



AGENDA
Planning Commission Regular Meeting
Tuesday, August 26, 2025
6:30 PM
City Council Chambers, City Hall

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ADDITIONS TO AGENDA**
- 3. AUDIENCE INPUT**
- 4. CONSENT AGENDA**
 - a. Minutes of the June 24, 2025 Regular Meeting Minutes
- 5. OLD BUSINESS**
- 6. PUBLIC HEARINGS**
 - a. Request by Xcel Energy for approval of a Site Plan Review to construct a 140-foot private telecommunications monopole at an existing public utility substation.
- 7. NEW BUSINESS**
- 8. DISCUSSION**
 - a. Discussion on potential amendments to the zoning ordinance.
- 9. ADJOURNMENT**

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
JUNE 24, 2025**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Tuesday, June 24, 2025, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Acting Chairperson Reed called the meeting to order with Commissioners Arnob, Ellis, Beadner, and Rivera. Chairperson Kenninger and Commissioner Buggi were absent.

Staff present included the following; Community Development (CD) Director Adam Kienberger, Senior Planner Anthony Nemcek, Planner Julia Hogan, and CD Technician Liz Kohler.

The Pledge of Allegiance was said.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

- a. Minutes of the May 27, 2025 Regular Meeting Minutes

Motion by Reed Second by Ellis

Motion to approve the minutes of the May 27, 2025 meeting.

Ayes: 5.

Nays: None. Motion Carried.

OLD BUSINESS

None.

PUBLIC HEARINGS

- a. Aspen Fields Land Use Plan Amendment, Rezoning, and Plat Approval Request

Planner Nemcek presented a request by Aspen Field LLC for a land use plan amendment, rezoning, and plat approval. Nemcek discussed the nature of the requests and decisions. He showed the site location, proposed land use changes, and explained what could be expected to be built on the parcel. He also stated support for the amendment backed by the comprehensive plan from the Land Use and Housing chapters. He explained the MVRTA will be expanding their transit routes to the area. Nemcek discussed residents' desire for more commercial in the area. He explained that commercial development is slow to develop in the area because the land to the east and south would not be used for residential development. He clarified that this is because the area to the northeast is owned by Flint Hills, the area to the south is DCTC and to the southwest the area is being used by Dakota Aggregates. He showed the

proposed zoning change. He also stated that there would be four parcels on the plat and showed the proposed plat. Nemcek described issues with the site caused by easements and wells. He reminded that building permits will need to be reviewed before any development can happen.

Nemcek discussed access, landscaping, and engineering plans. He also stated that Parks and Recreations staff recommend a fee-in-lieu of land to be collected with the building permits and that the developer bench a trail. Nemcek said that there are additional approvals still needed for the project to move forward. Staff recommended approval. Nemcek noted that condition D changes the wording, so the developer should install the sidewalk up to the northern boundary of the property, but not along the city-owned land.

Commissioner Ellis asked about the parcel being cut off by the road. Nemcek responded that it would be right of way in the final plat. Commissioner Ellis asked about the pipeline easement. Nemcek responded that the pipeline is no longer in use and the easement may be vacated. He also stated that sometimes parking lots are allowed over easements.

Commissioner Beadner asked why the 2040 plan would still include the land as zoned public institutional. Nemcek responded that at the time of the comprehensive plan, DCTC was not indicating that the land would be sold in the near future. Commissioner Beadner asked about the parcel being all commercial. Nemcek responded that it was something that could be discussed but staff's recommendation is mixed use. He showed the proposed land use again. He reiterated that the staff's opinion was that there was enough land guided for commercial when taking into consideration the land to the east guided for commercial.

Chairperson Reed asked about the size of retail. Nemcek responded that there would likely be three or four bays per parcel and compared it to other areas in the city. Commissioner Arnob asked about access to each particular parcel. Nemcek responded that it would all be private, so the city would not be the one regulating it. Commissioner Rivera asked about the Aspen access. Nemcek responded that it is a right-in, right-out only.

Chairperson Reed opened the public hearing.

John Anderson

Anderson stated that he represented Aspen Field LLC. He clarified that they have an active buyer for the daycare and that section of the site plan was designed for it. He also stated that they have several prospective buyers they are talking to about the high-density project. He discussed the pipeline easement and the high cost of vacating the easement and removing the pipeline. He stated that parking lots are able to be built within the easement. Anderson also discussed the decision to go in this specific direction with what will be on each parcel.

Melvin Evans

14349 Alder Way

Evans asked what the zoning is currently on the property. He also asked how many apartment buildings need to be built to draw in commercial development. He expressed concerns about the number of apartment buildings in the area and the traffic that could be brought in. He expressed safety concerns about children in the area and traffic. He asked if there was anything that could make it easier to access the other side of Akron Avenue aside from the roundabout. He asked about residential development in

the Amber Fields area. He also asked about the train and backups with a possible increase in traffic.

