

**CITY OF LINO LAKES
ENVIRONMENTAL BOARD MEETING**

DATE:	January 29, 2025
TIME STARTED:	6:31 p.m.
TIME ENDED:	7:58 p.m.
MEMBERS PRESENT:	Shawn Holmes, Alexander Schwartz Lindsay Buchmeier, Jonathan Parsons, Elizabeth Larkin
MEMBERS ABSENT:	Mary Jo Stevenson, Julia Nelson
STAFF PRESENT:	Thomas Hoffman

1. CALL TO ORDER AND ROLL CALL

Vice Chair Schwartz called the Environmental meeting to order at 6:31 p.m. on January 29, 2025.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

The agenda was approved as presented. There were no additions or deletions to the presented agenda.

4. APPROVAL OF MINUTES

Ms. Holmes made a motion to approve the November 26, 2024 meeting minutes. Motion was seconded by Mr. Schwartz. Motion carried 4-0.

5. OPEN MIKE

Vice Chair Schwartz declared open mike at 6:32 p.m. There was no one present for open mike therefore it was closed at 6:32 p.m.

6. ACTION ITEMS

A. Recommendations for Board and Staff Appointments

The Environmental Board is responsible for recommending a chair, vice chair, and secretary to council for approval. Once new board appointments have been made board members will recommend appointments for the three positions.

Marissa Ertel was nominated as Secretary. Motion carried 5-0.

Mr. Schwartz was nominated as the Chair. Ms. Holmes motioned to approve Mr. Schwartz as Chair. Motion was seconded by Ms. Buchmeier. Motion carried 5-0.

Mr. Parsons nominated Ms. Holmes as Vice Chair. Mr. Schwartz seconded the motion. Motion carried 5-0.

B. 8196 20th Avenue (Shuda Farms) IUP

The applicant, Shuda Farms, LLC, submitted a Land Use Application for an Interim Use Permit (IUP) for outdoor storage and black dirt stockpiling on their property at 8196 20th Ave (PID 013122310002). The stockpile operation will be used for black dirt associated with operating a tree farm at the referenced property. Black dirt will be used to plant bare root trees, amend soil, pot nursery stock, and fill in areas of transplanted trees as they are harvested and sold. The stockpile will be maintained and for onsite use only and will have no commercial or residential sales.

The following staff report is based on the plan set prepared by E.G. Rud & Sons, Inc. dated December 2, 2024, and received by the City December 6, 2024.

The applicant is proposing an interim use permit (IUP) for stockpiling of black dirt to use in its agricultural practices for growing nursery stock. Section 1007.050 of the Zoning Ordinance establishes requirements for earth moving and land reclamation. Earth removal, land reclamation, material storage or filling is a permitted use in all zoning districts. An interim use permit is required when 5,000 cubic yards or more of material is planned to be removed or deposited on any lot or parcel. The approximately 40-acre site is located between 20th Ave and I-35E. The proposed stockpile will be confined to a 225' X 225' as shown in the proposed plans. The stockpile will have a maximum height of 35 feet consistent with building heights in the R-Rural zoning district.

Mr. Hoffman recommended that the area of the stockpile be limited, and that the types of materials in the stockpile be limited per the D.O.T. specifications. Mr. Hoffman stated that at least fifty percent of the stockpile should be vegetated to help prevent erosion.

Mr. Parson's questioned if there would be a set of guidelines regarding the use of water to prevent dust and how the site would know when to enact the use of water.

Mr. Hoffman noted that the N.P.C.A. has guidelines for stockpiles and materials to reduce the sedimentation. The type of materials said to be on site should not be a problem.

Ms. Larkin had questions about the requirements for fertilization.

Mr. Hoffman stated that currently there are no requirements or guidance around fertilization for agricultural purposes. That is not to say that there are not restrictions regarding how close to wetlands and the types of fertilizers that can be used in the proximity of said wetlands. The use of herbicides and pesticides would be regulated by the Department of Agriculture and Health.

