



Approved

MEETING MINUTES

June 24, 2025

Present: Mayor Jeremy Dresel, Council members, Marie Rivers, Nikki Battles, Mark Anderson, and Craig Meyer.

Absent: None

Staff: City Administrator John Pechman, Associate Planner Leah Nelson, Parks Superintendent Doris Zacho, Deputy Clerk Alisa Bodell, and Police Chief Bill Schlumbohm.

Public Attendance: Leilani Freeman, Roger Brink, Tom Bruce, Nathan Brink, Andy Brink, Christopher Terlinde, Kira Prentice, and Grant Prentice.

1. REGULAR MEETING-CALL TO ORDER 6:30

Mayor Dresel called the meeting to order.

1a. "Pledge of Allegiance"

The Pledge of Allegiance was recited.

1b. Roll Call

All members are present.

2. AGENDA

Mayor Dresel asked if there were any additions to the agenda. Administrator Pechman would like to add 5b. MnDOT Design Karmel Ave. to Taylors Falls meeting date, and 7c. Annexation Petition 27800 Kent Ct. Mayor Dresel would like to move 3d. Request for Payment-Old Towne Rd to New Business 7d. Council member Rivers made a motion to approve the agenda with changes; Council member Anderson seconded; all ayes; motion carried.

3. CONSENT AGENDA

3a. Minutes of May 27, 2025

3b. Payment of Bills-Finance Information

3c. Committee Reports

Mayor Dresel updated council on a meeting with the subcommittee for the police building that was held June 24. They are continuing progress and will have a workshop in the coming months.

Council member Meyer stated that there are three new applications for the fire department.

Council member Anderson made a motion to approve the consent agenda; Council member Rivers seconded; all in favor, all ayes; motion carried.

4. PUBLIC COMMENT/AGENDA PLACEMENT

Christopher Terlinde of 28440 Lamar Ave. addressed the council with a question he has regarding a small piece of property that abuts his. There is an area that is overgrown and has

multiple dying or dead ash trees. Mr. Terlinde provided the council with a map of the area. Mayor Dresel would like Administrator Pechman and Public Works Superintendent Lind to look at the area. Associate Planner Nelson acquired Mr. Terlinde's information.

5. PETITIONS, REQUESTS, COMMUNICATION

5a. City Logo Update

Parks Superintendent Zacho communicated to the council that she is on a committee with Council member Battles, and Anderson. They have hired Studio Lola as the graphic designer to help with the new logo. They are in the early design phase now; she is using Pinterest boards to get design ideas.

5b. MnDOT Design Workshop

Administrator Pechman stated that city staff have been working with MnDOT and their consultants. They are studying Karmel Ave. all the way East to Taylors Falls. They have had several online meetings and two in person meetings over the last year. The project is coming to its final completion with a final report scheduled for late this fall. MnDOT is engaging all the communities along the corridor, they want to know if the city is interested in holding a work session now during the engagement stage, or one closer to final stages, or both. Pechman stated that the impact with all the intersections on Highway 8 between Lindstrom and Chisago City is the most impacted with the development that currently exists. If council is interested in the engagement portion, it is open now to schedule a work session, otherwise they can come in the fall with the final findings. The project improvements are tentatively scheduled for 2035-2036. Council member Meyers stated that the Kwik Trip intersection is one of the hot spots that is being discussed. Anderson suggested meeting now and in the fall. Mayor Dresel also agreed with meeting now. Pechman is going to check on the second Tuesday in July and August to see if he can get a workshop scheduled with MnDOT.

6. PUBLIC HEARINGS

7. NEW BUSINESS

7a. 11460 Brink Ave. Brinks Market Variance

Associate Planner Nelson stated that Thomas Bruce, Senior Vice President of Rice Companies, has submitted a variance application for proposed addition to the building at 11460 Brink Ave, known as Brinks Market. The variance application applies to the following:

- Required setback to the Right of Way (ROW) to the north and the west.
- Maximum allowable impervious surface.
- Required number of parking stalls.

The Planning Commission held a duly notified public hearing on 06/05/2025. Tomas Bruce explained the proposed 9,000 square foot addition will include new frozen and dairy sections, a sushi station, and employee facilities. Planning Commissioners discussed the necessity for the community and no other comments were received. Planning Commission voted to recommend approval with city staff recommendations. This property is zoned Highway Commercial and is in the Shoreland Overlay District. The property is being used as a food market and that use is permitted in the HC district. The use is also consistent with the Comprehensive Plan. The property measures roughly 2.75 acres with a grocery store

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and parking lot covering most of the property. Zoning Code Chapter 4.3.3.F outlines acceptable setbacks. The proposed addition does not meet the setbacks to the north and west roadway. The required setback to a public Right of Way is 50'. The addition is proposed to be set back 48' from the building to the road to the north, Lake Lane, and 36' setback from the road to the west, Habel Lane. All other setbacks are proposed to be met by the addition.

Zoning Code Chapter 4.7.3.I.1. outlines the maximum impervious surface area for the property at 70%. The property currently measures roughly 75% impervious surface area. With the addition as proposed the property would be at 82% impervious surface area. Based on the use of the building the required number of parking stalls is 130. The applicant is not proposing any changes to the parking lot. The existing lot has 78 parking stalls. There is ample crossover parking in the area with 84 spaces in the adjoining lots. City staff are familiar with the market firsthand and cannot recall not being able to find a parking space even during the busiest holidays. There is no land available for the applicant to purchase to meet the requirements of zoning code as they pertain to setbacks, minimum number of parking stalls and the maximum allowed impervious surface. The variance will not result in significant increases in adverse off-site impacts such as noise, dust, odor and parking congestion. The parking stall minimum requirement ordinance was written in the 1990's prior to Covid and the adaptation of grocery stores to offer delivery and curbside pickup options. Brinks Market offers curbside pickup as well as delivery decreasing the need for parking spaces. Brinks Market is the only grocery store in Chisago City; it is an essential service.