Ashley Lopez
14371 Aspen Ave

Lopez expressed concerns over traffic and safety issues that might come with a high-density residential development. She also stressed that there are several daycares in the area and also expressed concerns over what else may go in the commercial sites.

Vesna Klin
14336 Alder Way

Klin also expressed concerns over traffic and safety. He stated that he didn't feel that the infrastructure could support the high-density residential and believed commercial would be a better fit.

Motion by Reed Second by Ellis

Motion to close the public hearing.

Ayes: 5.

Nays: None. Motion Carried.

Nemcek stated that the only things that could be built on the property currently are public institutional. He identified the Amber Fields development plan has 1900 housing units, so residents should not be concerned about five to ten thousand new residents. Nemcek also noted that public works could be followed up with on traffic and safety concerns. Kienberger responded that the roundabout construction is the main thing he knows about. Reed asked about safety and community input for the roundabout. Kienberger responded that it was already finalized and was a county project. Chairperson Reed asked about safety on Connemara Trail. Nemcek responded that the road was designed as a collector for County Road 42, so it would be able to handle the traffic. He also said that the traffic safety committee will work with residents on their concerns. Kienberger also noted that the plan for Connemara Trail was to continue eastward and connect to Blaine Ave.

Nemcek stated that the city has no power over what businesses go in and can only determine what uses are allowed. He also noted that the land on the southwest corner of Akron Avenue and County road 42 is expected to become a grocery store. Nemcek stated that commercial development creates more traffic than residential. Chairperson Reed asked about the train. Kienberger responded that eventually there will be a flyover bridge at the intersection of Highway 3 and County Road 42. Commissioner Ellis clarified that the project would be a county and state project, not a city project.

Motion by Rivera Second by Beadner

Motion to recommend the City Council approve an amendment to the City's Comprehensive Land Use Plan to change the designated land use on the site from PI-Public/Institutional to CC-Community Commercial and HDR-High Density Residential.

Ayes: 5.

Nays: None. Motion Carried.

Motion by Ellis Second by Arnob

Motion to recommend the City Council approve a rezoning of the site from PI-Public/Institutional to B-1 General Business and R-4 High Density Residential, subject to the approval of an amendment to the City's Land Use Plan.

Ayes: 5.

Nays: None. Motion Carried.

Motion by Reed Second by Beadner

Motion to recommend the City Council approve the Aspen Fields Preliminary Plat, subject to approval of an amendment to the zoning map to change the zoning of the site to B-1 General Business and R-4 High Density Residential and the following:

- a. Payment of park dedication fees as outlined in the Parks and Recreation Director's memo dated June 16, 2025.
- b. The developer shall bench a future trail along CSAH 42 as part of its site grading and preparation.
- c. Conformance with the requirements of the City's engineer related to civil site plans.
- d. The developer should install a sidewalk along the eastern side of Aspen Avenue between Connemara Trail and CSAH 42.

Ayes: 5.

Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

- a. Discussion on potential amendments to the zoning ordinance.

Planner Hogan presented potential amendments to the zoning ordinance for discussion. Kienberger noted that this would be a discussion before staff bring it forward in a more formal way.

Hogan talked about outdoor dining areas in the zoning code, particularly focusing on fencing and barriers, and bringing them into alignment with the liquor licensing requirements. Commissioner Ellis asked about if the zoning code is typically changed to match the rest of the code or if it is the other way around. Kienberger responded that staff will look for state statutes that back one or the other and make any changes based on that. Nemcek stated that the city doesn't really have any drinking establishments and the intention of the code was to prevent issues with those rather than the restaurant patios that are seen in the city. Commissioner Ellis asked about current businesses and if it would affect any of them negatively. Nemcek noted that this change would make things less restrictive. Kienberger stressed staff's focus on outdated or overly complicated code sections.

Hogan then presented on the requirements for commercial event centers. Nemcek provided context, explaining that property owners on agricultural land wanted to use their properties for weddings and other similar events. He stated there were some questions about the number of guests and the owner of the business needing to live on the property. Kienberger highlighted that this has been a more frequent question. Commissioner Rivera asked about restrictions based on building or fire codes. Kienberger stated that it was based on intensity. He also noted that they are difficult to enforce. The commission discussed whether the property owner and venue operator must be the same individual, if the site should be the owner's primary residence and if the operator should be required to stay on the premises for the entirety of the event. They considered the maximum number of guests and if that was

something that should be based on each individual case and determined at the time of the conditional use permit. Nemcek also discussed other commercial uses on agriculturally zoned land and the fact that the owners are not required to be on the land.

Hogan presented on landscaping requirement changes regarding parking lot trees being included as part of the overall landscaping requirement. Chairperson Reed asked about a case in which the developer planted more trees in the perimeter and had no trees in the parking lot. Nemcek clarified they would still need to include parking lot trees, but now that count would be included in the overall requirements. The Commission agreed that it would make it easier for developers.