Mr. Schwartz questioned the intent of discussion item seven, regarding non-functioning equipment on site.

Mr. Hoffman explained that this would be to prevent leakage from the non-functioning equipment to erode the soil. There is a proposal to build additional buildings where this equipment could be stored while being repaired.

Mr. Schwartz recommended adding language regarding the storage of equipment on impervious surfaces since the most important thing would be the prevention of the leakage of fluids into the soil.

Ms. Holmes had concerns regarding runoff going into the nearby water systems, including Peltier Ponds.

Mr. Hoffman clarified that the type of farming practices would reduce the amount of sediment runoff.

Ms. Holmes motioned to approve the recommendations. Ms. Buchmeier seconded the motion. Motion carried 5-0.

C. 416 Lilac Street (BRF Enterprises, LLC) CUP

The applicant, BRF Enterprises, LLC, is proposing to operate an automotive collision/repair shop and towing/recovery company at 416 Lilac Street.

The Land Use Application is for the following:

- Conditional Use Permit
- o Automobile Repair-Major and Minor
- Conditional Use Permit
- o Outdoor Storage
- Site and Building Plan Review

This staff report is based on the followings plan sets:

- ALTA/NSPS Land Title Survey prepared by E.G. Rud & Sons, Inc. dated October 29, 2024
- Civil Plan Set prepared by Plowe Engineering, Inc. dated December 6, 2024
- Architectural Plan Set prepared by Lampert Architects dated December 5, 2024
- Landscape Plan Set prepared by Lampert Architects dated December 5, 2024
- Photometric Plan prepared by Luma Sales Associates dated December 5, 2024
- Stormwater Drainage Report prepared by Plowe Engineering, Inc. dated December 6, 2024
- Soil Borings prepared by Haugo GeoTechnical Services, LLC. dated November 27, 2024

Staff has the following recommendations:

1. Remove proposed pavement from the Drainage and Utility Easement
2. Extend proposed silt fence on east side of the property line to connect to the building. Grades are flat and potential runoff could extend to the north
3. Currently seed is being proposed on the west and south side of the property. Per city code 1007.049 sod is required for ground cover in these locations
4. City engineer to review stormwater management, currently does not meet city requirements
5. Fence to be evaluated for flow within the drainage and utility easement
6. Rock mulch bed for landscaping to be flush with ground level. Plantings within the drainage and utility easement shall not restrict water flow
7. Plans call for stabilized construction entrance, one is not shown on the ESC plan

Mr. Schwartz had a question regarding the city code for sod and whether that only applied to certain property types.

Mr. Hoffman clarified that the code is regarding certain property types. Mr. Hoffman mentioned that a desire for more native seed would be recommended, but the current ordinance does not allow for that.

Mr. Schwartz would like to discuss this ordinance in the future to allow for more diverse options of seed. This would provide more ecological benefits.

Ms. Buchmeier motioned to approve the recommendations. Ms. Holmes seconded the motion. Motion carried 5-0.

D. Burque Estates PUD Concept Plan

The applicant, Lino Lakes Partners, LLC, is proposing a planned unit development located on the easterly boundary is 35E, the westerly boundary is Centerville Road, and it lies south of the Northpointe Development.

The development contains approximately 59 acres gross acres of land, 15 acres developable consisting of residential housing. The proposed development is called Burque Estates.

The existing site consists of three parcels totaling 59.32 acres. The site is currently composed of three adjacent parcels, which are zoned Rural. There is one home on the site, a large wetland area, mowed fields, several small ponds, and a private ditch.

The Burque owned area of the site, 58.24 acres, overland flows to onsite private ditches that then flow through a culvert under 20th Ave and eventually outlets to Lake Amelia within VLAWMO. There is a culvert under I 35E at the Burque Property that brings water from the east side of I 35E to the site.

