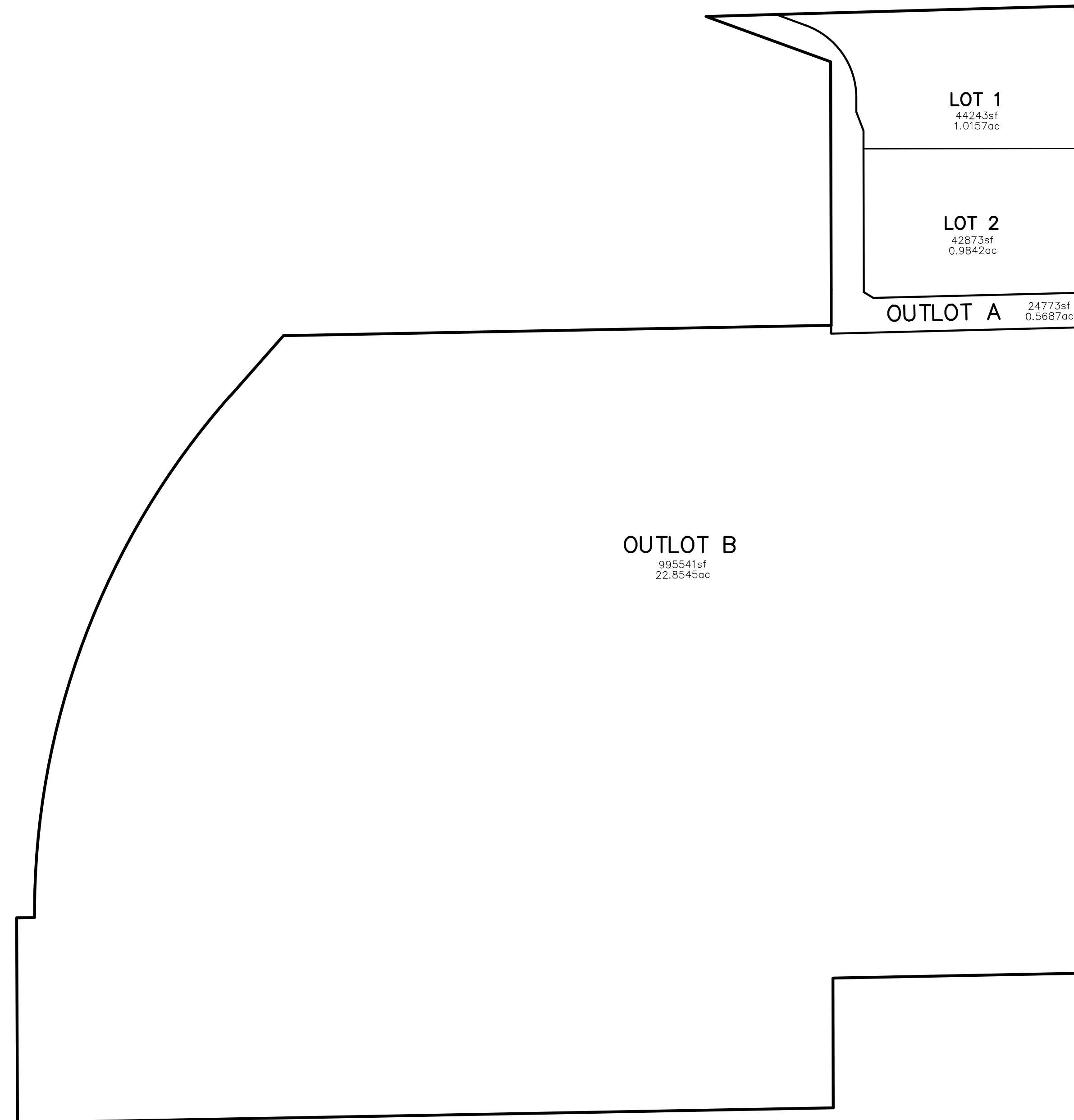
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 OF SEC. 24, TWP. 31, RGE. 22, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH $00^{\circ}16'47''$ EAST.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT.
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299.