Hogan also presented landscaping requirement changes to amend the code to eliminate the opacity level and exchange it for coniferous trees. Nemcek stated that it was difficult to measure opacity and enforce the code. Commissioner Reed expressed concerns about coniferous trees' ability to screen. He stated that he would like to see something more enforceable than either of the options presented. Commissioner Rivera asked about remedies for issues with landscaping. Commissioner Beadner stated that something specific should be included to indicate expectations. Kienberger noted that staff could do more research to see what other cities are doing to achieve the expected screening.

ADJOURNMENT

There being no further business to come before the Planning Commission at the regular Commission meeting the meeting was adjourned at 8:08 p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician

Planning Commission Regular Meeting: August 26, 2025

Tentative City Council Meeting: Site Plan Reviews are solely the purview of the Planning Commission, and unless denied and appealed, are not reviewed by the City Council.

| | |
|--|---|
| AGENDA ITEM: Request by Xcel Energy for approval of a Site Plan Review to construct a 140-foot private telecommunications monopole at an existing public utility substation. | AGENDA SECTION: PUBLIC HEARINGS |
| PREPARED BY: Julia Hogan, Planner | AGENDA NO. 6.a. |
| ATTACHMENTS: Site Location, Applicant's Narrative, Site Plan, Rosemount Substation Electrical Layout, Rosemount Substation Coverage | APPROVED BY: AK |
| RECOMMENDED ACTION: Motion to approve the site plan review to allow Xcel Energy to construct a 140-foot private telecommunications monopole at their existing public utility substation, subject to the following conditions: <ol style="list-style-type: none"> 1. Applicant shall obtain any required building permits. 2. Conformance with all other requirements of applicable regulatory agencies. | |

BACKGROUND

| | |
|-------------------------------|--|
| Applicant: | Xcel Energy |
| Location: | Approx. 1/2 mile east of Highway 52 and north of 140 th Street East |
| Area in Acres: | Approx 5.3 acres |
| Comp. Guide Plan Designation: | G1 - General Industrial |
| Current Zoning: | I-1 - General Industrial |

The Planning Commission is being asked to consider a request by Xcel Energy for approval of a site plan review to construct a 140-foot private telecommunications monopole at an existing public utility substation. The proposed monopole will be located on Xcel Energy's existing substation site, located ½ mile east of Highway 52 and directly north of 140th Street East. The proposed monopole will be located at the northern end of the site and will have three antennas, which are commonly referred to as sectors, near the top of the structure's centerline height of 135-feet. Commercial antennas and or towers are permitted with standards in the I-1 – General Industrial zoning district, which this property is located in.

Xcel Energy is looking to install this telecommunications monopole to continue their ongoing initiative to enhance the security and reliability of their electrical network. The monopole will serve as a key component in establishing a private (LTE) network for secure communications between Xcel Energy assets, including meters and substations, as the antennae affixed to the monopole will establish the network. The monopole will strictly be used to communicate between Xcel Energy fixed assets and take their communications off the public cellular spectrum. Staff is recommending approval of the request subject to the conditions listed in the recommended action above.

ISSUE ANALYSIS

Legal Authority

Site Plan applications are quasi-judicial decisions for the Planning Commission, meaning that the Planning Commission will act as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance are being followed. Generally, if these applications meet the City’s established requirements, they must be approved.

Site Plan and Design Review

The purpose of a site plan review is to evaluate each project as it relates to the performance and site design standards of the zoning ordinance. Site plan approval is required for all commercial, industrial, institutional, and multifamily development projects.

Site Layout and Location

The approximately 5.3-acre area is located ½ mile east of Highway 52 and north of 140th Street East. The surrounding area to the north and west of the site is currently undeveloped land. The land to the south is where the FedEx Distribution Center is located and directly east of the site is where the Metropolitan Council wastewater list station is located. The closest residential property is over a ½ mile away, which meets the minimum residential setback requirement of 500-feet. The substation easement and site plan for the existing substation were recorded with Dakota County back in 1995, so this substation has been in existence for 30 years.

Land Use & Building Standards

The subject property is currently zoned I-1 – General Industrial, and the future land use designation is GI – General Industrial. The adjacent zoning to the north, west, and south of the site is I-1 – General Industrial and the adjacent zoning to the east is PI – Public and Institutional. The future land use designation for the land to the north and west is GI – General Industrial, the land to the south is designated for LI – Light Industrial and the land to the east is designated for PI – Public/Institutional.

