



AGENDA
Planning Commission Regular Meeting
Tuesday, September 23, 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 August 26, 2025, Regular Meeting Minutes
- 5. OLD BUSINESS**
- 6. PUBLIC HEARINGS**
 - a. Request by Aspen Fields, LLC., for a Site Plan Review to develop a childcare facility.
 - b. Request by Frattalone Companies, Inc. for the transfer and renewal of the Vesterra/StoneX Small-Scale Mineral Extraction permit
 - c. Amendments to the Zoning Ordinance of the Rosemount City Code
- 7. NEW BUSINESS**
- 8. DISCUSSION**
- 9. ADJOURNMENT**

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
AUGUST 26, 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, August 26, 2025, at 6:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Kenninger called the meeting to order with Commissioners Arnob, Reed, Buggi, and Rivera. Commissioners Ellis and Beadner 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 June 24, 2025 Regular Meeting Minutes

Motion by Reed Second by Buggi

Motion to approve the minutes of the June 24, 2025 Regular meeting.

Ayes: 4.

Nays: None. Motion Carried.

OLD BUSINESS

None.

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.

Planner Hogan presented a request for a site plan review to construct a 140-foot private telecommunications monopole at an existing public utility substation. The pole will assist in establishing their private LTE network. Hogan presented the site location, site plan, access, and parking. Hogan noted that the maximum height allowed would be 250 feet. She also presented on the fencing, screening, and site lighting for the project. Staff recommended approval.

Chairperson Kenninger asked if there was adequate space for the semi-trucks to come in for the construction of the pole. Hogan responded that there shouldn't be any disruption to traffic.

Chairperson Kenninger opened the public hearing.

Motion by Kenninger Second by Reed

Motion to close the public hearing.

Ayes: 5.

Nays: None. Motion Carried.

Motion by Kenninger Second by Buggi

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:

1. Applicant shall obtain any required building permits.
2. Conformance with all other requirements of applicable regulatory agencies.

Ayes: 5.

Nays: None. Motion Carried.

NEW BUSINESS

None.

DISCUSSION

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

Senior Planner Nemcek presented discussion items regarding amendments to the zoning ordinance focusing on fence height standards and educational services in the B-2 employment district. He discussed fence height standards on corner lots. He noted the commonality of the request for six-foot fences in side yards on corner lots and staff's research of other cities' regulations. Commissioner Rivera asked if the city had any setbacks. Nemcek replied that fences can be built up to but not on a property line and there is a three-foot setback from any sidewalks or bituminous trail. Nemcek also clarified that fences could be built in drainage and utility easements. Commissioner Reed asked about the original rationale. Nemcek responded that it was likely to avoid a tunneling effect. The commission indicated that they would be in favor of the amendment.

Nemcek also presented on educational services as a use in the B-2 zoning district. He explained that this was brought up by the Biscayne Business Park in regard to a dance studio. He discussed staff research on dance studios in business parks in surrounding or similar cities. He noted that staff's opinion was that activity mostly occurred inside, and the only issue could be many parents coming and going at one time. Nemcek presented the two possible outcomes of either adding educational services as a permitted use in the B-2 zoning district or updating the definition of a commercial indoor recreation facility to include dance studios. The commission indicated that they would be in favor of a change. Commissioner Buggi noted that other similar types of businesses should be included as well. Chairperson Kenninger asked if educational services were allowed in the B-1 zoning district. Nemcek confirmed that they were. The

commission indicated that they would be leaning toward adding educational services as a permitted use in the B-2 zoning district. Nemcek clarified that staff will be bringing forward an official change in the future.

ADJOURNMENT

Chairperson Kenninger discussed the next few months of meetings. She also noted upcoming events.

There being no further business to come before the Planning Commission at the regular commission meeting, the meeting was adjourned at 7:07 p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician

Planning Commission Regular Meeting: September 23, 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 Aspen Fields, LLC., for a Site Plan Review to develop a childcare facility.	AGENDA SECTION: PUBLIC HEARINGS
PREPARED BY: Julia Hogan, Planner	AGENDA NO. 6.a.
ATTACHMENTS: Site Location, Existing Conditions, Erosion Control Plans, Civil Site Plan, Vehicle Turning Radius Exhibit, Grading Plan, Utility Plan, Landscape Plan, Architectural Renderings, Photometric Plan, Engineer's Memorandum Dated September 16, 2025, Parks and Recreation Review Memo dated June 16, 2025	APPROVED BY: AK
RECOMMENDED ACTION: Motion to approve a site plan review allowing Aspen Fields, LLC, to construct a childcare facility, subject to the following conditions: <ul style="list-style-type: none"> a. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated September 16, 2025. b. Payment of \$21,510 in lieu of park land dedication prior to the issuance of a building permit. c. Payment of any remaining development fees not collected during the plat process. d. The applicant shall apply for and receive a sign permit prior to the installation of any site signage. e. The applicant shall apply for and receive a fence permit prior to the installation of any fencing on site. f. Light fixtures within 100 feet of a residential property line shall be no higher than 20 feet. g. Any landscaping that is located within the 50-foot well easement areas must be relocated. 	

BACKGROUND

Applicant & Property Owner

Aspen Fields, LLC

Site Location

North of 145th Street East (CSAH 42), East of Aspen Avenue and South of Connemara Trail at 1367 145th Street East.

Site Area in Acres

2.39 Acres

Current Zoning

B-1 - General Business District

Comp Plan Designation

CC - Community Commercial

The Planning Commission is being asked to review the site plan submitted by Aspen Fields, LLC to construct a 13,550 square foot childcare facility with a 10,741 square foot outdoor play area on a 2.39-acres located north of 145th Street East (CSAH 42), east of Aspen Avenue and south of Connemara Trail at 1367 145th Street East. The subject parcel is located within the recently approved Aspen Fields plat area. The plans provided by the applicant generally meet all requirements of the zoning ordinance within the City Code. Staff is recommending approval of the site plan review to allow for the construction of a childcare facility, subject to the conditions listed in the recommended action section above.

GENERAL INFORMATION

The subject property is located ¼ mile east of Akron Avenue at the intersection of Aspen Avenue and 145th Street East (CSAH 42). The site is located immediately east of the new Life Time facility and the commercially-guided land south of the facility. Immediately north of the subject property is an outlot containing stormwater infrastructure, and on the other side of Connemara Trail is the Emerald Isle subdivision. The property contained the site of the former Rosemount City Hall which, until recently, was owned by DCTC and used for various training activities.

Earlier this year the applicant came forward to the City requesting a Comprehensive Plan Amendment, rezoning, and preliminary and final plat approval for the Aspen Fields subdivision which encompasses the old City Hall site and a former residential property totaling 10.03-acres. The applicant requested the site be reguided in the City's Comprehensive Land Use Plan from PI – Public Institutional to CC-Community Commercial and HDR – High Density Residential. Also requested was the site to be rezoned from PI – Public Institutional to B-1 – General Business and R-4 – High Density Residential.

These requests went before the City's Planning Commission on June 24, 2025 for their review and decision. The Commission heard from residents on various concerns of the requests related to traffic and the impacts of the development on adjacent neighborhoods. The Commission ultimately voted unanimously to approve the requests acknowledging that development in the area of Akron and 42 is the current area of growth. With Planning Commission approval, these requests went forward to City Council at their meeting on August 4, 2025 where it was approved with a 4-1 vote.

Site plan reviews for the development of each parcel are required prior to issuance of any building permits. This specific site plan review request is the first one since the initial approvals of Aspen Fields. Day care centers with more than 16 persons are a permitted use within the B-1 – General Business zoning district. In addition to the general site plan, the applicant has provided architectural drawings, civil/utility plans, landscape plan, and photometric plan, all of which are included in the attachments. A formal review and analysis of this information and how it relates to the Zoning Ordinance is provided in the next sections. No variances are being requested for the construction of the addition, and subject to the conditions listed above, the proposed development meets the requirements of the zoning ordinance.

SITE PLAN 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 multi-family development projects.

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 Standards

The proposed 13,550 square foot childcare facility is shown to be located in the southeastern portion of the subject parcel with the main entrance into the building facing towards the north. The northern portion of the site contains the parking area and trash enclosure on site. The main access into the site also comes from the northwestern portion off the site, which extends east off of Aspen Avenue. The site plan shows the outdoor play areas totaling 10,741 square feet for the childcare facility to be located south and west of the building. The site does have constraints located on it. Specially, there are two well easement areas located in the western portion of the site, as well as a Northern Natural Gas Pipeline easement located in the northern portion of the site. No structures are allowed to be built within the well easement areas, but Northern Natural Gas is allowing for bituminous surfaces to be located within their easement area. The table below shows the required setbacks in comparison with those provided on the site plan. All building and parking setbacks meet the ordinance requirements.

Frontage	Required Setback		Provided Setback	
	Building	Parking	Building	Parking
North	30 feet	20 feet	>10 feet	10 feet
East	10 feet	10 Feet	22 feet	10 feet
South	10 feet	10 feet	61 feet	>10 feet
West (Aspen Avenue)	10 feet	10 feet	150 feet	>10 feet

The B-1 – General Business zoning district has a maximum lot coverage of 75%. The applicants' plans show a lot coverage of 21%. Lot coverage is comprised of the building, paving, sidewalks and any other surfaces that allow for very little or no penetration of water or moisture into the soil or ground.

Parking and Access

There is one main vehicular access into the site at the northern end of the property east off of Aspen Avenue. The access drive runs southeast off of Aspen Avenue into the parking lot area on site. Currently, on site, there is a Northern Natural Gas Pipeline Easement that runs northwest to southeast on the northern portion of the site. The applicant was in contact with the gas company regarding this, and they are allowing the construction of parking surfaces on that easement area. A requirement of the City’s engineering memorandum was for the applicant to provide turning movements for emergency vehicles to verify that there would be no issues with turning movements on site. The applicant did submit updated civil plans that included a vehicle turning radius exhibit.

The parking requirement for a childcare center is 1 stall per classroom, plus additional spaces necessary to accommodate the parking of vans and buses used for client transport by the center of 1 off-street loading space per 5 children. Based on the number of classrooms and number of students the facility can accommodate (11 classrooms and 174 students) and additional spaces to accommodate the parking of vans/buses, a total of 37 stalls are required. The site plan includes 48 stalls. Two stalls

are ADA compliant, which meets the minimum requirement for off-street parking for the site.

Use	Required	Provided
Day care Centers	47 Stalls (1 per classroom, plus additional spaces necessary to accommodate the parking of vans and buses used for client transport by the center and 1 off-street loading space per 5 children)	48 Stalls

Exterior Building Materials and Massing

The building elevations provided show a mix of materials being used on the exterior of the principal building. A majority of the exterior will be made of natural stone and wood siding. The north and south-facing sides of the building show a mix of different colored stone with some accents of wood siding. The west and east-facing sides show something similar to the north and south sides, but the high elevated peaks of the building are shown to have more wood siding than natural stone. No EIFS or masonry stucco, of which 10% of the façade can be comprised, will be used. The B-1 – General Business zoning district has a requirement that at least 50% of the exterior must contain natural stone or brick. The submitted elevations that are included in the attachments show that the building meets that minimum threshold. The maximum height allowed for buildings within the B-1 zoning district is 35-feet. The architectural plans show the maximum height of the building to be 28-feet tall, which is below the maximum height standard.

Trash Enclosure

A 7’2” tall trash enclosure featuring materials such as composite decking boards and galvanized steel posts. The applicants' plans show that there will be two loading containers located within the trash enclosure. The enclosure will be located on the eastern side of the site within the parking lot area north of the proposed principal building.

Fencing

Fences are approved administratively by staff. They can be constructed up to, but not on, the property line. In non-residential zoning districts, the maximum fence height is 8’. The applicants' plans show fencing surrounding the 10,741 square foot outdoor play area which is located on the south and west sides of the proposed building. A fence permit will be required to be obtained prior to the construction of the fence.

Landscaping

A landscaping plan was provided by the applicant that includes a total of 40 trees, which would be the minimum requirement required by the City Code. The formula to determine the required number of trees is 1 tree per 3,000 square feet of site area, which in this case equals 35 trees. The zoning ordinance also currently requires landscaping in and around the parking lot in addition to the minimum required trees. Based on the size of the parking area, 5 additional trees are required for a total of 40 trees on site.

There was a tree preservation plan submitted with the landscape plan. The preservation plan showed that there are 951 caliper inches of existing significant trees on site. The applicant is proposing to remove 237 caliper inches of existing significant trees from the site. The City Code allows for up to 25%

of existing caliper inches of significant trees to be removed from the area during development without the obligation of replacement. The 237 caliper inches proposed to be removed from the site falls under that 25% threshold of the existing 951 caliper inches of significant trees that are currently on site.

Also required by the landscaping ordinance is one foundation planting for every 10 linear feet of building exterior. The proposed building has 514 linear feet of perimeter, which requires a total of 52 foundation plants. The landscape plan includes 52 foundation plantings located around the perimeter of the parking area, on the outside of the proposed fencing area and along the northern portion of the site adjacent to the stormwater ponding area.

	Calculation Formula	Number Required	Number Provided
Site Trees	1 per 3,000 sf	$104,318/3,000=35$ trees	35 trees
Parking Lot trees	1 per 10 parking stalls	$48/10=5$ trees	5 trees
Foundation Plantings	1 per 10 linear feet	$514/10=52$ foundation plants	52 foundation plants

Lighting

The applicant is proposing site lighting that consists of pole mounted lights and wall mounted lights. There are 2 pole mounted lights proposed on site which will be located on the islands located within the parking lot area and 15 wall mounted lights located around the perimeter of the building. The proposed pole mounted lights are shown to be a maximum height of 27.5-feet and the wall mounted lights are shown to be mounted at 9.5-feet. The zoning ordinance allows pole mounted lights to be up to 30-feet tall except in areas within 100-feet of a residential use. The land to the east and north of this property are zoned Residential uses and it appears that the proposed pole mounted lights will be within 100-feet of that residential use. The applicant will need to verify that the lighting is at least 100-feet away from both the eastern and northern property lines. If they are within 100-feet then the lighting will need to be shortened to 20-feet.

The maximum level of lighting allowed by the code is 0.5 lumen at adjacent residential property lines and 1.0 lumen at non-residential property lines. The applicant has submitted a photometric study that shows the levels to be within the limits established by the zoning ordinance.

Park Dedication

The Rosemount Parks and Recreation Director reviewed the Aspen Fields Plat at the time of the plat approval and provided a memorandum which is included in the attached documents. Staff recommend the City collect a fee-in-lieu of park land dedication for this development to be collected with the issuance of building permits. The cash dedication for the 2.39-acre area within the commercial portion of the development area is \$21,510 (2.39 acres x \$9,000 per acre). Staff has included the payment of the park dedication fee with the building permit fee as a recommended condition of approval.