----- DENOTES EDGE OF WET LAND

OTTER CROSSING SOUTH 2ND ADDITION

AREA SKETCH



AREA SUMMARY		
TOTAL LOT AREA =	87,116 SF.	1.9999 AC.
TOTAL OUTLOT AREA =	1,020,314 SF.	23.4232 AC.
TOTAL AREA =	1,107,430 SF.	25.4231 AC.

1107431sf
25.4231ac

Memorandum

To: Katie Larsen, Lino Lakes City Planner

From: Diane Hankee PE, Lino Lakes City Engineer

Date: May 6, 2026

**Re: Otter Crossing South 2nd Addition
Preliminary Plat Review
033423-000**

WSB reviewed the Preliminary Plat submittal for the Otter Crossing South 2nd Addition site in Lino Lakes, MN, received April 17, 2026. The site is 3.80 acres and located off 70th Avenue and Otter Lake Road. Comments were made on the following documents:

- Otter Crossing South 2nd Addition – Preliminary Plat submittal prepared by Pioneer, dated April 16, 2026, received April 17, 2026.
- Traffic Study – Lino C Development prepared by S² Traffic Solutions, February 16, 2024, received February 10, 2025.

The following review comments should be responded to in writing by the applicant. There are additional redline comments on the preliminary plans that should be responded to as well. Not all redline comments are in the review memo.

WSB (3/4/2026) original comments in black
 Pioneer (4/13/2026) responses in red.
 WSB (5/6/2026) responses and new comments in blue.

Engineering

- **General**

The Otter Crossing South 2nd commercial development proposes to create two (2) commercial lots from Outlot B of the original Otter Crossing South development and outlots the remaining area for access and future commercial development. A previously provided Master plan, which laid out an idea of how the remaining outlotted areas could be platted in the future, was updated.

- **Grading**

A grading and drainage plan was provided for the site including paved areas, curb, and expanding the existing pond. The level of detail was relatively minimal but provided a rough idea of how the future lots would be laid out and graded.

Comments:

1. ~~Additional comments provided for the more detailed grading plans of the individual lots may require additional grading in the common developments areas outside the individual lots.~~

~~Pioneer (4/13/2026) A revised grading plan has been prepared to address comments
 WSB (5/6/2026) Complete~~

- **Stormwater Management**

Stormwater management for the Otter Crossing South 2nd Addition development is proposing to use the existing City stormwater pond south and east of the project area to provide rate control and water quality treatment. There is a conservation easement for a wetland bank that exists over the existing City pond. Analysis includes a proposed City roundabout on Otter Lake Road south of 70th Street. Runoff will be routed via the existing storm sewer system along the roadway.

Future phases of development will provide onsite stormwater management. 2nd Addition flows ultimately discharge to the west for a small northern portion of the site and the rest discharges south to Clearwater Creek from the City pond. Future outlots will develop with onsite stormwater treatment, of which one proposed BMP will route its drain tile to the City pond.

Additional lots and a future roundabout in Otter Lake Road are included in the drainage area to the existing stormwater pond. These areas were included in the original study prepared by TKDA with 1998 Otter Lake Road improvement project. This pond has capacity to provide stormwater management for the development. The pond existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing - Creek	14.90	23.07	55.27	N/A
Proposed - Creek	12.60	21.73	54.47	N/A
Existing - West	5.59	10.15	27.00	N/A
Proposed - West	3.97	6.51	20.39	N/A
Existing – Southeast (wetland)	8.72	18.70	41.11	N/A
Proposed – Southeast (wetland)	8.72	18.70	41.11	N/A

Comments:

- ~~1. Clarify the extents of what will be constructed as part of the 2nd Addition and what will be constructed as part of the individual lot developments.
 Pioneer (4/13/2026) Taco Bell will construct their own improvements. Tyme will construct improvements to Lot 1 and the stormwater connections in 70th Street along with stormwater basin improvements.~~
- ~~2. Applicant to verify through RCWD existing City pond use in the conservation easement, see below.~~

3. ~~Per the 2024 RCWD rules, stormwater ponds designed in accordance with NURP criteria satisfy stormwater management requirements. The proposed filtration bench is not needed and should be removed to simplify future maintenance of Pond 2P.~~
 - a. ~~While implied in the details, show the location of the proposed riprap-stabilized spillway for the pond in the plan view.~~
~~Pioneer (4/13/2026) Revised.~~
4. ~~Without the proposed filtration bench, the new proposed outlet through OCS-2 shall be removed. Rate control should be achieved for the updated design via alterations to the existing outlet structures. The NWL of 900 must be maintained.~~
~~Pioneer (4/13/2026) Revised.~~
5. ~~Applicant to confirm if storage curves of Pond 2P in HydroCAD are based on as-built or surveyed depths. If surveyed, include bathymetry linework in SWMP for verification.~~
~~Pioneer (4/13/2026) We prepared a topographic survey of the basin included the pool. This has been included in the revised calculations and plans.~~
6. ~~Original permitted drainage areas and stormwater calculations for Pond 2P shall be included as an appendix to the SWMP.~~
~~Pioneer (4/13/2026) Included.~~
7. ~~Applicant to confirm the extent of runoff routed to Pond 2P in full buildout conditions of Otter Crossing South. Any proposed future runoff must be included in the stormwater calculations.~~
~~Pioneer (4/13/2026) A future pond was added to the model that will discharge to pond 2P.~~
8. ~~Pretreatment by way of sumped storm manhole or hydrodynamic separator at structure STMH-10 must be provided for flows leaving the private site.~~
~~Pioneer (4/13/2026) Revised.~~
9. ~~HydroCAD modeling must use dynamic storage indication (Dyn-Stor-Ind) routing to properly account for tailwater effects.~~
~~Pioneer (4/13/2026) The model was rerun using Dyn-Stor-Ind. Note we do not have information to determine tailwater elevations in Coldwater Creek.~~
10. ~~Existing pond maintenance and sediment removal to maintain original pond capacity should be included in the project plans. Outlet structures and modifications to the existing structures will need to meet current standards.~~
~~Pioneer (4/13/2026) Revised calculations and outlet structure design will be submitted. Per staff comments sediment removal can be deferred to Phase 3.~~

- **Water Supply**

Water for the platted commercial lots is proposed to be served by connecting to the existing 8" water service stubs on the north side of 70th Street. Service for Lot 1 will require extending across Lot 2.

Comments:

1. ~~Easement will be required in favor of the Taco Bell site for utilities from the north side of 70th Street~~
~~Pioneer (4/13/2026) Easement is shown on plans.~~
~~WSB (5/6/2026) WSB (5/6/2026) Complete~~
2. Hydrant coverage to be reviewed by City Fire Official.
~~WSB (5/6/2026) In progress~~

3. WSB (5/6/2026) Replace existing 8"x6" tee with an 8"x8" tee and extend 8" service to Taco Bell lot
 - a. Replace existing 6" gate valve with 8" Gate Valve

- **Sanitary Sewer**

Sanitary sewer for the platted commercial lots is proposed to be served by connecting to the existing 6" sanitary sewer service stubs on the north side of 70th Street. Service for Lot 1 will require extending across Lot 2.