All existing structures within the substation exceed the setback requirements of the site. The front yard requirement is 75-feet which the existing substations are over 100-feet back from the easement line and the proposed monopole is over 395-feet back. The table below shows the lot standards and dimensions for the I-1 – General Industrial zoning district compared to the existing substation and the proposed monopole.

| | Lot Requirements | Existing Substation | Proposed Monopole |
|------------------|-------------------------|----------------------------|--------------------------|
| Minimum Lot Area | 5 Acres | Approx. 5.33 acres | Not applicable |

| | | | |
|----------------------------|---------|----------------|----------------|
| Minimum Lot Width | None | Not applicable | Not applicable |
| Minimum Front yard setback | 75 feet | 110 feet | >75 feet |
| Minimum Side yard setback | 50 feet | >50 feet | >50 feet |
| Minimum Rear yard setback | 50 feet | >50 feet | 60 feet |

The maximum height allowed for commercial use of antennas or towers is 250-feet. The proposed monopole is shown to be 140-feet in height.

Access and Parking

The site is accessed by a singular driveway that extends north off of 140th Street East. The driveway leads north to the main gate that gives access into the existing substation. There are no designated parking stalls located within the site, but there is room for vehicles to park within the fenced portion of the substation. The main access driveway is made of bituminous material but the area where the substation is located consists of gravel. No additional traffic in the area will be generated as a result of the monopole, other than during the construction phase of it. During construction, semis will be delivering the monopole materials to the site. Construction activities will occur during daylight hours and there will be approximately 3 to 5 employees on site during that time.

Fencing, Screening, and Site Lighting

The City’s code permits fences of 8 feet maximum in non-residential districts, except for properties adjacent to residential districts. The substation currently has a 7-foot-tall steel chain link fence with a 1-foot-high vertical arm of barbed wire enclosing the site. The proposed monopole will be located 10-feet south of the existing fence line. There is currently existing LED lighting throughout the site. No additional site lighting is proposed with this addition of the monopole.

The City’s code requires screening for electrical substations adjacent to a lot or parcel in a residential, commercial, or public/institutional district. The existing substation is located west of a public/institutional zoned property. There is currently tree screening on the site that runs north to south along the eastern property line that is adjacent to the PI zoned property. There is also existing tree screening along the west side of the substation as well.

RECOMMENDATION

Staff recommends approval of the site plan review allowing Xcel Energy to construct a 140-foot private telecommunications monopole at their existing public utility substation. This recommendation is based on information provided by the applicant and reviewed in this report.



July 2, 2025

Zoning Administration
City of Rosemount – Planning & Zoning Department
2875 145th St West
Rosemount, MN 55068
Julia Hogan - Planner

Re: Site Plan Review Permit Request – Xcel Energy PLTE Monopole
Xcel Energy Rosemount Substation
Address: 3907 140th St E
PID: 340190010012

Dear Ms. Hogan,

Ensuring the energy grid is secure from cyber and physical threats is a top priority for Xcel Energy and our partners across the electric industry. As Advanced Grid technology is deployed, this responsibility grows. The Advanced Grid uses several devices that are interconnected on the energy grid, and it is critical that we not only keep the devices secured, but also safeguard the connection and all the information being transmitted. Various security measures have been developed and are in place to help Xcel Energy deliver on our commitment to operational excellence.

One such security measure is the establishment of a private Long-Term Evolution (LTE) network to facilitate communication between Xcel Energy equipment. Across Minnesota, Xcel Energy has been installing monopoles and self-support structures at several of our substations for the establishment of such a network. The more that this network is expanded, the more secure and reliable it becomes for the company. With this in mind, Xcel Energy is applying for a site plan review permit for the installation of a 140-foot-tall monopole at our Rosemount Substation located in Rosemount, Minnesota. The monopole will have three antennas, commonly referred to as sectors, near the top of the structure at a centerline height of 135'. Xcel Energy is applying for the following permit:

- A site plan review permit for a 140' private telecommunications monopole at a public utility substation, which is permitted with standards in I-1 districts.

The installation of this monopole is a crucial part of our ongoing initiative to enhance the security and reliability of our electrical network. The monopole will serve as a key component in establishing a private (LTE) network for secure communications between Xcel Energy assets, including meters and substations, as the antennae affixed to the monopole will establish the network.

In the current digital age, the security of our assets is of paramount importance. By taking these assets off the public cellular network, we aim to significantly reduce the risk of cyber threats and ensure the integrity of our operations. It is essential to understand that this network is *entirely*

private. No member of the public, including many internal Xcel Energy employees, will be allowed access to this network, and this network will not be used by anyone to take or make phone calls. This monopole is *strictly* used to communicate between Xcel Energy fixed assets and take their communications off the public cellular spectrum. To accomplish this, Xcel Energy has leased out this spectrum for the next 30 years. This move is part of a wider initiative to improve both the physical security and cybersecurity of our electrical network.