Engineering

The City’s engineer has reviewed the submitted plans and provided a memorandum dated September 16, 2025 and is included in the attached documents. The memo contains general comments related to the site plan, grading and drainage plans, utility plans and stormwater management. Some key

comments within the document include: clarifying the utility connection points within the Aspen Fields construction plans, provide City fire truck turning movements, curb line can not extend past city easement line, submit a stormwater report or memo to document how stormwater management is achieved as part of the Aspen Fields development. Conformance with all requirements of the City Engineer is a recommended condition of approval.

RECOMMENDATION

Staff finds the plans provided by the applicant meet the standards of the zoning ordinance and is recommending approval of the site plan allowing Aspen Fields, LLC, to construct a childcare facility. This recommendation is based on information provided by the applicant and reviewed in this report.



GENERAL SITE DEMOLITION AND CLEARING NOTES

- 1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
- 2. THE CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SITE FEATURES (STRUCTURES, CURBS, WALKS, PAVEMENTS, UTILITIES, SIGNAGE, FENCES, TREES, ETC.) WHICH ARE TO REMAIN. REPAIR OR REPLACE, TO OWNER'S SATISFACTION, ANY DAMAGE TO EXISTING PROPERTY OR SITE FEATURES WHICH ARE TO REMAIN, AT NO ADDITIONAL COST.
- 3. COORDINATE DISRUPTION OF UTILITY SERVICES WITH THE OWNER'S PROJECT REPRESENTATIVE AND RESPECTIVE UTILITY OWNER(S), PUBLIC OR PRIVATE. THE CONTRACTOR SHALL PROVIDE TEMPORARY UTILITIES AS NECESSARY TO MAINTAIN BUILDING SERVICES.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICE(S) TO EXISTING BUILDINGS PRIOR TO THE DEMOLITION OF THE BUILDING(S).
- 5. THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES.
- 6. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS AND METHODS TO ENSURE ADJACENT PROPERTY IS NOT DAMAGED DURING ANY CONSTRUCTION ACTIVITIES.
- 7. PRIOR TO START OF ANY WORK, ALL EROSION AND SEDIMENT CONTROL PROTECTION MEASURES SHALL BE IN PLACE. SEE EROSION AND SEDIMENT CONTROL PLAN OR SWPPP SHEETS FOR LAYOUT, DETAILS, NOTES, ETC.
- 8. PRIOR TO START OF ANY WORK, CLEARLY IDENTIFY AND LABEL EACH TREE THAT IS TO REMAIN PRIOR TO STARTING ANY SITE CLEARING. THE CONTRACTOR SHALL CONTACT OWNER'S PROJECT REPRESENTATIVE FOR SITE INSPECTION AFTER ALL "TO REMAIN" TREES HAVE BEEN IDENTIFIED. TREES THAT ARE TO BE PROTECTED SHALL HAVE TEMPORARY FENCING PLACED AT THE DRIP LINE AROUND EACH TREE.
- 9. THE CONTRACTOR SHALL PRESERVE ALL VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
- 10. DAMAGE TO DESIGNATED EXISTING TREES AND/OR VEGETATION SHALL BE MITIGATED DURING CONSTRUCTION THROUGH PRUNING, ROOT PRUNING, FERTILIZING, AND WATERING.
- 11. STOCKPILE TOPSOIL FOR REUSE ONSITE. VERIFY THE STRIPPED TOPSOIL MEETS THE SPECIFICATIONS FOR THE PROPOSED USE. VERIFY THE AMOUNT OF TOPSOIL NEEDED AND LEGALLY REMOVE EXCESS FROM SITE.
- 12. ALL MATERIAL REMOVED SHALL BE DISPOSED OF OFF-SITE AND IN A LEGAL MANNER.
- 13. MATERIAL TO BE SALVAGED FOR REUSE BY THE OWNER SHALL BE REMOVED UNDAMAGED AND IN AN USABLE CONDITION. TEMPORARY PROTECTED STORAGE ONSITE, OR ELSEWHERE, MAY BE REQUIRED.
- 14. ONSITE BROKERAGE OF MATERIALS SALVAGED BY THE CONTRACTOR FROM MATERIALS TO BE REMOVED IS NOT PERMITTED WITHOUT PRIOR OWNER'S WRITTEN APPROVAL.
- 15. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS IN WRITING.
- 16. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO THE PLANS. THE CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS IN WRITING. IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES, THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- 17. THE CONTRACTOR SHALL LIMIT AND/OR MINIMIZE SAW-CUT AND PAVEMENT REMOVAL(S) TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST.
 - 17.1. THE CONTRACTOR SHALL DETERMINE THEIR MEANS AND METHODS TO REDUCE THE AREA DISTURBED IN THE PUBLIC ROW.
 - 17.2. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT SAW CUT SLURRY AND PLANNING WASTE FROM LEAVING CITY AND/OR MNDOT RIGHT-OF-WAY AND FROM ENTERING STORMWATER CONVEYANCE SYSTEMS INCLUDING, BUT NOT LIMITED TO: INLETS, CURB FLOW LINES, DITCHES, AND CULVERTS.
- 18. WHERE EXISTING PIPES ARE TO BE ABANDONED IN PLACE, THE EXPOSED PIPE ENDS SHALL BE BULKHEADED SHUT WITH A WATERTIGHT NON-SHRINK CONCRETE GROUT AT A THICKNESS OF NOT LESS THAN ONE (1) PIPE DIAMETER. REMAINING PIPE SHALL ALSO BE FILLED WITH FLOWABLE FILL.
- 19. ABANDON OR REMOVE ALL SANITARY, WATER, AND/OR STORM SERVICES PER CITY/COUNTY STANDARDS. COORDINATE ALL WORK WITH THE CITY/COUNTY. REMOVE ALL SERVICES TO THE MAIN PER THE RESPECTIVE UTILITY'S STANDARDS AND REQUIREMENTS. ALL STREET RESTORATION SHALL BE COMPLETED IN COMPLIANCE WITH LOCAL STANDARDS.
- 20. WHERE EXISTING MANHOLES TO BE ABANDONED SHALL HAVE THE PIPE LEADS PLUGGED FROM WITHIN THE MANHOLE WITH TWO (2) FEET OF WATERTIGHT NON-SHRINK CONCRETE GROUT. THE TOP SECTION SHALL BE REMOVED, THEN THE MANHOLE SHALL BE FILLED AND COMPACTED WITH GRANULAR PIPE BEDDING MATERIAL OR FLOWABLE FILL. SEE DETAIL SHEETS.
- 21. THE CONTRACTOR IS ADVISED TO DOCUMENT PRE-EXISTING CONDITION OF AT LEAST THE PUBLIC RIGHT-OF-WAY PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- 22. REMOVE AND REPAIR EXISTING AND PUBLIC SIDEWALK THAT IS HEAVED, CRACKED, DETERIORATED, HOLDING WATER, AND/OR ASPHALT PATCHED TO THE NEAREST JOINT LINE.
- 23. ADJACENT STREETS, SIDEWALKS/TRAILS, AND/OR ALLEYS MUST BE SWEEPED TO KEEP THEM FREE OF SEDIMENT, DEBRIS, ETC.
- 24. THE CONTRACTOR MUST MONITOR CONDITIONS AND SWEEP AS NEEDED OR WITHIN 24 HOURS OF NOTICE BY THE CITY OF SAINT PAUL, MINNESOTA.

GEOTECHNICAL ENGINEERING SOILS REPORT

THE CONTRACTOR SHALL COMPLETE THE SITE GRADING AND UTILITY CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE (OWNER'S SOILS ENGINEER). ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

COMPANY: TBD
ADDRESS: TBD
PROJ. NO.: TBD
DATE: TBD
PHONE: TBD

THE CONTRACTOR SHALL INDEPENDENTLY OBTAIN A COPY OF THIS REPORT.

NO GROUNDWATER WAS ENCOUNTERED BY THE SOIL BORINGS.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 1. SEE THE EROSION AND SEDIMENT CONTROL PLAN (WHEN UNDER ONE (1) ACRE DISTURBED) OR THE STORMWATER POLLUTION PREVENTION PLANS (SWPPP) SHEETS FOR BMP CONSTRUCTION LAYOUT(S), DETAILS, AND ADDITIONAL NOTES.
- 2. THE CONTRACTOR SHALL INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE AND/OR CONSTRUCTION ACTIVITIES. SILT FENCE AND/OR BIOROLLS SHALL FOLLOW EXISTING CONTOURS AS CLOSELY AS FEASIBLE.
- 3. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL A TEMPORARY CONSTRUCTION EXIT AT EACH POINT WHERE VEHICLES WILL EXIT THE CONSTRUCTION SITE.
 - 3.1. FOR ROCK CONSTRUCTION EXITS, USE TWO (2") INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST SIX (6") INCHES THICK ACROSS THE ENTIRE WIDTH OF THE CONSTRUCTION EXIT. EXTEND THE CONSTRUCTION EXIT AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO-TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW. SEE SEDIMENT AND EROSION CONTROL PLAN SHEETS FOR BMP CONSTRUCTION DETAILS AND NOTES.
- 4. THE [GENERAL] CONTRACTOR SHALL DENOTE ON THE PLANS THE TEMPORARY PARKING AND STORAGE AREAS, WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREAS, EMPLOYEE PARKING AREA(S), AND AREAS FOR LOCATION OF PORTABLE FACILITIES, OFFICE TRAILERS, TOILET FACILITIES, ETC.
- 5. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL AT LEAST BE ON A DAILY BASIS WHEN TRACKING OCCURS AND/OR WHEN NEEDED. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TOWARD ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY (ROW).
- 6. THE CONTRACTOR SHALL INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM ANY OF THE DISTURBED AREAS. THE CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT, AND/OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT.
 - 6.1. SEDIMENT DEPOSITED IN AND/OR PLUGGING THE DRAINAGE SYSTEM(S) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND LEGALLY DISPOSED.
 - 6.2. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
 - 6.3. SILT FENCE OR FABRIC PLACED UNDER THE GRATE IS NOT AN APPROVED FORM OF INLET PROTECTION.
- 7. THE CONTRACTOR SHALL LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN 48 HOURS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, AND/OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO (2') FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
- 8. THE CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED AND ACCEPTED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
- 9. THE CONTRACTOR SHALL TEMPORARILY AND/OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING AND/OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND, AND/OR RUNNING WATER WITHIN SEVEN (7) DAYS.
 - 9.1. APPROPRIATE MNDOT SEEDING MIXTURES SHALL BE UTILIZED, UNLESS OTHERWISE NOTED.
 - 9.2. USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS.
 - 9.3. ANY USE OF EROSION CONTROL BLANKET MUST BE FULLY BIODEGRADABLE WITH LOOSE-WEAVE NETTING (OR NETLESS).
 - 9.4. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT.
 - 9.5. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS AT LEAST 75 PERCENT ESTABLISHED COVER OVER ALL DENUDED, DISTURBED, ETC. AREAS.
- 10. ALL EXPOSED SOIL AREAS SHALL BE STABILIZED PRIOR TO THE ONSET OF WINTER CONDITIONS. ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED AND/OR SNOW BLANKETED WITH SNOW SEEDING.
 - 10.1. APPROPRIATE MNDOT SEEDING MIXTURES SHALL BE UTILIZED, UNLESS OTHERWISE NOTED.
- 11. READY MIXED CONCRETE AND CONCRETE BATCH/MIX PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT-OF-WAY (ROW), ALL CONCRETE RELATED PRODUCTION, CLEANING, AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS DETERMINED BY THE [GENERAL] CONTRACTOR.
 - 11.1. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN INTO THE PUBLIC RIGHT-OF-WAY (ROW) AND/OR INTO ANY PUBLIC AND/OR PRIVATE STORM DRAIN CONVEYANCE.
- 12. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT EROSION.
- 13. CHANGES TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN (WHEN UNDER ONE (1) ACRE DISTURBED) OR THE STORMWATER POLLUTION PREVENTION PLANS (SWPPP) SHEETS MUST BE APPROVED, IN WRITING, BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION.
 - 13.1. THE CONTRACTOR SHALL PROVIDE INSTALLATION INSTRUCTIONS, DETAILS, ETC. FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
- 14. ALL CONSTRUCTION AREAS SHALL BE PROTECTED AT THE END OF EACH WORKING DAY, THIS INCLUDES, BUT NOT LIMITED TO: BACKFILLING OF AND/OR PROTECTING TRENCHES FOR UTILITY CONSTRUCTION; PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROADWAY REPLACEMENT; CLOSING AND LOCKING GATES AND/OR OPENINGS IN TEMPORARY FENCING.
- 15. ADJACENT STREETS, SIDEWALKS/TRAILS, AND/OR ALLEYS MUST BE SWEEPED TO KEEP THEM FREE OF SEDIMENT, DEBRIS, ETC.
- 16. CONTRACTOR MUST MONITOR CONDITIONS AND SWEEP AS NEEDED OR WITHIN 24 HOURS OF NOTICE BY THE CITY/COUNTY, THE ENGINEER, OR THE OWNER.