Comments:

1. Easement will be required in favor of the Taco Bell site for utilities from the north side of 70th Street.
Pioneer (4/13/2026) Easement is shown on plans. Tyme will prepare an agreement.
WSB (5/6/2026) Complete
2. WSB (5/6/2026) Verify that the existing utility service stubs are not present
 - a. Televis and pot hole as necessary
3. WSB (5/6/2026) Add cleanouts to sanitary sewer bends

- **Transportation**

The current Otter Crossing South 2nd Addition proposes utilizing the existing 70th Street and north/south service roads while constructing additional accesses. The anticipated uses of the sites were accounted for in the traffic study and analysis conducted with the original overall development. 70th St at Otter Lake Road will become a right in / out in the future.

Comments:

1. Only one connection will be allowed to 70th Street on the north side and it will ultimately need to line up to a similar single connection on the south side.
Pioneer (4/13/2026) Revised to one access.
WSB (5/6/2026) (see redline comments on plan sheet) Connections to 70th Street from the north and south should line up
-Consider using middle entrance location to allow for queuing at the intersections
-Applicant to confirm that queuing works with future right in right out condition from Otter Lake Rd
- ~~2. Clarify the extents of what will be constructed as part of the 2nd Addition and what will be constructed as part of the individual lot developments.
Pioneer (4/13/2026) Taco Bell will construct their own improvements. Tyme will construct improvements to Lot 1 and the stormwater connects along with stormwater basin improvements.
WSB (5/6/2026) Complete - Coordinate construction with site owners~~
3. Provide turning movements for emergency vehicles within the proposed sites
 - a. Emergency access to be reviewed by City Fire Official
Pioneer (4/13/2026) A fire truck movement exhibit is included in plans.

[WSB \(5/6/2026\) Update fire truck to City template provided on attached plan sheets](#)

- **Landscaping**

The City's Environmental Coordinator to review the landscape plan provided and offer additional in-depth comments.

- **Floodplain**

No floodplain impacts are proposed on site.

- **Drainage and Utility Easements**

No further easements are needed for stormwater facilities as there are none proposed onsite.

Comments:

1. ~~Easement will be required in favor of the Taco Bell site for utilities from the north side of 70th Street~~
[WSB \(5/6/2026\) Complete](#)

- **Development Agreement**

A Development Agreement will be required with the final plat.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

The City pond will continue to be operated and maintained by the City of Lino Lakes as it currently is in existing conditions.

- **Permits Required**

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for construction

If you or the applicant have any questions regarding these comments, please contact Kris Keller at (612) 419-3083 or kkeller@wsbeng.com. You may also contact Diane Hankee at (651) 982-2430 or dhankee@linolakes.us.



Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: May 5, 2026

Re: Environmental Comments – Otter Crossing South 2nd Addition Preliminary Plat

The Environmental Board recommended the following at their February 25, 2026 meeting:

1. Update Wetland Application Permit to only include proposed work to be completed with the second addition.
 - a. Current submittal shows impacts to three wetlands, two of which are not within Outlot B.
2. Recommend using native plantings or low maintenance turf as a replacement to traditional turf grass.
3. Foundation landscape requirements not currently being provided. Provide foundation plantings along building foundation that are adjacent to a private/public street.
4. Recommend planting a tree or landscaping adjacent to 70th Street adjacent to the proposed site.
5. Provide screening or planting on the backside of the trash enclosure to break up the outline of the enclosure.
6. Lot 1 to be reviewed with current submittal to meet all landscaping requirements.
7. Stormwater management to be confirmed and reviewed by city engineer.
 - a. Provide pretreatment of stormwater prior to discharging into the trunk storm sewer system.
 - b. 4' sumps should be proposed prior to the connection to the city system.
8. Photometric plan to be reviewed with each site to ensure it meets the city requirements.
9. Landscaping requirements to be reviewed with site building plan to ensure all requirements are met.
10. Add note to BMP Maintenance that street sweeping of all impervious may be required at the discretion of the City engineer to reduce sediment tracking.
11. Copy of final NPDES permit will be required be issuance of grading permit. All requirements for the SWPPP shall meet MPCA design standards.

- a. Final review of erosion control will be completed with each proposed site plan review.