Xcel Energy has considered all available alternatives in co-locating the pLTE antenna on the existing lightning rods and other structures within the substation facility. However, attaching an antenna atop an electrified transmission structure poses an immediate safety risk for Xcel Energy employees and contractors, as outages would need to be scheduled to perform routine maintenance, inconveniencing local customers. Additionally, none of the existing structures within the substation are tall enough for our pLTE network to have the height to give the network the desired range, necessitating the construction of the 140-foot-tall monopole on the property. Due to Xcel Energy's security policy relating to this project, Xcel is unable to co locate these antennas on existing third-party telecommunications facilities. pLTE Antennas and monopoles are subject to the same security requirements as our substations. As a result, it makes the most sense from a security standpoint to locate the monopole within our existing substation.

The height requirement is due to a several factors. Xcel Energy pLTE architects utilize a professional software to perform propagation studies that allows them to visualize how the site would propagate based on several different antenna heights. There are many elements that are reviewed when performing the propagation studies. Terrain, foliage other obstructions at or near the same height, etc. are taken into consideration. Power consumption, download speeds, upload speeds and latency are also reviewed. Based on those many elements, the centerline antenna height and monopole height are then determined. Typically, in the twin cities metro area the antenna centerline height of 135' and a monopole at 140' would support our findings for this network.

The parcel is rectangular in shape, bounded by agricultural land to the north and west, a FedEx facility to the south, and a waste control site to the east. The nearest residential properties are located over half a mile away from the proposed monopole site.

The monopole will not substantially diminish or impair property values within the immediate vicinity due to its distance from nearby residences. The monopole will not be detrimental to the health, safety, or welfare of employees working on the site or people near the site. Additionally, the pole will not impede future developments on nearby properties, all use will be completely contained within the substation property. Additionally, the monopole will not place an undue burden on public utilities or roads, since it will not require any utility hookups. Adequate parking already exists at the substation property. The monopole will not emit any odor and is far enough away from residential properties that it will not cause sight pollution. No noise or additional traffic in the area will be generated as a result of this monopole, except during the construction phase. During construction, several semis will deliver pole materials. Construction activities will be limited to daylight hours, with work typically finishing before 5:30 PM, with three to five employees constructing the monopole. Finally, this monopole will not require any grading, nor will impact natural features like woodlands or wetlands.

The proposed location of the monopole is centered along the northern boundary of the fenced facility.

We assure you that Xcel Energy will act in good faith and fair dealing in co-locating the monopole. We understand the importance of maintaining the aesthetic integrity of our city and are committed to ensuring that the monopole blends seamlessly with its surroundings.

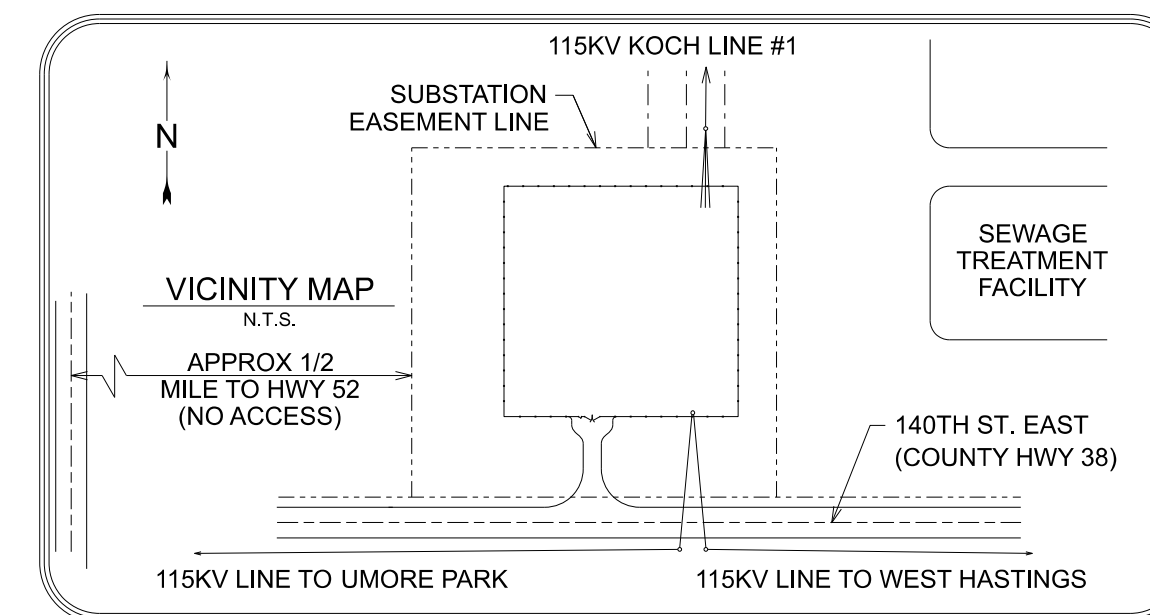
We kindly request your consideration of our application for this site plan permit. We believe that this project is not only necessary for the security and efficiency of our operations but also beneficial to the residents of Monticello by ensuring the reliable delivery of electricity.