GENERAL GEOMETRIC AND PAVING NOTES

- 1. SITE DIMENSIONS SHOWN ON THIS PLAN SET SHALL BE USED FOR ALL LAYOUT WORK. CHECK ALL PLAN AND DETAIL DIMENSIONS. AT LEAST BUILDING FOUNDATIONS AND PAVING SHALL BE LAID OUT ONSITE BY A REGISTERED LAND SURVEYOR IN THE STATE OF MINNESOTA.
- 2. ALL PAVING DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 - 2.1. THE FACE OF CURB IS ASSUMED TO BE EIGHT (8") INCHES FROM THE BACK OF CURB.
 - 2.2. ALL CURB AND GUTTER TO BE MNDOT 8612 CURB AND GUTTER, UNLESS OTHERWISE NOTED.
- 3. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND/OR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- 4. ALL SIDEWALKS SHALL HAVE POSITIVE SLOPE AWAY FROM THE BUILDING. THE MAXIMUM CROSS SLOPE SHALL BE TWO (2.0%) PERCENT AND THE MAXIMUM LONGITUDINAL SLOPE SHALL BE FIVE (5.0%) PERCENT, UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- 5. FOR ALL PEDESTRIAN CURB RAMPS, SEE MNDOT STANDARD PLANS FOR CONSTRUCTION DETAILS.
- 6. ALL CURB RADII SHALL BE FOUR (4') FEET AT THE BACK OF CURB, UNLESS OTHERWISE NOTED.
- 7. DETECTABLE WARNING SHALL BE USED ON ALL ACCESSIBLE ROUTE RAMPS, SEE 'ACCESSIBILITY GRADING PLAN' SHEETS FOR ACCESSIBLE ROUTE LOCATIONS AND THE 'ACCESSIBILITY DETAILS'.
- 8. NO SLOPE IN ANY DIRECTION SHALL EXCEED 2.08% (1:48) IN ACCESSIBLE PARKING AND/OR LOADING AREAS.
- 9. THE CONTRACTOR SHALL MATCH NEW AND EXISTING PAVEMENT SURFACES, SIDEWALKS, AND/OR CURBING AT SAWCUT LINES, WHILE NOT ALLOWING PONDING OF WATER AT ALL JOINTS. THE CONTRACTOR SHALL PROVIDE SMOOTH GRADE TRANSITION ACROSS NEW AND EXISTING JOINTS.
- 10. ALLOW MINIMUM OF SEVEN (7) DAYS CURE FOR CURB AND GUTTER PRIOR TO PAVING.
- 11. ALLOW MINIMUM OF 24 HOURS COOLING PRIOR TO ALLOWING ANY TRAFFIC ON BITUMINOUS PAVING.
- 12. SEE DETAIL SHEETS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTION DEPTHS AND SPECIFICATIONS.
 - 12.1. ANY PATTERNED CONCRETE PAVING AND PATIO AREAS AS DEFINED BY SEPARATE HATCHING SHALL MEET THE TEXTURE, COLOR, AND PATTERN REQUIREMENTS AS SHOWN ON THE ARCHITECTURAL AND/OR LANDSCAPING PLANS.
- 13. SIDEWALK GRADES MUST BE CARRIED ACROSS DRIVEWAYS AND/OR ALLEYS.
- 14. REPLACE EXISTING AND PUBLIC SIDEWALK THAT IS HEAVED, CRACKED, DETERIORATED, HOLDING WATER, AND/OR ASPHALT PATCHED TO THE NEAREST JOINT LINE.
- 15. TYPICAL JOINT SPACING IN CONCRETE PAVEMENT SHALL BE THE FOLLOWING:
 - 15.1. AT NO TIME SHALL THE RESULTING CONCRETE PANEL EXCEED 225 SQUARE FEET.
 - 15.2. AT BOTH ENDS OF A RADIUS, UNLESS OTHERWISE NOTED.
 - 15.3. SIDEWALKS OR TRAILS: EQUAL TO CORRESPONDING WIDTH WITH EXPANSION JOINTS AT EACH CHANGE OF DIRECTION, ALONG BACK OF CURB, AND ALONG BUILDING FACADE, UNLESS OTHERWISE NOTED.
 - 15.4. ROADWAYS OR STREETS: LANE LINES FOR LONGITUDINAL JOINTS; AND TYPICALLY EQUALLY AT 12 TO 15 FEET FOR TRANSVERSE JOINTS - UNLESS OTHERWISE NOTED.
 - 15.5. DRIVEWAYS OR ENTRIES: CENTER AND/OR LANE LINES FOR LONGITUDINAL JOINTS; AND TYPICALLY EQUALLY UP TO 15 FEET FOR TRANSVERSE JOINTS WITH EXPANSION JOINTS AT ALONG BACK OF CURB AND ALONG BUILDING FACADE - UNLESS OTHERWISE NOTED.
 - 15.6. PARKING LOT DRIVING AISLES: LANE LINES FOR LONGITUDINAL JOINTS; AND TYPICALLY EQUALLY AT 12 TO 15 FEET FOR TRANSVERSE JOINTS - UNLESS OTHERWISE NOTED.
 - 15.7. PARKING LOT PARKING AREAS: MATCH DRIVE AISLE JOINTS; AND ACROSS THE MIDDLE OF THE STALL PERPENDICULAR TO PARKING - UNLESS OTHERWISE NOTED.
 - 15.8. PARKING LOT PARKING AREAS, HEAD-TO-HEAD: MATCH DRIVE AISLE JOINTS; ACROSS THE MIDDLE OF THE STALL PERPENDICULAR TO PARKING; AND ALONG THE PAVEMENT MARKING BETWEEN THE HEAD-TO-HEAD STALLS - UNLESS OTHERWISE NOTED.
 - 15.9. CURB AND GUTTER: TYPICAL TEN (10') FOOT SPACING WITH EXPANSION JOINTS AT EACH CHANGE OF DIRECTION AND/OR 60 FOOT MAXIMUM SPACINGS.
 - 15.10. EXPANSION JOINTS SHALL IN ACCORDANCE WITH MINNESOTA DEPARTMENT OF TRANSPORTATION'S (MNDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND/OR STANDARD PLATES, UNLESS OTHERWISE NOTED.
- 16. SEE ARCHITECTURAL AND/OR LANDSCAPE PLANS FOR ADDITIONAL SIGNAGE AND FENCING INFORMATION.
- 17. THE CONTRACTOR SHALL VERIFY ENTRY AND/OR PATIO LOCATIONS, SIZES, ETC. WITH AT LEAST THE ARCHITECTURAL PLANS FOR STOOPS, FOUNDATIONS, ADA ACCESS, ETC.
- 18. TO THE EXTENT POSSIBLE, ENSURE NO SETTLING OF NEW AND EXISTING PAVEMENT SURFACES, SIDEWALKS, AND CURBS WILL OCCUR IN THE FUTURE.
- 19. SEE ELECTRICAL PLANS BY OTHERS FOR SITE LIGHTING.

SIGNAGE AND PAVEMENT MARKING NOTES

- 1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MINNESOTA MUTCD, CURRENT VERSION.
- 2. SEE THE REGULATORY SIGN DETAIL FOR SIGN AND POST DETAILS FOR SIGN DESIGNATION AND SIZE INFORMATION.
- 3. ACCESSIBLE PARKING SIGNS SHALL BE PER MINNESOTA MUTCD, CURRENT VERSION, SEE ACCESSIBLE SIGN AND POST DETAIL(S).
- 4. THE CONTRACTOR SHALL PROVIDE FOUR (4") INCH WIDE SOLID YELLOW LATEX PAINT STRIPING IN ALL PAVED PARKING AREAS, UNLESS NOTED OTHERWISE.
- 5. THE CONTRACTOR SHALL PROVIDE SAME MATERIAL, WIDTH, STYLE/PATTERN, AND COLOR STRIPING IN ALL PAVED ROADWAY AREAS, UNLESS NOTED OTHERWISE.
- 6. THE CONTRACTOR SHALL PROVIDE PAVEMENT MARKINGS AND/OR SYMBOLS AT ACCESSIBLE PARKING SPACES PER MINNESOTA MUTCD, ADA, AND LOCAL CODES.
- 7. ANY PAVEMENT MARKINGS AND/OR SYMBOLS THAT EXISTED PRIOR TO THE START OF THE PROJECT SHALL BE REPLACED IN-KIND.
 - 7.1. IF IT IS LATEX AND/OR EPOXY PAINT, ALL COSTS ASSOCIATED WITH PAVEMENT MARKING REPLACEMENT SHALL BE BORNE BY THE CONTRACTOR.



1000 Twelve Oaks Center Drive
Suite 200, Wayzata, MN 55391
F: 952-426-7440

MohagenHansen.com



CERTIFICATION

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BENJAMIN LUCAS

DATE: 09.17.2025 REG. NO. 54265



CRYSTALS CUDDLE BUGS ROSEMOUNT

CRYSTAL'S CUDDLE BUGS
1367 145TH STREET W
ROSEMOUNT, MN 55608

Table with 3 columns: NO., DESCRIPTION, DATE

PROJECT NUMBER: 250702

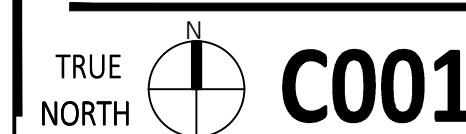
DRAWN BY: MA

CHECKED BY: BJL

DATE: 09.17.2025

COMPUTER DIRECTORY:
C001 - NOTES.DWG

GENERAL NOTES AND INFORMATION - 1



CONTINUED ON THE NEXT PAGE

CADD USER: Benjamin Lucas FILE: C:\USERS\BENJAMINLUCAS\DROPBOX\PROJECTS\250702 - CRYSTALS CUDDLE BUGS ROSEMOUNT - MOHAGEN HANSEN\WORKING FILES\CADD\DWG\PLAN SHEETS\C001 - NOTES.DWG PLOT SCALE: 1:1 PLOT DATE: 9/17/2025 12:43 PM

Luminaire Schedule	Qty	Label	Arrangement	LLF	Description	Acct. Watts	Lum. Lumens	Tag
Symbol	2	AAS	Single	0.900	ELITE CAL_204-LED-10000L14000L17000L21000L DM16MVOLT 30K-40K-50K-15D-BZ	140.21	23566	
Label	15	CC	Single	0.900	ELITE QWS-FC116-LED-3ML-DM10-120V-34TV-3CCT-BZ	19.022	2744	

Calculation Summary	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Label	Illuminance	Fc	0.27	6.2	0.0	N/A	N/A
Walkway	Illuminance	Fc	4.33	13.4	0.1	43.30	134.00
LOT LIGHT	Illuminance	Fc	1.89	9.8	0.5	3.78	19.60



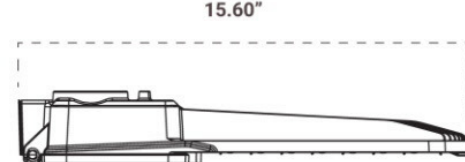
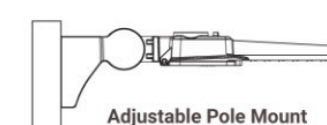
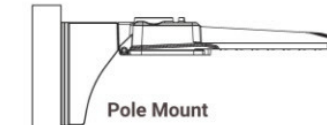
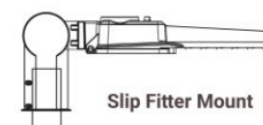
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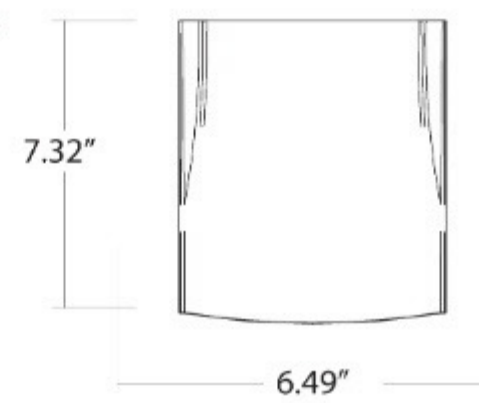
EASY 3 COLOR
SELECTOR

4 LUMEN
SELECTOR

Mounting Options & Dimensions



Dimensions



Selectable Switches

EASY 3 COLOR
SELECTOR

3 LUMEN
SELECTOR

Photocell Sensor



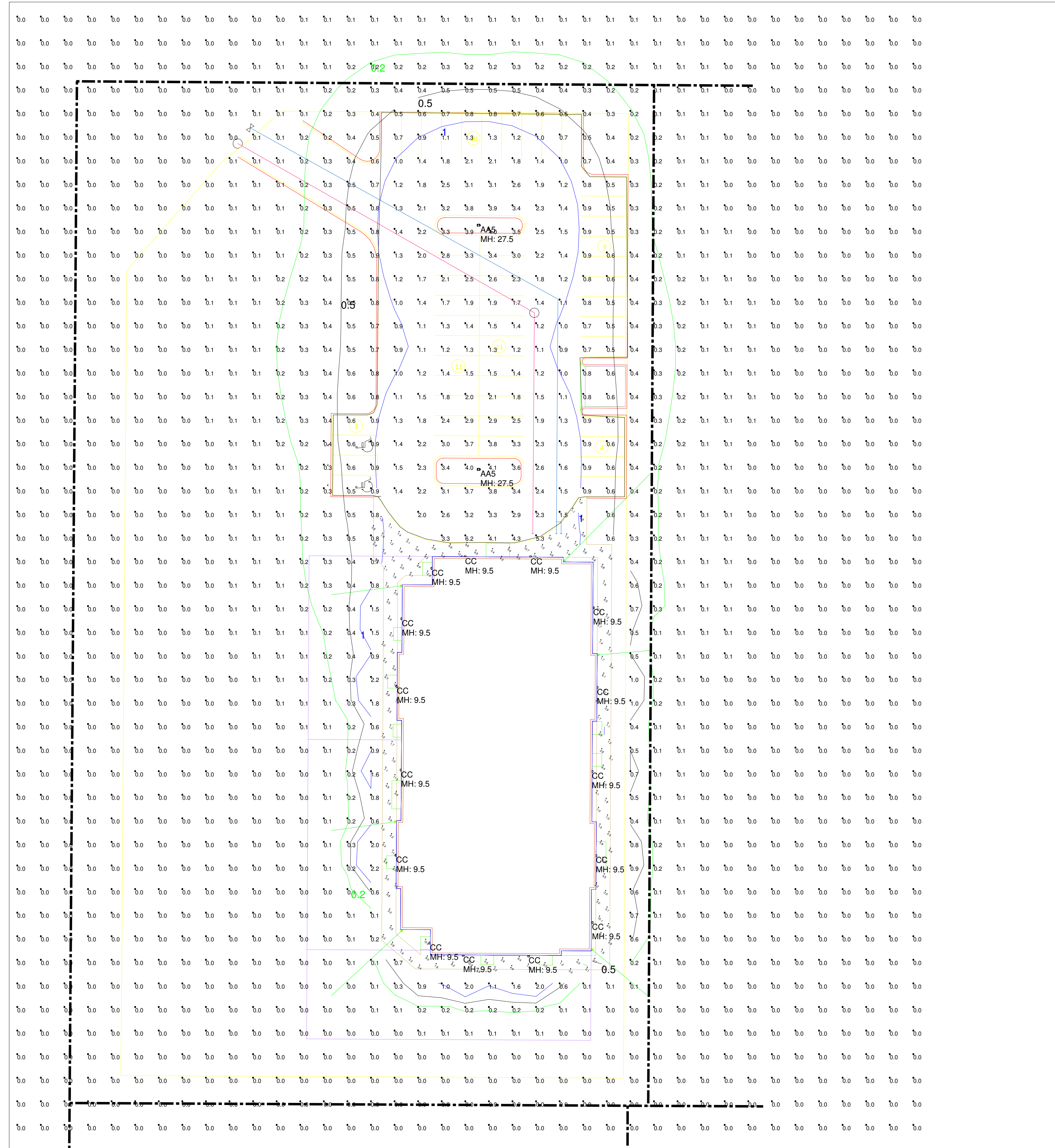
(Dusk-to-Dawn)

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON WORKPLANE OR FLOOR DEPENDING ON SPACE ACTIVITY.



Plan View
Scale: 1 inch= 25 Ft.