City staff are recommending approval of the variance. The action requested for council is to approve or deny the variance application to construct an addition onto the existing building at 11460 Brink Avenue, as depicted in the attached survey, to have a 48' setback to the northern edge of road, a 36' setback to the western edge of road, an impervious surface area maximum of 82% and to have a total of 78 parking stalls. If approved, authorize City staff and mayor to execute resolution number 25-06-01.

Council member Meyer stated the biggest concern the Planning Commission had was drainage with the impervious surface being so high, but they are addressing that issue in the drainage plan. Commission also thought this was an essential service for the community and like to shop and buy local.

Council member Meyer made a motion to approve the Variance application for 11460 Brink Ave., Brinks Market; Council member Anderson seconded; all in favor, all ayes; motion approved.

7b. 11460 Brink Ave. Brinks Market Design Review

Associate Planner Nelson specified that Roger Brink, owner of 11460 Brink Ave, known as Brinks Market, has requested a design review to build an addition onto the existing building. The Planning Commission discussed the requested design review at its most recently held meeting on 06/05/2025. The proposed addition will provide more in-store options and expand the frozen and dairy departments. Commissioners noted Brinks Market's positive impact on the area and its reputation for excellent service. Planning Commission voted to

recommend approval. The property is zoned Highway Commercial and is in the Shoreland Overlay District. The use is consistent with the Comprehensive Plan. The property measures roughly 2.75 acres with a grocery store and parking lot. City Council approved the variance for the setbacks. Zoning Code Chapter 4.3.3.D. outlines acceptable and architectural detail and exterior materials in the Highway Commercial District. Acceptable exterior materials are divided into classes and the various facades of the building must have a minimum percentage, of specific classes of material(s), required for that specific façade. The proposed addition meets the requirements for exterior materials and architectural design standards. Staff are recommending approval of the design review. The action requested is to approve or deny the design review to construct an addition onto the existing building at 11460 Brink Ave., as depicted in the attached survey.

Council member Meyer commented that the Planning Commission approved of the design review, they are making accommodation for the employees with a new break room. Commissioners are excited about the new sushi bar, and the addition makes sense. Mayor Dresel stated that there were questions from the engineer that will need to be addressed. Mr. Bruce from Rice Companies stated that he did receive the engineers' comments, and he is hoping to get the building permit submitted next week. He had a few comments for the council he stated that the company has 7 offices in 5 different states. He appreciates staff, council, and planning commissions when they are collaborative, because a lot of cities are not. It is super helpful, especially when you have a client that does so much for the community. It gets difficult when it's adversarial, that is the opposite of this experience, and he thanked the council.

Council member Meyer made a motion to approve the Design Review for 11460 Brink Ave., Brinks Market; Council member Anderson seconded; all in favor, all ayes; motion approved.

7c. Annexation Petition 27800 Kent Ct

Associate Planner Nelson told the council that the city had received a petition for annexation from a property in Chisago Lakes Township. The petition is from Kathleen Everson of 27800 Kent Ct. the property is approximately ½ an acre. She would like to annex and hook into city sewer and water utilities. If council approves city staff will contact the Chisago Lakes Township Board Clerk regarding the petition, the petition will be placed on the next township meeting and staff will provide a joint orderly annexation agreement to be signed by the Mayor and Administrator. The document will then be presented to Chisago Lakes Township. The City Council can accept the petition and direct staff and the mayor to execute the agreement. The orderly agreement needs to be approved by the council and sent to the State Boundary Adjustments for review and approval. City staff is recommending approval of the Petition of Annexation for 27800 Kent Ct. The action requested is to approve the Petition of annexation for 27800 Kent Ct.

Administrator Pechman added that there are relatively new statutes related to petitions of annexation which set out reimbursement to the township taxes which slowly sets reimbursements to the city. The city is planning on using that standard formal agreement and has used it with Chisago Lakes Township in the past when it comes to sewer and water issues for annexation.

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Council agreed that this makes sense for annexation and the neighboring properties are all within city limits. Mayor Dresel asked if council would see this petition again, Administrator Pechman stated that he is asking for approval now and staff will execute any needed paperwork, staff can bring it back to council if there are any changes. Meyers asked if Kent Ct. is city or township. Kirby Ave. is both, but the city does maintain it.

Council member Meyer made a motion to approve the Petition for Annexation application for 27800 Kent Ct., Council member Anderson seconded; all in favor, all ayes; motion approved.

7d. Request for Payment-Old Towne Rd Project

Administrator Pechman specified that the city was awarded a grant to extend the bike trail along Old Towne Rd. to get to an alternate entrance into Ojiketa Park. The project is complete, and the city engineer has completed all the paperwork for the payment request, this will be submitted to get grant funds back. Staff are recommending council authorize the payment as presented by the engineer.

Council member Anderson made a motion to approve the Contractors Request for Payment, Council member Rivers seconded, all in favor; all ayes; Mayor Dresel abstained; motion approved.

8. UNFINISHED BUSINESS

9. ADJOURN

Council member Rivers made the motion to adjourn, Council member Meyer seconded, all in favor; all ayes; motion carried.

Respectfully Submitted by:

Alisa Bodell,

Deputy City Clerk