Attached for your review and approval is a land use application for a site plan review, a site plan, the legal description of the property, a map showing the anticipated coverage of the proposed monopole, and profile views of the substation infrastructure. Xcel Energy respectfully requests your approval our application.

Sincerely,

A handwritten signature in blue ink that reads "George Wojcicki". The signature is written in a cursive, flowing style.

George Wojcicki
Siting and Land Rights Agent
773-677-4574
george.r.wojcicki@xcelenergy.com



SUBSTATION SITE LEGAL DESCRIPTION:

THE SOUTH 488 FEET OF THE EAST 475 FEET OF THE SE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 115 NORTH, RANGE 18 WEST. (3907 140TH STREET, EAST ROSEMOUNT, MN 55068 PHONE: 651-769-2709)

CONSTRUCTION NOTE:
CAMERA TOWER #1 WILL BE REMOVED AND ALL THE EQUIPMENT WILL BE RELOCATED ON THE NEW pLTE MONOPOLE AND FRAME.

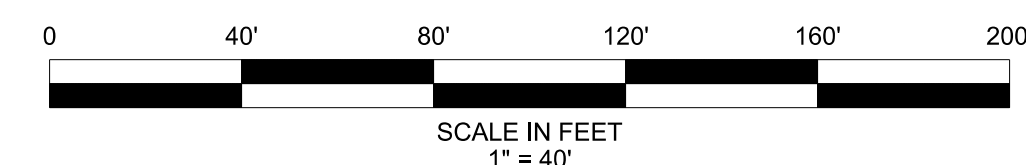


LEGEND

- M-1 INDICATES CONCRETE MARKER FOR U.G. CABLE RUNS. (SEE LATEST REVISION OF PHY DETAIL NL-2-11)
- INDICATES A YELLOW CONCRETE FILLED BOLLARD (SGN048).
- A OLD FENCE SIGN WORDED "WARNING, HAZARDOUS VOLTAGES INSIDE, KEEP OUT. CAN SHOCK BURN OR CAUSE DEATH". (THIS SIGN CAN NO LONGER BE ORDERED)
- B FENCE WARNING SIGN (SGN055), PER ENG & DSGN STD ED 4.10.01.
- C BURIED CABLE SIGN (SGN062), PER ENG & DSGN STD ED 4.10.06.
- D BURIED CABLE SIGN (SGN062), MOUNTED ON POST (BY FIELD).
- E SUBSTATION IDENTIFICATION SIGN (SGN040), PER ENG & DSGN STD ED 4.10.02 (TOP) ADDRESS SIGN (SGN038) PER ENG & DSGN STD ED 4.10.03 (BOTTOM). THE TOP SIGN MOUNTED 5'-0" FROM GRADE TO TOP OF SIGN AND LOCATED ADJACENT TO WALK OR DRIVE GATES.

PRE-EXCAVATION PROCEDURE

1. CAUTION: THERE MAY BE UNDERGROUND UTILITIES/OBSTRUCTIONS IN THIS AREA. THE UNDERGROUND UTILITIES SHOWN ON THE PROVIDED ELECTRICAL REFERENCE DRAWINGS SHALL NOT BE ASSUMED COMPLETE OR ACCURATE. CONSTRUCTION SHALL LOCATE AND CLEARLY MARK THE LOCATION PRIOR TO ANY EXCAVATION ACTIVITY. 811 SHALL BE CALLED FOR EVERY EXCAVATION PROJECT AT LEAST THREE (3) BUSINESS DAYS PRIOR TO EXCAVATION WORK.
2. FOR UNDERGROUND UTILITY LOCATES INSIDE THE SUBSTATION FENCE, REQUEST LOCATES FROM (CHRIS COTTON - SUPERVISOR FIELD OPS) AT LEAST TEN (10) BUSINESS DAYS PRIOR TO EXCAVATION WORK.
3. SEE REFERENCE DRAWINGS NF-172670, NF-172690-1 FOR KNOWN UNDERGROUND UTILITIES.
4. REFER TO CONSTRUCTION SPECIFICATION (NSP-STD-CIVIL AND PHYSICAL SUBSTATION CONSTRUCTION SPECIFICATIONS) FOR ADDITIONAL LOCATE INFORMATION.
5. DRAWINGS SHALL NOT BE RELIED ON AS THE SOLE SOURCE OF INFORMATION REGARDING UNDERGROUND UTILITIES.



CONSTRUCTION NOTE:
FOR EQUIPMENT BEING REMOVED SEE REMOVAL DRAWING

FOR DRAWING REFERENCE AND REVISION INFORMATION SEE PHYSICAL INDEX SHEET.