#	Date	Comments

Revisions

Drawn By: JILL BJORNBERG LC
Checked By: JILL
Date: 8/20/2025
Scale: AS NOTED

CUDDLE BUG DAYCARE
ROSEMOUNT MN

Memorandum

To: Brian Erickson, City Engineer
 Nick Egger, Director of Public Works
 Julia Hogan, Planner
 Anthony Nemcek, Senior Planner
 Jane Byron, Storm Water Specialist

From: Amanda Sachi, PE
 Bill Alms, PE
 Laura Pietila, PE
 Kris Keller, PE

Date: September 16, 2025

Re: Crystal's Cuddle Bugs – Site Review
 WSB Project No. 031734-000

We have reviewed the documents submitted for the **Crystal's Cuddle Bugs** site dated August 26, 2025 provided by Solution Blue date. on September 3, 2025. Documents reviewed include:

- *25209_CuddleBugs_Rosemount_CitySubmittal_20250826.pdf*

Civil Comments:

1. General
 - a. Submit for and provide copies to the City of all required permits from regulatory agencies (MCES, Minnesota Pollution Control Agency, Minnesota Department of Health, NPDES, etc.) opportunity
 - b. Coordinate any grading or construction work with the utility provider
 - i. Parking area shown encroaching into gas easement
 - c. Final storm sewer alignment will need to be a minimum of 5' from the City easement line
 - i. Curb line cannot extend past City easement line
 - ii. Fence cannot extend past City easement line
 - d. Address redline comments on attached plan sheets
2. Utilities
 - a. Applicant to submit for Minnesota Department of Labor plumbing plan review and provide approved plans to City prior to permit issuance
 - b. The storm sewer on the west side of the building will need to remain outside the City easement
 - c. Clarify the utility connection points with the Aspen Fields construction plans
 - i. The Aspen Fields plans show extending the existing services a given distance before plugging them again.

- ii. The Cuddle Bugs plans show connecting to the existing service stubs and not the Aspen Fields extended service stubs
 - d. Connect to existing watermain stub with 8" to 6" reducer and 6" gate valve
 - e. Clarify the 3" water service material being proposed
 - i. Recommend 4" DIP
 - f. Provide additional hydrant covering the east side of the building either to the north or south
 - i. If on the north side, extend 8" DIP to the hydrant lead tee, and then 6" (6"/4") to building
 - g. Final storm sewer alignment will need to be a minimum of 5' from the City easement line
- 3. Streets, Signage and Street Lighting
 - a. Provide City fire truck turning movements.
 - b. Curb line cannot extend past City easement line
 - c. Fence cannot extend past City easement line
- 4. Landscape
 - a. No comments.

Grading, Drainage, and Erosion Control Comments:

- 1. General
 - a. Submit all permits once obtained.
 - b. Sign the plans.
 - c. List the vertical datum on the plans (NAVD 29 or NAVD 88).
 - d. Show/label the drainage and utility easements on the site plan.
- 2. Grading Plan
 - a. Label EOF locations and elevations for all low points.
- 3. Erosion Control
 - a. Include a SWPPP.

Stormwater Management Plan:

- 1. General
 - a. Submit a stormwater report or memo to document how stormwater management is achieved as part of the Aspen Fields development.
 - b. Document the proposed impervious allowable impervious per the Aspen Fields stormwater design and the site's proposed impervious surface.
 - c. The Aspen Fields site design for stormwater management needs to be approved before this site can be approved.

2. General Storm Sewer Design

- a. All storm sewer facilities shall be designed to accommodate a 10-year rainfall event. Provide rational calculations and a drainage area map.
- b. The minimum lateral pipe size shall be 15" in diameter.
- c. Include storm sewer detail plates.
- d. Add storm sewer casting types to the plans.

3. Freeboard

- a. Provide at least 1.5 feet of separation from the emergency overflow elevation of the low points to the building low opening.

General

Infrastructure design shall be completed in accordance with the City of Rosemount's Engineering Guidelines and Standards. Infrastructure construction shall be completed in accordance with the latest edition of the City's General Specifications and Standard Detail Plates for Street and Utility Construction.

M E M O R A N D U M

To: Adam Kienberger, Community Development Director
Anthony Nemcek, Senior Planner
Julia Hogan, Planner

From: Dan Schultz, Parks and Recreation Director

Date: June 16, 2025

Subject: Aspen Fields Project

The Parks and Recreation Department recently reviewed the plans for the Aspen Fields project. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

Parks Dedication

Commercial Development - The parks dedication requirement for a commercial development is either a 10% of the total property area as land dedication, a cash dedication in-lieu of land or combination of the two.

Staff is recommending that the City collect cash in-lieu of land for the development that is currently being processed. The cash dedication for the 4.5 acres of commercial development is \$40,500 (4.5 acres x \$9,000 per acre). This amount is to be paid when the building permit is issued.

Residential Development - The parks dedication requirement for 150 high density residential units is .02 acres of land per unit or \$2,500 per unit. The City's Parks Master Plan does not call for a park in this area, so staff is recommending the City collect cash in-lieu of land to meet the parks dedication requirements. The cash dedication for 150 units would be \$375,000 (150 units x \$2,500 per unit).

Trails and Sidewalks

Staff is recommending the developer install a sidewalk on the eastside of Aspen Avenue from Connemara to County Road 42. Staff also recommends that a 10-foot-wide trail be benched/graded in on the south side of development along County Road 42 for a future trail to be installed by Dakota County.

Please let me know if you have any questions about this memo.

Planning Commission Regular Meeting: September 23, 2025

Tenative City Council Meeting: October 21, 2025

AGENDA ITEM: Request by Frattalone Companies, Inc. for the transfer and renewal of the Vesterra/StoneX Small-Scale Mineral Extraction permit	AGENDA SECTION: PUBLIC HEARINGS
PREPARED BY: Anthony Nemcek , Senior Planner	AGENDA NO. 6.b.
ATTACHMENTS: Site Location, Applicant's Narrative, Plans , Draft 2026 Mineral Extraction Permit	APPROVED BY: AK
RECOMMENDED ACTION: Motion to recommend the City Council approve the renewal of a Small Scall Mineral Extraction Permit allowing Frattalone Companies, Inc. to take over the mining operation from Vesterra/StoneX, subject to the terms and conditions in the attached 2026 Conditions for Mineral Extraction.	

BACKGROUND

Applicant and Operator	Frattalone Companies, Inc.
Property Owner	Flint Hills Resources
Location	South of Bonaire Path, ¼ mile west of Blaine Ave
Area in Acres	Lease Area: 139 Acres, Mining Area: Approximately 96 Acres
Comp Plan Designation	LI-Light Industrial
Zoning	A-2 Agriculture

The Planning Commission is being asked to consider the renewal of the permit for mineral extraction at the subject property. Part of the renewal is a transfer of the permit to the new leaseholder, Frattalone Companies, who is taking over the lease from StoneX/Vesterra. Mining will continue to progress as planned. The only real change being that instead of several operators mining the site, there will be only one. The northern portion of the site that has seen partial reclamation in recent years is being fully reclaimed before the site is turned over to Frattalone Companies. Staff will be reviewing the reclamation to ensure consistency with the approved reclamation plan and to ensure all requirements of StoneX/Vesterra's permit are met.

ISSUE ANALYSIS

Standards for Small Scale Mineral Extraction are detailed in Section 11-6-4 M. of the City Code. A summary review of the subject property is provided below with detailed conditions of operation listed in the attached Draft 2026 Conditions for Mineral Extraction Permit. The operation of this use meets or

exceeds the applicable performance standards for small-scale mineral extraction subject to the conditions listed in the attached permit. Staff toured the site and checked with the police to ascertain whether there were any complaints relating to the mining operation. The site visit illustrated that the active areas of the mine appear to be operating in compliance with the permit; there were no public complaints cataloged with the police for 2025. Staff received no comments ahead of the public hearing, and one call being received with questions about the application.

The subject property is zoned A-2 – Agricultural. Small scale mineral extraction is listed as an interim use within this district. The table below details the zoning, current land use, and future land use information for the surrounding properties. The sites to the west, south, and east are located within the current Metropolitan Urban Service Area (MUSA). It should be noted that some of the agricultural uses include associated residential uses, and the applicant has a farming tenant operating on a portion of the subject property outside the active mining area.

Surrounding Land Use and Zoning Information			
Direction	Current Land Use	Guided Land Use	Zoning
North	Agriculture	Agriculture	A-2 Agricultural
South	Agriculture	Business Park Community Commercial (Part of the west half)	B-2 – Employment
East	Agriculture	Light Industrial	A-2 Agricultural
West	Agriculture	Low Density Residential	A-2 Agricultural

Starting in 2020, traffic flow at this mine was switched so that all incoming traffic is routed through the northern entrance along Bonaire Path, while outgoing traffic follows the existing farmstead access road east to Blaine Avenue (County Road 71). The haul route will remain unchanged with the new applicant.

Mining will occur in areas A-1 and A-2. These are adjacent to the active mining areas under the StoneX/Vesterra Permit. Mining in A-1, which is in the northwest part of the site, will progress west into B-1. Mining in A-2 will progress south and into B-2. Once this area is complete, mining will progress west. The attached Existing Conditions and Site Preparation plan identifies these areas.

The Applicant has submitted a detailed narrative that addresses the requirements for small-scale mineral extraction operations in Rosemount. Staff finds the operational standards consistent with the Code requirements. Extraction is anticipated to occur at a rate of 50,000 cubic yards per year, and 20,000 cubic yards are expected to be hauled back annually. These numbers will vary based on the market demand.

The applicant's lease will begin on November 1. Therefore, the attached Draft Conditions for Mineral Extraction has a term that begins on November 1, 2025, and ends on December 31, 2027. Going forward, because Frattalone Companies is operating another mine in Rosemount, this site will be

referred to as the Frattalone-StoneX pit.

RECOMMENDATION

Staff is recommending approval of the renewal based on the plans provided by the applicant and the information contained in the applicant's narrative.



SMALL SCALE MINERAL EXTRACTION PERMIT APPLICATION NARRATIVE

StoneX Pit

Rosemount, Dakota County, Minnesota

Prepared for:



Frattonone Companies, Inc.
3205 Spruce Street
St Paul, MN 55117

August 26, 2025



15650 36TH AVENUE N, SUITE 110
PLYMOUTH, MN 55446

TEL 952.346.3900

CARLSONMCCAIN.COM

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APPENDICES

Appendix A	Stormwater Pollution Prevention Plan
Appendix B	Property Lease
Appendix C	NRCS Soils Data
Appendix D	Nearby Well Data
Appendix E	Adjacent Landowner Information
Appendix F	Borrow Pit Reclamation Plan

1.0 INTRODUCTION

1.1 Application Request

Frattalone Companies, Inc. (Frattalone) is applying for renewal of an existing Small Scale Mineral Extraction Permit for the StoneX (formerly StoneX & Vesterra) gravel mining pit located on a parcel located within Section 23, Township 115, Range 19, Dakota County, Minnesota. The operation was first permitted in the early 2000's and is a legal non-conforming use. The property lease between Flint Hills Resources (FHR), the landowner and the original operators expires on October 31, 2025. Frattalone has executed a new lease with FHR beginning November 1, 2025. The mine will operate under the original permitted conditions and continue to be used for soil borrow, sand and gravel processing, staging/stockpiling, and backfill.

The following sections of this document describe information required under Rosemount, Minnesota City Code Chapter 11-6-4: M. Small Scale Mineral Extraction.

1.2 Applicant Information

Name: Frattalone Companies, Inc.
Contact Person: Scott Spisak
Address: 3205 Spruce St, St Paul, MN 55117
Telephone (office): (651) 484-0448
Email: scotts@frattaloneco.com

1.3 Site Location and Ownership

Frattalone operates the mining pit (Facility) under a lease agreement with the landowner. The Facility is located on a leased portion of the parcel listed below according to the corresponding Dakota County Parcel ID number:

Parcel ID 34-02300-50-014

Owner	Flint Hills Resources Pine Bend, LLC.
Owner Address	PO Box 2917, Wichita, KS 67201-2917
Owner Contact	Kristina Horner 651-346-6167 Kristina.horner@fhr.com
Property Address	2112 Bonaire Path E, Rosemount, MN 55068
Mapped Acres	585.84
Zoning	Agricultural
Tax Description	ALL SEC 23 EX N 44 RDS OF W 300 FT OF NE ¼ OF SW 1/4 & EX NE 1/4 OF NE 1/4.

Land use on the property is currently mixed between agricultural and gravel mining and will return to agricultural use following site reclamation. The location of the Facility extents is shown on

Sheet 1 in the Pollution Prevention Plan in Appendix A. The lease boundary encompasses 139.101 acres. The legal description for the portion of the leased property is attached as Appendix B.

2.0 PROJECT DESCRIPTION

2.1 Stormwater Pollution Prevention Plan

A Pollution Prevention Plan (P2 Plan) is attached in Appendix A and includes the location map, site phasing plans, proposed reclamation grades, stormwater management plan, and erosion and sediment control plan for the Facility. The P2 Plan consists of the following sheets:

- Sheet 1 - Index Sheet
- Sheet 2 - Existing Conditions and Site Preparation
- Sheet 3 - Reclamation Plan
- Sheet 4 - Narrative
- Sheet 5 - Inspection Form
- Sheet 6 – Training Form

The P2 Plan shows existing features including: 2-foot existing Lidar contours provided by the Minnesota Department of Resources (DNR); wetland boundaries provided by the US Fish and Wildlife Service National Wetland Inventory (NWI); property boundaries and roadways provided by Dakota County GIS; and building locations and existing vegetation shown on aerial imagery obtained from Google Earth. The P2 Plan also illustrates pertinent site development information including site access, existing structures, existing vegetation, topsoil management, best management practices (BMP's) and site grading.

2.2 Site Preparation and Operations

Site preparation of unmined areas will primarily include installing erosion and sediment controls, stripping and stockpiling topsoil for later use in reclamation, and grading access roadways on the site. Primary activities to be conducted at the Facility include soil and aggregates excavating, processing, loading, stockpiling, backfill, and grading. All mining activities will take place within the mining boundary illustrated on Sheets 2-3 of the P2 Plan.

Anticipated excavation grades will not extend to depths much beyond restoration grades shown on Sheet 3 of the P2 Plan. Mining grades are included in Appendix F but may vary from that shown based on market demand and subsurface conditions encountered. Mining depth averages between 10 to 36 feet below existing ground surface. Mining will not extend below the groundwater table, which is anticipated to occur at an elevation of 850 feet MSL or lower, based on well logs of wells from around the property and included in Appendix D. Sideslopes of excavation around the site will be limited to a maximum of 1H:1V.

Previous mining was completed on the eastern half of the former Vesterra (north half of the property) area which was reclaimed in 2025. Frattalone will begin mining in two areas: Phase A-1 in the north half of the property will be a continuation of previous (Vesterra) mining, progressing in a westerly direction to the west mining limits; Phase A-2 is the current StoneX mining area which will continue simultaneously with Phase A-1. As Phases A-1 and A-2 are completed, operations will

move into phases B-1 and B-2, always maintaining a maximum 19.5 acre open area. Phasing is shown on Sheets 2-3 of the attached P2 Plan. Backfill with haul-back material will be completed as necessary to restore the site to approximate reclamation grades, as described in Appendix F. Another phase shall not be mined until at least seventy percent (70%) of the current phase has been rehabilitated as per City Code and as described in subsequent sections of this application.