The concept plan identifies proposed surface water management. The applicant will be required to meet the City of Lino Lakes and VLAWMO rules for surface water management. Evaluation of stormwater bmp's will be completed with future submittals.

The site ultimately discharges into Lake Amelia, Amelia is one of the few water bodies in the city that currently does not have an impaired designation. Stormwater management should be taken above requirements to protect the adjacent water resource.

Ms. Larkin had concerns about the ponds surrounding the homes, suggesting there be mitigation to keep the water from being stagnant.

Mr. Hoffman explained that the ponds use is for filtering the pollutants. They are not meant to be pristine and adding a fountain would be not help settle the pollutants and they would rise to the surface causing further issues.

Mr. Schwartz had questions about the wetlands in the area and conservation efforts to maintain the wetlands.

Mr. Hoffman mentioned that there are staff conversations about wetland banks and having native vegetation as a buffer.

Ms. Holmes asked about whether a tree preservation was submitted.

Mr. Hoffman confirmed that one was not submitted. The Board agreed that this should be an added recommendation.

Mr. Schwartz motioned to approve the recommendations. Ms. Holmes seconded the motion. Motion carried 5-0.

E. North Oaks Mixed Use EAW Comment Response

The North Oaks Mixed Use Development Environmental Assessment Worksheet (EAW) was approved for distribution by the City Council on December 9, 2024. The document was filed with the Minnesota Environmental Quality Board (EQB) and circulated for review and comments to the required EAW distribution list. A Notice of Availability was published in the EQB Monitor on Tuesday, December 17, 2024. Notice was also provided to properties within 600 feet of the proposed project.

The thirty-day comment period closed on January 16, 2025. The City received a number of written comments from agencies and citizens. The City must respond to every substantive comment. Substantive comments are comments that address the accuracy and completeness of the materials contained in the EAW, potential impacts that may warrant further investigation before the project is commenced, and the need for an Environmental Impact Statement (EIS) on the proposed project.

The EAW is not meant to approve or disapprove a project but is simply a source of information to guide other approvals and permitting decisions. Minnesota Rule 4410.177, Subpart 2 requires the City to make either a negative declaration or a positive declaration on the need for an EIS. The City shall base its decision regarding the need for an EIS on the information gathered during the EAW process and the

comments received on the EAW. In doing so, the City must prepare a record of decision that includes the information supporting the decision.

Ms. Holmes had concerns about past developments and deciding on whether an EIS would be required.

Mr. Schwartz mentioned we would see more about the environmental impact when the preliminary plat is submitted by North Oaks.

Lauren Grouws with North Oaks Company spoke to North Oaks dedication to the environment. North Oaks has partnered with VLAMO in the past with other environmental endeavors in the area.

Ms. Larkin had questions about what additional information would be provided in the EIS.

Mr. Hoffman explained that the EIS would have more detailed environmental information and questions. The items of focus would be the recommendations from the Board.

Mr. Schwartz motioned to not require an EIS. Ms. Holmes seconded the motioned. Motion carried 5-0.

7. DISCUSSION ITEMS

A. Peltier Lake Heron Rookery Volunteer Event

On February 26th, 2025, there will be a volunteer event to help conserve the rookery for the herons. This would include flashing the trees to prevent racoons or opossums from climbing up to nests. With the recent decline in the heron population this would be an effort to help bring the population numbers up.

B. Recycling Updates

Mr. Hoffman provided recycling updates. A new recycling intern has been hired and will be starting in May of 2025.

SCORE reporting has been completed and tonnage numbers are being finalized.

Mr. Parsons had questions about the tonnage and whether it is comparable to previous years.

Mr. Hoffman let the Board know that we are currently waiting for tonnage information from one of the haulers, so the current numbers are not an accurate representation.

8. ADJOURN

Mr. Schwartz made a motion to adjourn the meeting at 7:58 p.m.
Motion carried 5-0.

Respectfully submitted,
Marissa Ertel – Office Specialist