ISSUED BY ENGINEERING DEPT FOR: CONSTRUCTION

THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS. INTERNAL INFORMATION. DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY

ROSEMOUNT SUBSTATION
GENERAL ARRANGEMENT

RMT

SUBSTATION ADDRESS: 3907 140TH STREET EAST

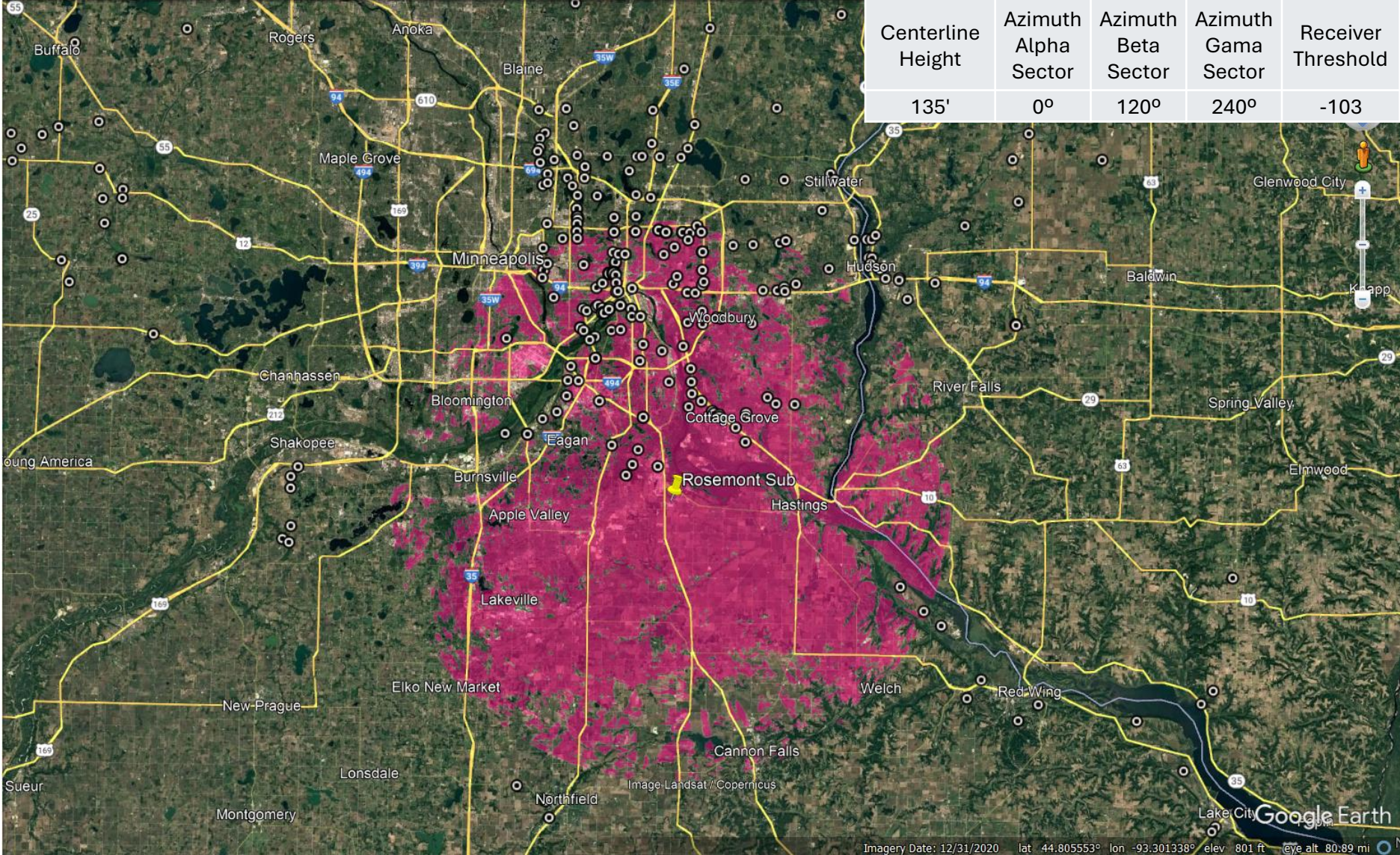
NH-161658

SCALE 1"=40'-0" REV 9

THIS PE SEAL IS ONLY APPLICABLE TO THE CURRENT CONSTRUCTION REVISION

| REV | DATE | WBS 4 | REVISION DESCRIPTION | REV | DATE | WBS 4 | REVISION DESCRIPTION | REV | DATE | WBS 4 | REVISION DESCRIPTION |
|-----|------------|-------|-----------------------|------------------------------|------|------------|-----------------------|----------------------------------|------|-------|----------------------|
| BA | 06/04/2024 | | A.0001885.011.001.002 | IFC - ROSEMOUNT SUB UPGRADES | BA | 01/31/2025 | D.0001916.003.001.011 | IFC - ITC - PLTE ROSEMOUNT HW MN | | | |

Rosemount Sub PLTE Coverage



Planning Commission Regular Meeting: August 26, 2025
 Tentative City Council Meeting: N/A