Topsoil will be stripped and stockpiled as diversion/screening berms graded around mining activities. All topsoil will remain onsite for use in reclamation. Based on data from the US Department of Agriculture Natural Resources Conservation Service (NRCS) Web Soil Survey, which is included as Appendix C, existing topsoil is estimated to be 6.1-inches thick on average across the remaining unstripped 70-acres which currently exists as farmland.

Mining will be phased to reduce open area by backfilling and restoring the site to the grades shown on Sheet 3 of the P2 Plan once respective phases of the pit have been fully excavated. Once all reclamation has been completed, the site will be returned to agricultural use. Stripped topsoil preserved onsite will be respread evenly over the restoration area. Additional details on site reclamation are presented in Section 4.

Excavation is estimated to occur at a rate of 50,000 cubic yards per year. Backfill material is estimated to be backhauled at a rate of 20,000 cubic yards per year. The Facility has an estimated operational life of the Facility of 10 years. Actual rates of excavation and backfill of the site will vary depending upon market demand for aggregate materials.

2.3 Adjacent Landowners

Adjacent land use is mixed between agricultural use, residential development, and solar energy fields. Landowners within ¼ of a mile of the property are shown on a map included in Appendix E. Address labels for adjacent landowners are also included in Appendix E.

3.0 OPERATIONAL STANDARDS

3.1 Hours of Operation

Hours of operation for the Facility will be 7:00 a.m. to 7:00 p.m., Monday through Saturday.

3.2 Site Access

Access to the Facility will be via existing gravel driveways. Haul traffic will enter the site from Bonaire Path E from Blaine Avenue (CR 71) and exit the site via the former 138th St E to access Blaine Avenue (CR 71). Locked gates will be maintained at both mine access locations.

A rock construction exit will be maintained at the exit to prevent offsite soil tracking as shown in the P2 Plan. Frattalone will be responsible for maintaining the construction entrance and removing any soil tracked onto adjoining roadways. Sediment tracking BMP's and maintenance are further described in the P2 Plan.

3.3 Borrow Limits and Setbacks

Setbacks for mining activities from the edges of the property are 30-feet from adjacent properties to the east, south, and west, with exception in the northwest corner of the site where setbacks are 100-feet from an adjacent residence. To the north, mining limits are set back 50-feet from the right-of-way of Bonaire Path E. Setbacks are shown on Sheets 2 and 3 in the P2 Plan.

3.4 Floodplains and Shorelands

The site is not located within floodplains or shorelands.

3.5 Wetlands

Wetlands mapped by the NWI in the vicinity of the Facility are shown on Sheet 1 of the P2 Plan. A formal wetland delineation has not been completed. No wetlands exist on the property, and no wetlands will be drained, filled, excavated, or receive discharges from pit operations. The nearest wetland is approximately 800-feet southeast of the Facility. All stormwater contacting disturbed land during pit operations will be infiltrated.

3.6 Stockpile Slopes

Typical slopes of stockpiles may vary between 1H:1V and 2.5H:1V. Steep slopes will be monitored for erosion and slope stability. Any slopes that show signs of instability or excessive erosion shall be re-graded. Vegetation shall be established on diversion/screening berms graded from topsoil within fourteen (14) days of final grading.

3.7 Housekeeping and Site Safety

The Facility will employ good housekeeping practices. Examples of these good housekeeping practices include the following:

- Equipment will be inspected daily during normal operations and kept in good working order.
- Equipment washing will not occur onsite.
- Any fuel or chemical stored onsite will be stored in compliance with all applicable Minnesota Pollution Control Agency (MPCA) requirements. Secondary containment will be provided for all tanks.
- Leaks and spills will be promptly cleaned up and reported to the site manager and MPCA as appropriate. Spill cleanup material will be stored onsite in an accessible location.
- Appropriate waste receptacles will be available to employees and customers to prevent litter around the site.
- Sanitary facilities will be available onsite and will be serviced regularly.
- Routine employee training is conducted on good housekeeping practices and spill response.

Frattalone maintains a corporate safety manual which describes safety standards that will be employed at the Facility.

3.8 Dust

Facility activities generate dust through vehicle traffic on unpaved roads, processing operations, such as loading from stockpiles, and other material handling and transport operations. Fugitive dust will be controlled with best management practices to comply with MPCA standards. The following is a list of BMP's that will be employed to minimize fugitive dust emissions at the site.

- Applying water to unpaved roads
- Stabilizing unworked areas with topsoil and vegetation
- Maintaining unpaved roads in a well-graded condition
- Limiting unnecessary traffic through the Facility
- Limiting traffic speed within the Facility
- Performing prompt reclamation of disturbed areas following termination of Facility operations

3.9 Noise

Site activities will generate noise through operation of earthmoving and processing equipment. Levels of noise will be controlled to comply with standards established by the MPCA and US Environmental Protection Agency. Noise generated at the site will be mitigated using the following techniques, which have proven effective at other similar facilities:

- Truck traffic will be routed in a loop to the extent practical in order to minimize the use of back up alarms.
- White noise backup alarms will be utilized if existing controls do not sufficiently mitigate the noise generated by traditional beeping backup alarms.
- Equipment will be maintained in good working order and with standard noise reduction equipment such as mufflers.

3.10 Existing Vegetation

Existing trees and vegetation will be preserved to all extents feasible. Mining of additional phases extends into existing farmland and will have minimal impacts on existing trees and vegetation. Following site reclamation, land will be returned to agricultural use with prairie grasses established on steeper slopes which will not be farmable.

3.11 Traffic

Traffic will access the site from Bonaire Path E and exit via 138th St E, as discussed in Section 3.2.

3.12 Stormwater and Erosion Control

Stormwater management for the mining pit and reclamation operation will comply with regulations as specified by the MPCA as well as requirements of the National Pollutant Discharge Elimination System (NPDES), including maintaining a Nonmetallic Mining/Associated Activities General Permit and following the P2 Plan included as Appendix A.

Existing topsoil and overburden generally consist of loam, sandy loam, silt loam, and clay loam soils or Unified Soil Classification System (USCS) mixed CL and ML soils, averaging of hydrologic soil group B soils. Site subsoils below topsoil and overburden predominantly consist of gravelly loam coarse sands, gravelly coarse sands, and very gravelly sands or USCS groups mixed between GP, GM, SP, SM, and SW soils, which correspond to hydrologic soil groups A and B soils. Soil data obtained from the NRCS Web Soil Survey is included in Appendix C. Hydrologic soil group A and B soils allow water to infiltrate well, so all water contacting mining activities will be contained at the Facility and infiltrated. Open area of the Facility will be phased and graded to contain and infiltrate all stormwater contacting mining activities. Run-on and run-off diversion/screening berms will be graded from stripped topsoil around the perimeter of the active mine. Silt fence shall be maintained downstream of the berms until vegetation is established (at least 70% coverage) on the berms. If erosion or sediment transfer off the property occurs, the issues shall be dealt with promptly by removing any deposited sediment, re-grading or repairing the area as necessary, seeding, and stabilizing the area with mulch, hydro-mulch, or erosion control blanket, as appropriate.

Additional details on stormwater control can be found in the P2 Plan.

3.13 Topsoil Management

Topsoil will be stripped to full depth as a part of site preparation and segregated into dedicated diversion/screening berms or stockpiles. Diversion/screening berms will be graded to surround the active pit on the north, east, and south sides of pit, as mining expands to additional phases. Berms will be uniformly graded and vegetated so that pit operations will be screened. Berms and stockpiles will be stabilized within 14 days of final grading. Existing berming and screening on the east side of the site will be maintained.

As stated previously, the average depth of existing topsoil is approximately 6.1 inches. For site reclamation, stripped topsoil will be re-placed uniformly to approximately the same depth, but in no case less than 2-inches deep. Topsoil will not be exported from the site and import of topsoil is not expected to be necessary for reclamation. If topsoil import is necessary, imported material will be tested and confirmed to meet city standards. Compaction of the soil layer will be limited to the equipment necessary to spread the layer.

4.0 SITE RECLAMATION

Site reclamation will include removal of all equipment, stockpiles, temporary haul roads, driveways, etc., re-grading and placing backfill materials, and establishing vegetation. Imported fill may be used to establish the reclamation grades. Imported fill will be placed according to the Borrow Pit Reclamation Protocol contained in Appendix F. Topsoil will be placed as described in Section 3.13 over imported fill to establish the approximate grades shown on Sheet 3 of the P2 Plan.

Once finished reclamation grades are established, vegetation will be established within 14 days of final grading by seeding with MnDOT seed mixture Southern Tallgrass Roadside (STR) at a seeding rate of 26-pounds per acre or as approved by the City of Rosemount and applying MnDOT Type 1 Mulch (2-tons per acre) and commercial fertilizer (application rate will be determined from soil testing prior to reclamation). As necessary, downstream silt fence shall remain in place and be maintained until vegetation is established (at least 70% coverage) on all seeded areas. Once vegetation is established, all temporary synthetic erosion and sediment control BMP's shall be removed.

The following additional reclamation standards will be implemented:

- All materials used for reclamation backfill shall be free of contaminants and shall be non-noxious, non-flammable and non-combustible.
- The graded or backfilled area shall not collect or permit stagnant water to remain therein, unless there is an approved ponding area or wetland restoration or creation.
- Graded or backfilled areas shall be surfaced with at least two inches of topsoil stripped and stockpiled from the mining area.
- Final stabilization will be achieved within 3 months after termination of Facility activities. This includes removal of all equipment, vehicles, machinery, materials, stockpiles, and other materials incidental to the Facility operation.
- Reclamation will not result in an increase in impervious area from existing conditions.
- Erosion and sediment control measures specified in the P2 Plan will be followed until the termination of applicable permits (e.g. NPDES).

5.0 CERTIFICATION

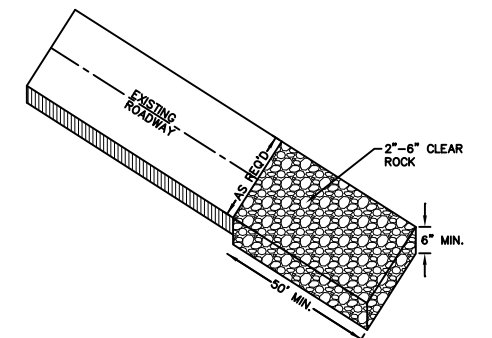
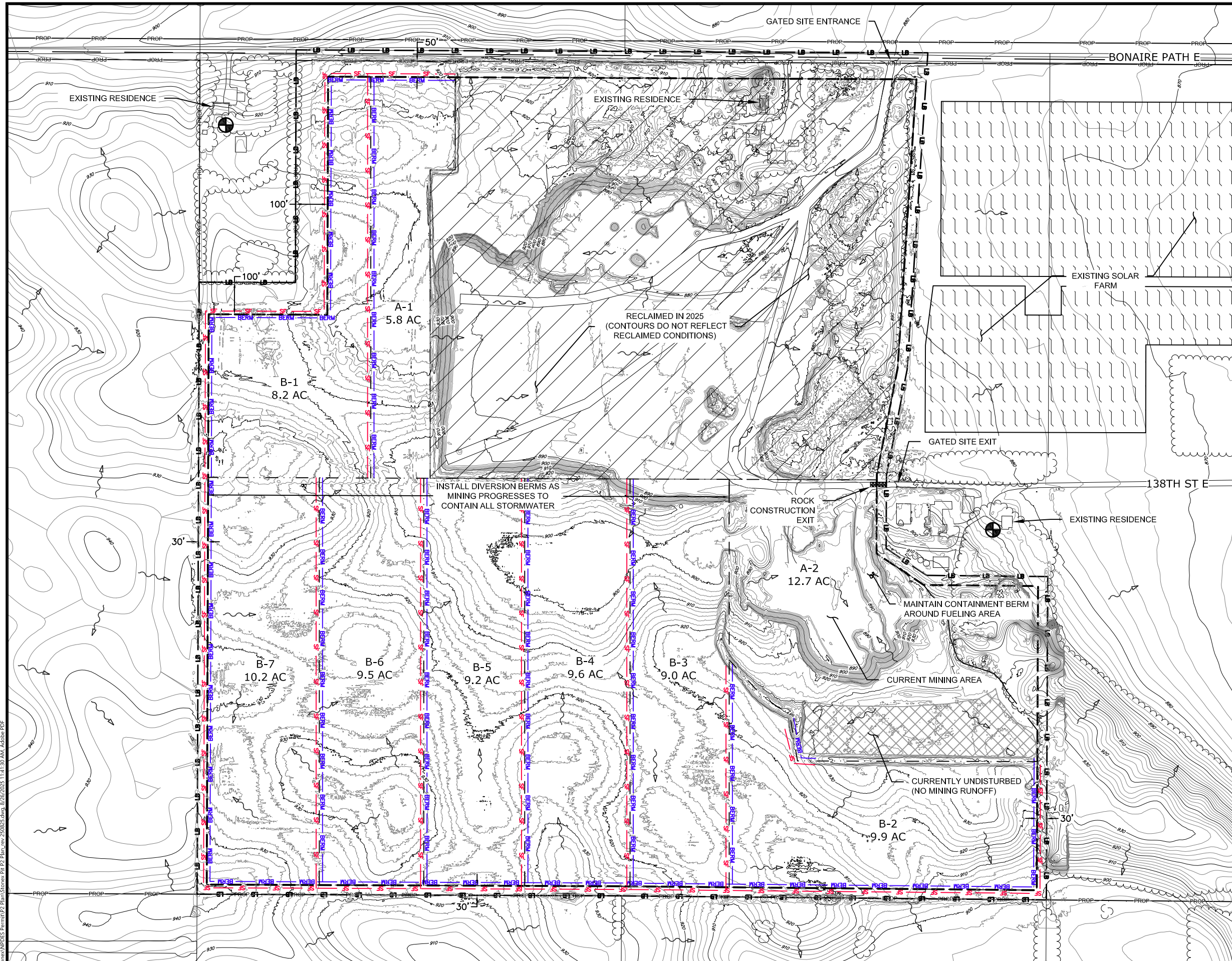
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



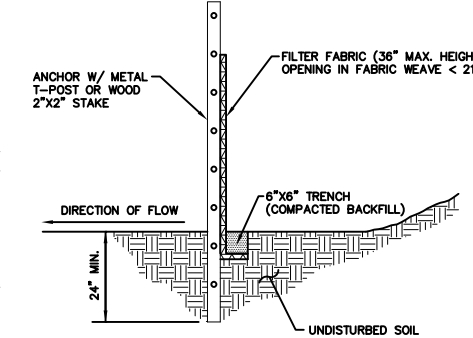
Brannon Peterson, P.E.

Project Engineer

Date: 8/26/2025 License # 58910



1 | ROCK CONSTRUCTION EXIT
2 | NO SCALE



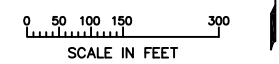
- NOTES:
1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
 2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
 3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
 4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
 5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
 6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

1 | SILT FENCE
2 | NO SCALE

LEGEND

930	TOPOGRAPHIC MAJOR CONTOUR (10' INTERVAL)
	TOPOGRAPHIC MINOR CONTOUR (2' INTERVAL)
PROP	PROPERTY BOUNDARY
LB	LEASE BOUNDARY
---	MINING BOUNDARY
---	PARCELS/SUBDIVISIONS
SF	PROPOSED SILT FENCE
BERM	PROPOSED DIVERSION BERM
~~~~~	APPROXIMATE WOODS
⊕	STORMWATER FLOW DIRECTION
⊕	RESIDENTIAL WATER SUPPLY WELL
▨	EXISTING SOLAR FARM
▨	RECLAIMED AREA

- NOTES:
1. TOPOGRAPHIC CONTOURS FROM 7/23/2025 AND 8/1/2025 AERIAL FLYOVER SURVEYS BY FRATTALONE MERGED OVER DAKOTA COUNTY GIS ELEVATION DATA.
  2. PROPERTY BOUNDARY FROM DAKOTA COUNTY GIS PLSS DATA.
  3. WOODS AND ROADWAYS APPROXIMATE FROM AERIAL IMAGERY.
  4. INSTALL DIVERSION BERMS AS NECESSARY TO CONTAIN ALL STORMWATER AS MINING PROGRESSES.
  5. INSTALL AND MAINTAIN SILT FENCE ON DOWNSTREAM SIDE OF DIVERSION BERM UNTIL BERMS ARE 70% COVERED WITH VEGETATION. SILT FENCE MAY BE SUBSTITUTED WITH SIMILAR SEDIMENT CONTROL BMPs INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  6. STABILIZE ALL DIVERSION BERMS WITH VEGETATION ON THE UPSTREAM AND DOWNSTREAM SIDE OF THE BERM. ENSURE BERMS ARE 70% COVERED WITH VEGETATION.
  7. DIVERSION BERMS SHALL BE CONSTRUCTED TO MINIMUM 3 FEET TALL, PER MSHA REGULATIONS, AND SHALL BE CONSTRUCTED TO ADEQUATE HEIGHT AS NECESSARY TO ESTABLISH SCREENING OF SITE ACTIVITIES WITH REGARD TO ELEVATION OF OPERATING PIT FLOOR.
  8. MAINTAIN ROADWAYS IN WELL GRADED CONDITION, LIMIT HAUL TRAFFIC TO ROADWAYS, AND LIMIT TRAFFIC TO 15 MPH TO PREVENT OFFSITE SEDIMENT TRACKING, INCLUDING MUD AND OTHER DEBRIS.
  9. WELLS APPROXIMATE FROM MINNESOTA WELL INDEX.



**CARLSON MCCAIN**  
16305 36TH AVE N  
SUITE 600  
PLYMOUTH, MN 55446  
TEL (952) 346-3900  
CARLSONMCCAIN.COM

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 Professional Engineer under the laws of the State of Minnesota.  
Date: 8/26/2025 License #: 58910

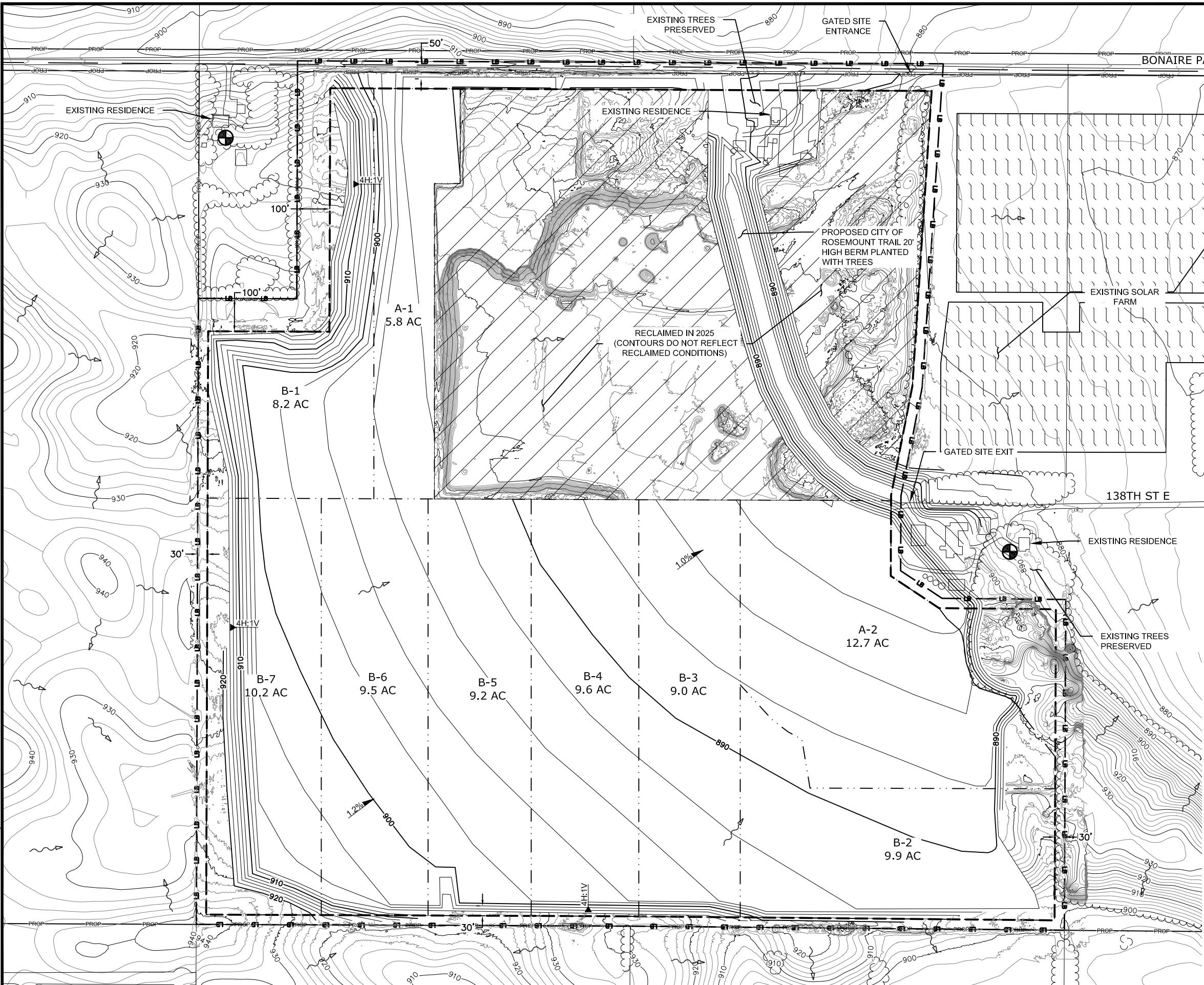
Print Name: BRANNON PETERSON, PE  
Signature: *Brannon Peterson*  
Designed: BLP  
Date: 8/26/25

REV	DATE	BY	DESCRIPTION
1	12/7/21	BLP	ISSUED FOR PERMIT APPLICATION
2	8/26/25	BLP	INCORPORATED BOLANDER WESTERRA PIT

**FRATTALONE COMPANIES, INC.**  
3205 SPRUCE STREET, ST. PAUL, MN 55117

**STONEX PIT**  
ROSEMOUNT, MN

**EXISTING CONDITIONS AND SITE PREPARATION**  
POLLUTION PREVENTION PLAN



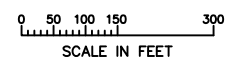
1. TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.
  2. TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE NO MORE THAN 7 DAYS AFTER FINAL LAND GRADING ACTIVITIES.
  3. SEED: MNDOT MIXTURE SOUTHERN TALL GRASS ROADSIDE (STR) AT 26 POUNDS PER ACRE.
  4. DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.
  5. MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).
  6. FERTILIZER: TYPE AND RATE TO BE DETERMINED FROM TOPSOIL TESTING.
- 1 | TURF ESTABLISHMENT  
3 | NO SCALE

- TURF ESTABLISHMENT NOTES:
1. INSTALL SILT FENCE, AS NECESSARY, ALONG ALL DOWNSTREAM PERIMETERS OF RECLAMATION ACTIVITIES.
  2. ALL TEMPORARY ACCESS ROADS SHALL BE SALVAGED AND REMOVED FROM THE SITE.
  3. ALL RECLAIMED AREAS SHALL RECEIVE A MINIMUM OF 2" OF TOPSOIL.

**LEGEND**

- 930 — TOPOGRAPHIC MAJOR CONTOUR (10' INTERVAL)
- 930 — TOPOGRAPHIC MINOR CONTOUR (2' INTERVAL)
- 930 — RECLAMATION MAJOR CONTOUR (10' INTERVAL)
- 930 — RECLAMATION MINOR CONTOUR (2' INTERVAL)
- LB — LEASE BOUNDARY
- — — — — MINING BOUNDARY
- — — — — PHASE BOUNDARY
- — — — — EXISTING ROADWAY
- ~ ~ ~ ~ ~ APPROXIMATE WOODS
- → → → → STORMWATER FLOW DIRECTION
- ⊕ RESIDENTIAL WATER SUPPLY WELL
- [Hatched Box] EXISTING SOLAR FARM
- [Diagonal Line Box] RECLAIMED AREA

- NOTES:
1. TOPOGRAPHIC CONTOURS FROM 7/23/2025 AND 8/1/2025 AERIAL FLYOVER SURVEYS BY FRATTALONE MERGED OVER DAKOTA COUNTY GIS ELEVATION DATA.
  2. PROPERTY BOUNDARY FROM DAKOTA COUNTY GIS PLSS DATA.
  3. WOODS AND ROADWAYS APPROXIMATE FROM AERIAL IMAGERY.
  4. NOTE RECLAMATION CONTOURS OBTAINED FROM PERMITTED CONCEPTUAL END USE PLAN, PREPARED JANUARY 13, 2005 AND PROVIDED BY FRATTALONE. ACTUAL RESTORATION GRADES MAY VARY SLIGHTLY AS MINING IS COMPLETED
  5. WELLS APPROXIMATE FROM MINNESOTA WELL INDEX.



**CARLSON MCCAIN**  
 16305 36TH AVE N  
 SUITE 600  
 PLYMOUTH, MN 55446  
 TEL (952) 346-3900  
 CARLSONMCCAIN.COM

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 Professional Engineer under the laws of the State of Minnesota.

Print Name: BRANNON PETERSON, PE  
 Signature: *Brannon Peterson*  
 Date: 8/26/2025 License #: 58910

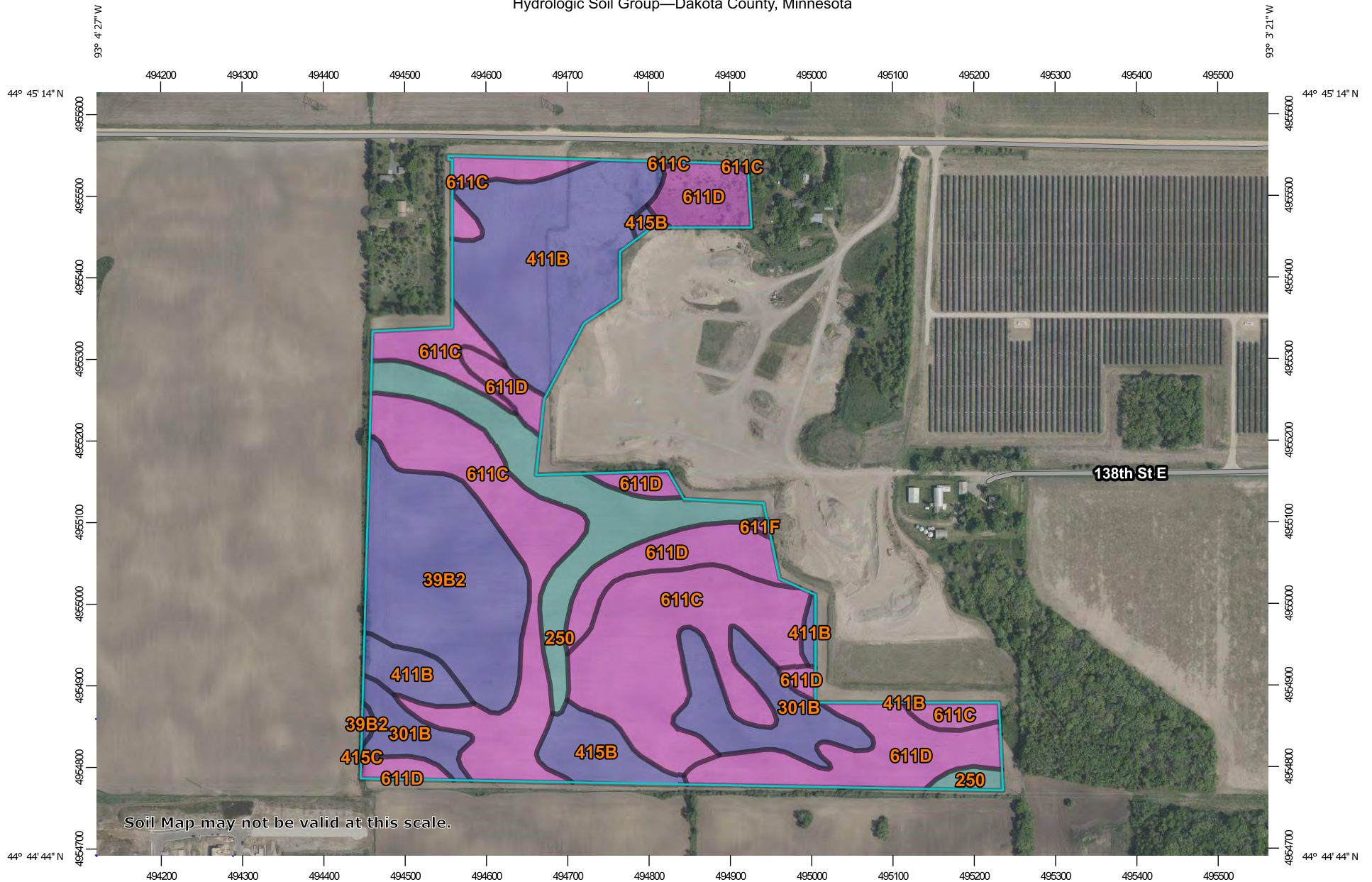
REV	DATE	BY	DESCRIPTION
1	12/7/21	BLP	ISSUED FOR PERMIT APPLICATION
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**FRATTALONE COMPANIES, INC.**  
 3205 SPRUCE STREET, ST. PAUL, MN 55117

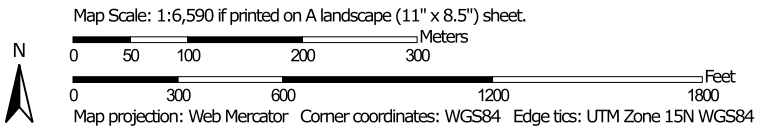
**STONEX PIT**  
 ROSEMOUNT, MN

**RECLAMATION PLAN**  
 POLLUTION PREVENTION PLAN

Hydrologic Soil Group—Dakota County, Minnesota



Soil Map may not be valid at this scale.





# Minnesota Well Index

Search by

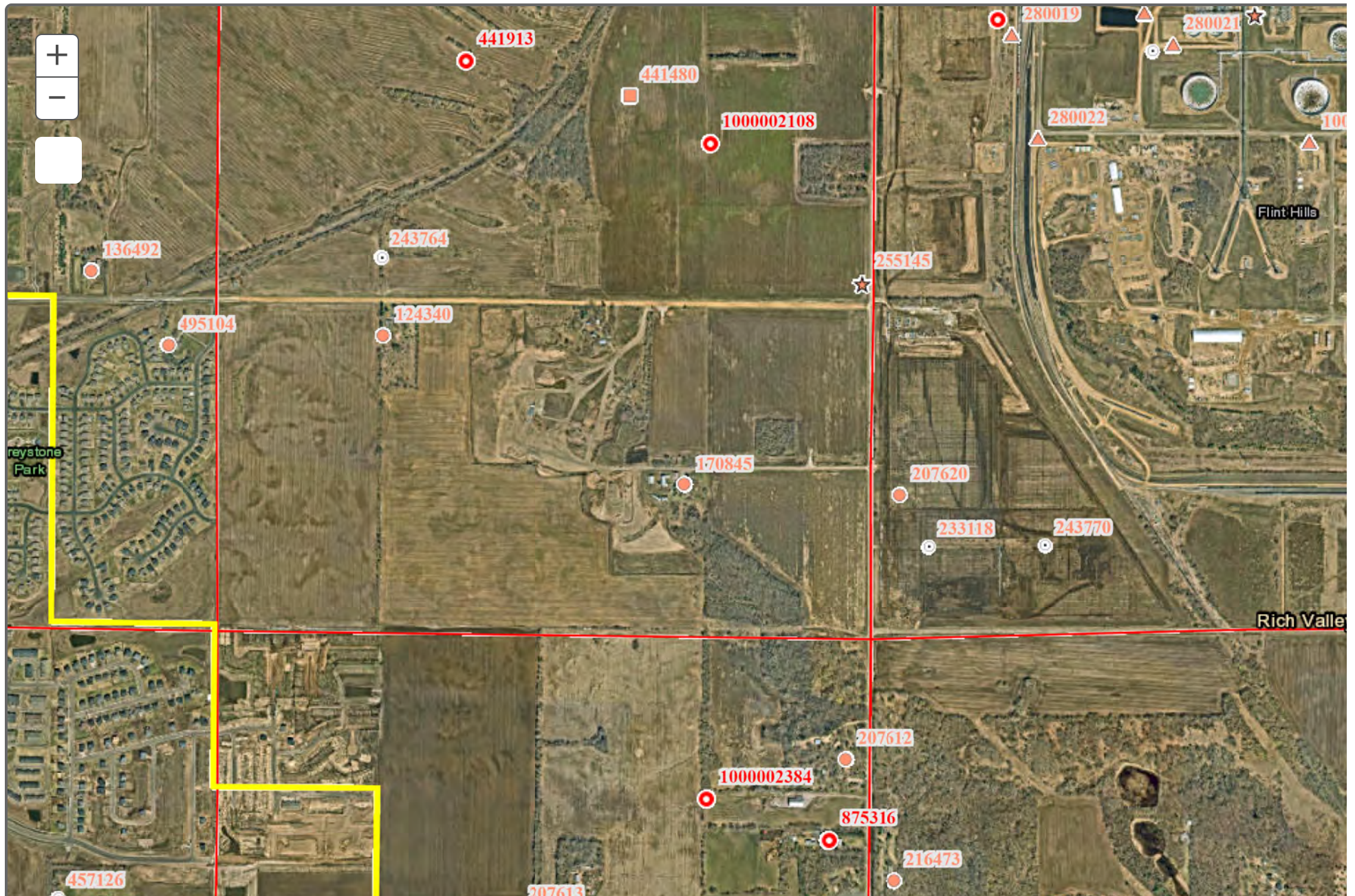
Zoom to

Tools

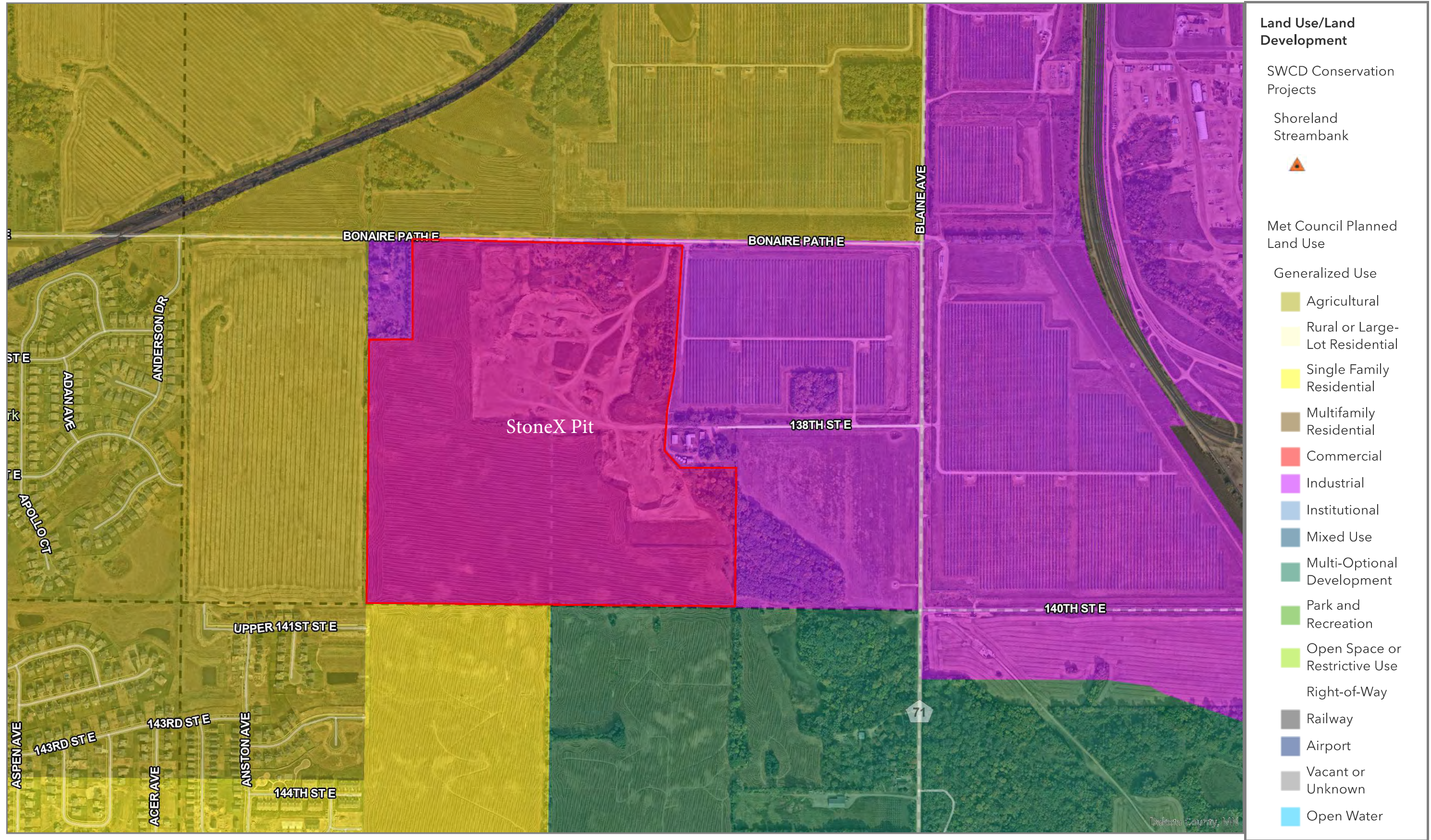
Base Maps

Other Links

Help



### StoneX Pit Neighboring Land Use



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
**1 inch = 660 feet**  
 8/19/2025

**Mineral Extraction Permit**  
**2025-2026 Conditions for Mineral Extraction**  
**Permit ~~VESTERRA, LLC and STONEX,~~**  
**LLCFrattalone Companies, Inc. StoneX Pit**

- A. By their signatures below, ~~Vesterra, LLC and Stonex, LLC~~ Frattalone Companies, Inc. (hereinafter collectively referred to as the "Property Lessee") and Flint Hills Resources (herein after "the Property Owner") consent to these conditions, binding themselves and their successors, heirs or assigns to the conditions of this permit. ~~Vesterra, LLC and Stonex, LLC are jointly and severally~~ Frattalone Companies, Inc. is liable and responsible for compliance with all conditions of this permit and all requirements of law relating to the licensed activities. Mineral Extraction is an Interim Use in the Agriculture District of which the permit area is a part according to Ordinance B, the City of Rosemount Zoning Ordinance Regulations. Property Owner consents to entry onto the Subject Property by the City, the City's employees, agents, and contractors, as needed to inspect the work of the permit, enforce the conditions of the permit and undertake any work needed to comply with permit conditions including mine closing and reclamation.
- B. This permit is granted for the area designated as ~~Solberg Phase 1, Bolander Phases 1 and 2, and Frattalone Phase 1A-1 and A-2 and B-1 and B-2 on Exhibit 1 Present Conditions and 2025 Mine Plan~~ the plan titled Existing Conditions and Site Preparation.
- C. ~~The completion date of the overall mineral extraction process including site reclamation shall be no later than December 31, 2025 for the northern 75 acres, the Vesterra site. The completion date of the overall mineral extraction process including site restoration shall be no later than December 31, 2026 for the southern 80 acres, the Stonex site.~~ The term of this permit shall extend from ~~January~~ November 1, 2025 until December 31, ~~2025-2027~~ unless revoked prior to that for failure to comply with the permit requirements. A mining permit fee of \$370.00 shall be paid to the City of Rosemount.
- D. All required permits from the State of Minnesota, County of Dakota and City of Rosemount (hereinafter "City") or any of their agencies shall be obtained and submitted to the City prior to the issuance of the permit. Failure by the Property Lessee to comply with the terms and conditions of any of the permits required under this paragraph shall be grounds for the City to terminate said mining permit.
- E. The final grading for the permit area shall be completed in accordance with the grading plan (~~Conceptual End Use Plan~~ Reclamation Plan dated ~~1/13/05~~ 08/26/2025) ~~labeled Exhibit 3~~, which is attached hereto, or as approved by the City Engineer, and any other conditions that may be imposed by the City from time to time.
- F. All gravel trucks and other mining related traffic shall enter the mining area from

Bonaire Path (County Road 38) and exit via the private drive to Blaine Avenue. It shall be the Property Lessee's responsibility to obtain any access permits or easements necessary for ingress and egress. The location of the accesses and/or easements for ingress and egress shall be subject to approval by the City, as well as

the Dakota County Highway Department or the Minnesota Department of Transportation if applicable or if any changes occur relative to the mining process. The current locations of the access driveways are indicated on the ~~Present Conditions and 2025 Mining Plan~~Existing Conditions and Site Preparation plan. Warning signs including “Trucks Hauling” shall be installed at the Property Owner’s expense as needed in accordance with Dakota County requirements. Any street improvements to Bonaire Path, County Road 71 or CSAH 42 necessary to accommodate the generated traffic shall be the sole responsibility of the Property Lessee.

- G. A plan for dust control shall be submitted to and subject to approval by the City. The Property Lessee shall clean dirt and debris from extraction or hauling operations related to the Mineral Extraction Permit from streets. After the Property Lessee has received 24-hour verbal notice, the City may complete or contract to complete the clean-up at the Property Lessee’s expense. In the event of a traffic hazard as determined by the City Administrator (or their designee) or Rosemount Police Department, the City may proceed immediately to complete or contract cleanup at Property Lessee’s expense without prior notification.
- H. The surface water drainage of the mining area shall not be altered so as to interfere, contaminate, or otherwise impact the natural drainage of adjacent property.
- I. No topsoil shall be removed from the site and the Property Lessee shall take necessary measures to prevent erosion of the stockpiled topsoil. The location of the stockpiled topsoil is ~~located on Present Conditions and 2025 Mine Plan~~indicated on the Existing Conditions and Site Preparation plan as diversion and screening berms.