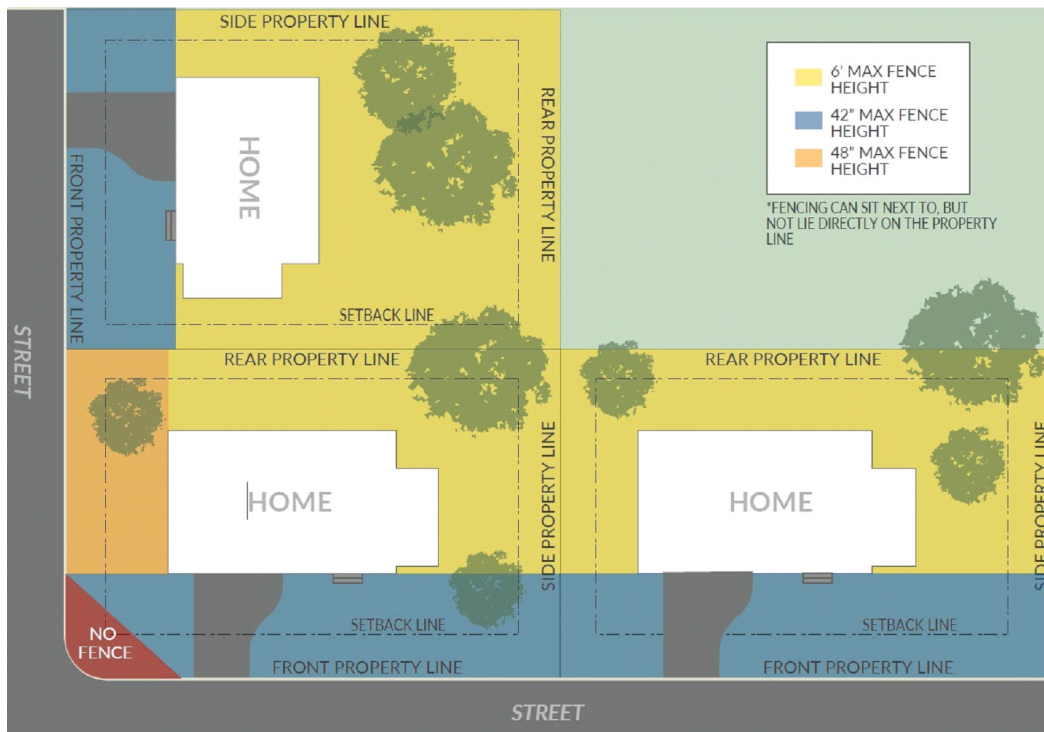
| | |
|---|-----------------------------------|
| AGENDA ITEM: Discussion on potential amendments to the zoning ordinance. | AGENDA SECTION: DISCUSSION |
| PREPARED BY: Anthony Nemcek , Senior Planner | AGENDA NO. 8.a. |
| ATTACHMENTS: | APPROVED BY: AK |
| RECOMMENDED ACTION: Discussion Only | |

BACKGROUND

Staff would like to receive feedback from the Planning Commission on two potential updates to the zoning ordinance.

- 11-7-5: Fencing Standards

The zoning ordinance allows for a maximum fence height of six feet in side and rear yards. In the case of houses located on corner lots, if a side yard abuts the front yard of an adjacent property, the maximum height of a fence is 48". Over the years, on occasion, staff has had requests to allow a six-foot fence in this area. In a review of other city ordinances, it appears Rosemount is the outlier in how this area is regulated. Most cities allow fences to be six feet tall in this area. One possible solution is to require a certain setback from the street abutting the subject property's side yard in which a six foot tall fence could be constructed.



- 11-4-2: Non-Residential District Uses

The Planning Commission approved in 2024 a site plan for Keystone Development Partners to construct a group of multi-tenant office/warehouse buildings in the Biscayne Business Park. As they've been marketing units within their project, there is interest in a dance studio operating in one of the spaces KDP will be building. Initially, staff believed this use would be permitted as commercial indoor recreation or health/athletic club facilities are permitted. A recent example is Conquer Ninja, which is located within the existing building in Biscayne Business Park.

Upon closer reading of the code, a dance studio would be considered educational services, which has the following definition: *Educational services, excluding elementary and secondary schools, as part of a multi-tenant or mixed-use building, including arts and crafts, dance and music instruction and self-defense and similar individual or small group educational services.*

Staff researched neighboring communities and found that there are several examples of this type of use being located in a business park-type development. As with every use, off-street parking standards must be met. Representatives from KDP have indicated that there is room to provide additional parking on site for that type of use.

RECOMMENDATION

The Commission is being asked to discuss and provide feedback on potential changes to the sections of code listed above. If the Commission provides feedback in support of amending these sections, staff will include the amendments with previously discussed changes in a future Commission agenda to be formally reviewed during a public hearing.