- J. Any costs incurred now or in the future in changing the location of existing public or private utilities including but not limited to pipelines, transmission structures and sewer infrastructure located within the permit area shall be the sole obligation and expense of the Property Lessee.
- K. All costs of processing the permit, including but not limited to planning fees, engineering fees and legal fees, shall be paid by the Property Lessee prior to the issuance of the permit. The Property Lessee shall reimburse the City for the cost of periodic inspections by the City Administrator or any other City employee for the purpose of insuring that conditions of the permit are being satisfied. The Property Lessee agrees to reimburse the City for any other costs incurred as a result of the granting or enforcing of the permit.
- L. The daily hours of operation for the mining area shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday subject to being changed by the City Council.
- M. The Property Lessee shall deposit with the Planning Department a surety bond or cash deposit in the amount of Seven Thousand, Five Hundred Dollars per acre (\$7,500.00/acre) for any active phase in favor of the City for the cost of restoration, regrading and/or revegetating land disturbed by mining activities and

to ensure performance of all requirements of this agreement and City ordinances by Property Lessee. The required surety bonds must be:

- (1) With good and sufficient surety by a surety company authorized to do business in the State of Minnesota.
- (2) Satisfactory to the City Attorney in form and substance.
- (3) Conditioned that the Property Lessee will faithfully comply with all the terms, conditions and requirements of the permit; all rules, regulations and requirements pursuant to the permit and as required by the City and all reasonable requirements of the City Administrator (or his designee) or any other City officials.
- (4) Conditioned that the Property Lessee will secure the City and its officers harmless against any and all claims, or for which the City, the Council or any City officer may be made liable by reason of any accident or injury to persons or property through the fault of the Property Lessee.
- (5) The surety bond or cash deposit shall remain in effect from ~~January~~ November 1, 2025 until July 31, ~~2026~~2028.

Upon thirty (30) days' notice to the Property Lessee and surety company, the City may reduce or increase the amount of the bond or cash deposit during the term of this permit in order to insure that the City is adequately protected.

- N. The Property Lessee shall furnish a certificate of comprehensive general liability insurance issued by insurers duly licensed within the State of Minnesota in an amount of at least Five Hundred Thousand and no/100 (\$500,000.00) Dollars for injury or death of any one person in any one occurrence, and at least One Million Five Hundred Thousand and no/100 (\$1,500,000.00) Dollars for injury or death of more than one person arising out of one occurrence and property damage liability in an amount of at least Two Hundred Fifty Thousand and no/100 (\$250,000.00) Dollars arising out of any one occurrence. The policy of insurance shall name the City as an additional insured and shall remain in effect from ~~January~~ November 1, 2025 until July 31, ~~2026~~2028.
- O. No processing or mixing of materials shall occur on the site, except as approved by the Dakota County Environmental Management Department as incidental to a sand and gravel mining operation. Any such activities will be enclosed with snow or cyclone fencing or as approved by City staff. Construction of any ponding areas, wash plants or other processing or equipment brought to the site shall require additional site and grading plan information subject to review and approval of the City Engineer.
- P. The Property Lessee and the Property Owner shall hold the City harmless from all claims or causes of action that may result from the granting of the permit. The Property Lessee shall indemnify the City for all costs, damages or expenses, including but not limited to attorney's fees that the City may pay or incur in consequence of such claims.

- Q. The Property Lessee and the Property Owner shall comply with such other requirements of the City Council as it shall from time to time deem proper and necessary for the protection of the citizens and general welfare of the community.
- R. Complete mining and reclamation is required in all phases before any additional mining is authorized. Modifications or expansion of the mining areas must be approved in writing to the City. Property Lessee shall submit to the City annually a written report indicating the amount of material extracted from the site for the prior 12-month period.
- S. The Property Lessee shall incorporate best management practices for controlling erosion and storm water runoff as specified by the Minnesota Pollution Control Agency and the United States Environmental Protection Agency.
- T. The City of Rosemount shall have the ability to collect independent soil samples
- U. Reclamation shall include the replacement of the entire stockpile of topsoil on the mined area, reseeding and mulching necessary to re-establish vegetative cover for permanent slope stabilization and erosion control. The minimum depth of topsoil shall not be less than two inches after reclamation. Topsoil for reclamation shall conform to specifications on file with the City. No restored slopes may exceed a gradient of 25% or four to 1 (4:1).
- V. The Property Lessee must show how materials stockpiled for recycling will be processed and inform the City of all stockpiled materials.
- W. The Property Lessee may not assign this permit without written approval of the City. The Property Lessee will be responsible for all requirements of this permit and all City ordinances on the licensed premises for the permit period unless the Property Lessee gives sixty (60) days prior written notice to the City of termination and surrenders the permit to the City. The Property Lessee shall identify all Operators prior to their commencement of mineral extraction-related activities in the pit area. The City shall have the authority to cause all mineral extraction activities to cease at any time there is an apparent breach of the terms of this Permit.
- X. The Property Lessee shall maintain a “stock” gate (or equivalent) at the entrance to the property where the mining operation is located. The gate must be secured at 7:00 p.m. and at any time the pit is not in use.
- Y. There shall be no “haul-back” of materials from any other property or job site that would be imported to the property for fill or other purposes other than incidental concrete recycling as referred to in paragraphs O, V and FF; and topsoil imported for the purpose of re-establishing turf as accepted by the City.
- Z. Truck operators within the pit area shall not engage in practices involving slamming tailgates, vibrating boxes, using of “jake” or engine brakes (except in emergency situations) or other such activities that result in excessive noise.

- AA. The Property Lessee shall comply with directions from the City Engineer.
- BB. A landscaping plan shall be prepared subject to approval by City Staff, for the purpose of providing vegetative screening within the setback areas of the various phases of the mining area. Said landscaping shall be installed according to City standards, prior to commencement of operations within an adjacent phase area.
- CC. No retail activity is permitted on the site. Materials imported to the site are limited to materials to be recycled and mixed with aggregate extracted from the site and topsoil for reestablishing ground cover or turf.
- DD. Off-site mining connected with the reconstruction of County Road 38 or construction of Connemara Trail shall require separate project approval by the City Council. The site reclamation plan with proposed grades and future street alignments is subject to approval by the City Engineer.
- EE. The storage of equipment (unrelated to the sand and gravel mining and processing), manure, construction debris, or hazardous materials of any kind shall not be permitted on site. The placement of construction debris, manure, asphalt or hazardous materials in any form within the pit as fill shall be strictly prohibited.
- FF. The fill area re-grading and reclamation shall follow the procedures described in the ~~Stonex LLC and Vesterra LLC Reclamation Protocol Rosemount, Minnesota Reclamation Plan. Stonex, LLC and Vesterra, LLC Frattalone Companies, Inc.~~ shall compact the entire reclamation site to a minimum compaction of 95% of maximum dry density. Reports shall be submitted to the City by August 1st and February 1st describing any fill importation from January 1st through June 30th and July 1st through December 31st respectively. The bi-annual reports submitted shall describe the quantities of material brought in, where the material came from, and the test results, including supporting analytical results of the materials.

IN WITNESS WHEREOF, ~~Vesterra, LLC and Stonex, LLC Frattalone Companies, Inc.~~ hereby consents and agrees to the foregoing conditions of said mining permit this _____ day of _____, 20____.

~~Vesterra, LLC and Stonex, LLC Frattalone Companies, Inc.~~

By: _____  
~~Jonathan J. Wilmshurst, Owner~~



Planning Commission Regular Meeting: September 23, 2025  
 Tentative City Council Meeting: October 7, 2025

<b>AGENDA ITEM:</b> Amendments to the Zoning Ordinance of the Rosemount City Code	<b>AGENDA SECTION:</b> PUBLIC HEARINGS
<b>PREPARED BY:</b> Anthony Nemcek , Senior Planner	<b>AGENDA NO.</b> 6.c.
<b>ATTACHMENTS:</b> Excerpt from the June 24, 2025 Planning Commission meeting minutes, Excerpt from the August 26, 2025 Planning Commission meeting minutes	<b>APPROVED BY:</b> AK
<b>RECOMMENDED ACTION: Motion</b> to recommend the City Council approve zoning code amendments related to sections 11-4-2, 11-6-3, 11-6-8, 11-7-5, and 11-7-6 as described in the staff report dated September 23, 2025.	

### BACKGROUND

Staff has initiated four amendments to the text of the zoning ordinance within the Rosemount City Code. This comes after the proposed amendments were discussed by the Planning Commission at its meetings in June and August of this year. Staff is proposing changes to the following sections of the Code: 11-4-2, 11-6-3, 11-6-8, 11-7-5, and 11-7-6.

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

This proposed amendment would make Educational Services a permitted use in the B-2 Employment district. Staff has received inquiries from uses wishing to locate in the B-2 district that are not currently allowed. Specifically, a dance studio is wishing to open in the Biscayne Business Park within one of the units being built by Keystone Development Partners. Indoor commercial recreation facilities, which include, but are not limited to, billiard parlors, skating rinks, inflatable domes or structures, indoor swimming pools, bowling alleys, movie theaters, arcades, health clubs, reception halls, and other similar businesses, are allowed. Educational services, defined in the City Code as *"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"*, are not.

Staff reviewed the codes of Apple Valley, Plymouth, Maple Grove, Edina, and Woodbury and found that all allow for dance studios in their business park or equivalent districts. Some specifically name dance studios in their definition of physical recreation or training facilities. Others call them teaching or training facilities without outdoor areas, equipment, or storage. Staff discussed with the Commission possible outcomes, such as adding educational services as a permitted use or updating the definitions to add a dance studio to the definition of a commercial indoor recreation facility and remove it from the definition of educational services.

Based on feedback received by staff from the Commission, staff is recommending simply updating the use table in section 11-4-2 to make Educational Services, as that use is currently defined, a permitted use in the B-2 district. Educational Services would still be required to provide the code-identified minimum parking stalls, otherwise there are no use-specific standards for Educational Services. Staff is not recommending any additional standards or changes to the code as part of this amendment.

### **11-6-3: Principal Uses, Commercial**

The amendment to this section relates to the use-specific standards for Commercial Event Centers. The Code contains 19 standards that must be met in order for a Commercial Event Center to operate in Rosemount. The Planning Commission discussed the following two standards:

- The property owner and venue operator must be the same individual(s) and the site shall be its primary residence. The operator, or its designee, must be on the premises for the duration of each event.
- The maximum number of guests is two hundred (200). A larger number of guests may be approved by the city based on the size of site, structures, parking availability, and other relevant factors.

The code was originally amended to allow owners of farmsteads to adapt and use the farmsteads and associated structures for events like weddings. Since that amendment was adopted, staff has received requests to consider eliminating the two conditions listed above. Based on the feedback received from the Planning Commission staff is recommending the following changes:

- ~~The property owner and venue operator must be the same individual(s) and the site shall be its primary residence.~~ The operator, or its designee, must be on the premises for the duration of each event.
- ~~The maximum number of guests is two hundred (200). A larger number of guests may be approved by the city~~ The maximum number of guests shall be based on the size of site, structures, parking availability, and other relevant factors.

### **11-6-8: Accessory Uses, N-Z**

This proposed amendment relates to the regulation of outdoor dining areas associated with restaurants and other establishments. Currently, there is a discrepancy between what the City Code requires for outdoor dining areas in the administration of liquor licenses and what the zoning ordinance requires.

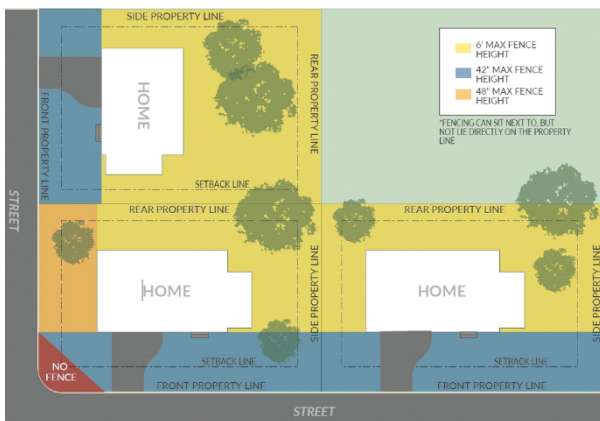
When reviewing an application for a liquor license, Section 3-1-14 of the City Code requires the following: *The patio or deck area must be compact and contiguous to the licensed premises and shall be quarantined off by an appropriate fence, wall or staff monitor as approved by City staff.*

When the Planning Commission is reviewing a site plan for a restaurant, it reviews the plans against the following standard: *When a liquor license is granted, an uninterrupted enclosure is required, and the enclosure shall only have access through the principal building.*

Staff received feedback from the Planning Commission at its meeting on June 24th that amending the zoning ordinance to reflect the standards used to review a liquor license is appropriate. A goal of the City Council and Planning Commission when the Zoning Ordinance was recently rewritten was to streamline and simplify the Code to make it more user-friendly both for staff and also for developers and businesses interested in moving to Rosemount. Therefore, staff is recommending that the language in Section 11-6-8 be replaced with the language used in Section 3-1-14 to create consistency between the two parts of the Code.

**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. Staff reviewed the codes of Burnsville, Minnetonka, Woodbury, Hastings, and Lakeville. None of those cities regulated street side yard fence height, although Lakeville requires a 10-foot setback from public rights of way. At the August 26 meeting, staff proposed one possible solution that would require a certain setback from the street abutting the subject property's side yard in which a six-foot-tall fence could be constructed. Planning Commission feedback was that a setback wasn't needed, given how far from the curb the City's right of way typically extends.



Staff is recommending the following amendment:

**B. Fence Height:**

1. Fences and walls in residential districts shall be subject to the following maximum heights:
  - a. Six (6) feet in the rear or side yard.
  - b. Forty-two (42) inches in the front yard.
  - c. ~~Forty-eight (48) inches in street side yards of corner lots that abut another front yard, provided that no structure shall interfere with sight distances for vehicles approaching intersections.~~

**11-7-6: Landscaping, Screening, and Buffering Standards:**

There are two components of the section of the Zoning Ordinance that staff brought to the Planning

Commission for discussion. The first part relates to the calculation of the total number of trees required by the code and how trees planted in parking lots contribute to this number. The second part relates to screening requirements as a part of a landscape plan.

The zoning code requires a certain level of parking lot landscaping based on the size of the parking lot. Currently, any trees required as part of parking lot landscaping are required **in addition** to trees required based on site area. The Planning Commission discussed this issue and the feedback received by staff was supportive of including trees required as part of the required parking lot landscaping in the count toward the trees required based on the area of a development site.

The other component related to screening was discussed by the Planning Commission. Staff had hoped to update the language of the code to make it easier to determine if a landscape plan met the screening requirements by eliminating language specifying an exact percentage of opacity required for screening of things like drive-through stacking areas. The Planning Commission's feedback was to leave that requirement in the code. Staff hopes to continue this discussion by including a landscape architect or other professional who designs landscape plans to help understand how staff can calculate opacity or if there are better practices that can achieve the goals of ensuring appropriate screening.

At this time, staff is recommending only the following amendment to Section 11-7-6:

5. Parking Lot Landscaping:

- a. All parking areas for multi-unit residential, mixed-use, and non-residential developments (including driveways and drive aisles) shall be screened and landscaped subject to Planning Commission review to reduce the impact of large expanses of paved surfaces, provide a more pedestrian-friendly environment and provide adequate room for snow storage.
- b. Trees, Shrubs, flowers, and ground cover needed in these areas shall be in addition to the minimum number of trees and foundation plantings required by this title.

**RECOMMENDATION**

Staff is recommending approval of the amendments described within this report.

## EXCERPT FROM THE JUNE 24, 2025 PLANNING COMMISSION MEETING MINUTES

### 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.

## EXCERPT FROM THE AUGUST 26, 2025 PLANNING COMMISSION MEETING MINUTES

### DISCUSSION

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

Senior Planner Nemcek presented discussion items regarding amendments to the zoning ordinance focusing on fence height standards and educational services in the B-2 employment district. He discussed fence height standards on corner lots. He noted the commonality of the request for six-foot fences in side yards on corner lots and staff's research of other cities' regulations. Commissioner Rivera asked if the city had any setbacks. Nemcek replied that fences can be built up to but not on a property line and there is a three-foot setback from any sidewalks or bituminous trail. Nemcek also clarified that fences could be built in drainage and utility easements. Commissioner Reed asked about the original rationale. Nemcek responded that it was likely to avoid a tunneling effect. The commission indicated that they would be in favor of the amendment.

Nemcek also presented on educational services as a use in the B-2 zoning district. He explained that this was brought up by the Biscayne Business Park in regard to a dance studio. He discussed staff research on dance studios in business parks in surrounding or similar cities. He noted that staff's opinion was that activity mostly occurred inside, and the only issue could be many parents coming and going at one time. Nemcek presented the two possible outcomes of either adding educational services as a permitted use in the B-2 zoning district or updating the definition of a commercial indoor recreation facility to include dance studios. The commission indicated that they would be in favor of a change. Commissioner Buggi noted that other similar types of businesses should be included as well. Chairperson Kenninger asked if educational services were allowed in the B-1 zoning district. Nemcek confirmed that they were. The commission indicated that they would be leaning toward adding educational services as a permitted use in the B-2 zoning district. Nemcek clarified that staff will be bringing forward an official change in the future.