

**CITY OF LINO LAKES  
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE  
MEETING**

Thursday, May 2, 2024  
8:00 A.M.  
Community Room

**AGENDA**

1. Call to Order and Roll Call
2. Approval of Minutes: April 4, 2024
3. Discussion Items
  - A. Industrial Project Approvals. Marshan Industrial Park
  - B. Project Updates
4. Adjournment

**CITY OF LINO LAKES  
ECONOMIC DEVELOPMENT  
ADVISORY COMMITTEE  
MINUTES**

<b>DATE:</b>	<b>April 4, 2024</b>
<b>TIME STARTED:</b>	<b>8:00 a.m.</b>
<b>TIME ENDED:</b>	<b>9:29 a.m.</b>
<b>MEMBERS PRESENT:</b>	<b>Andrew Cravero, Blakely LaCroix, Don Johnson, Patrick Kohler, Nathan Vojtech, Keith Hembre, Chris Spenner, Chad Wagner</b>
<b>MEMBERS ABSENT:</b>	<b>Jim Schueller, Steve Marchek</b>
<b>STAFF PRESENT:</b>	<b>Michael Grochala, Julie Whitney</b>

**1. CALL TO ORDER**

Mr. Grochala called the Economic Development Advisory Committee meeting to order at 8:00 a.m. on April 4, 2024.

**2. APPROVAL OF MINUTES**

Mr. Vojtech made a motion to approve the March 7, 2024 meeting minutes. Motion was supported by Mr. LaCroix. Motion carried 8-0.

**3. DISCUSSION ITEMS**

**A. Anoka County Housing Study**

Anoka County completed a county wide housing study in early 2024. Karen Skepper, Director of Community and Government Relations for Anoka County, presented an overview of the study findings. This included some specifics regarding Lino Lakes.

The City will be receiving over \$140,000 dollars in housing added in 2024 with an additional \$248,000 estimated for 2025 to assist with affordable housing programs. Staff is currently working with Ehlers's and Associates to establish a housing trust fund to hold the proceeds.

Key findings in the study were a robust household growth in Anoka County, labor shortages, an extremely tight rental market, a dramatic increase in home prices and a

demand for all types of housing between now and 2030. She stated the overall need in Anoka County was 18,041 new single family housing units.

Key findings, specifically for the city of Lino Lakes, included the need for 1400 new households this decade and an additional 600 the following decade. The survey looked at available lots for single family homes in Lino Lakes. Ms. Skepper said there were 117 vacant developed lots that met zoning requirements and a potential for 493 future single family lots. They also found 10 vacant developed lots for multi-family homes. She stated the City of Lino Lakes has a demand for 718 single family homes and 307 multi family homes between now and 2030 and stated we were in a good position with available land and demand. Ms. Skepper is anticipating an acceleration in the demand for housing in the next 24 to 36 months.

Ms. Skepper reviewed how rental units are broken up into two occupancies. One is general occupancy, anyone can live there, and senior housing. She stated by 2030 there will be a demand for 191 rental units with an additional 288 by the year 2040. The study recommends that rental townhomes or an elevator style building would be appropriate for our City. She also said multi family vacancy rates in the City are below 2.5% which makes for a tight rental market. There is still some demand for senior housing but with the new senior building, it has captured some of that demand for the short term. She also said the demand would still continue.

Ms. Skepper and Mr. Grochala responded to the board's questions.

#### **B. Project Updates**

Mr. Grochala updated the committee on current City projects.

#### **4. ADJOURNMENT**

Mr. Grochala adjourned the meeting at 9:29 a.m.

Respectfully submitted,  
Julie Whitney, Community Development Administrative Assistant

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE**  
**AGENDA ITEM 3A**

STAFF ORIGINATOR: Mike Grochala, Community Development Director

EDAC MEETING DATE: May 2, 2024

TOPIC: Industrial Development Projects, Marshan Industrial Park

**BACKGROUND**

Two industrial development projects are currently under review in the Marshan Industrial Park. Additionally, Planning and Zoning Board has requested consideration of a Lake Drive Architectural Overlay District

Lino Lakes Tech Center & Storage Facility, 440 park Court

The City Council approved a Conditional Use Permit for Lariat Companies, Inc., to construct a multi-tenant industrial and indoor self-storage building on the south half of the property. The north half is occupied by Lino Lakes Storage (mini storage). The project includes 11 bays available for small business startups or construction related uses.

During the review of the Tech Center project the Planning & Zoning Board proposed the creation of a Lake Drive Architectural Design Overlay District. The intent would be to have a increased design requirements for buildings adjacent to Lake Drive. Staff will be preparing a project scope for consideration at a future meeting, but is requesting discussion by the EDAC.

Fiji Cube, 455 Park Court

Fiji Cube is proposing a 32,000 Square foot office/warehouse building at 455 Park Court. The property will serve as the headquarters and distribution point for Fiji Cube, an aquarium designer and manufacturer. Site and Building Plan review has been completed and approvals are pending submittal of revisions.

**EDAC CONSIDERATION**

None. Discussion only.

**ATTACHMENTS**

1. General Location Map
2. Tech Center Plans
3. Fiji Cube Plans



# Marshan Industrial Park Projects



1 in = 200 Ft

Address Labels

Parcels

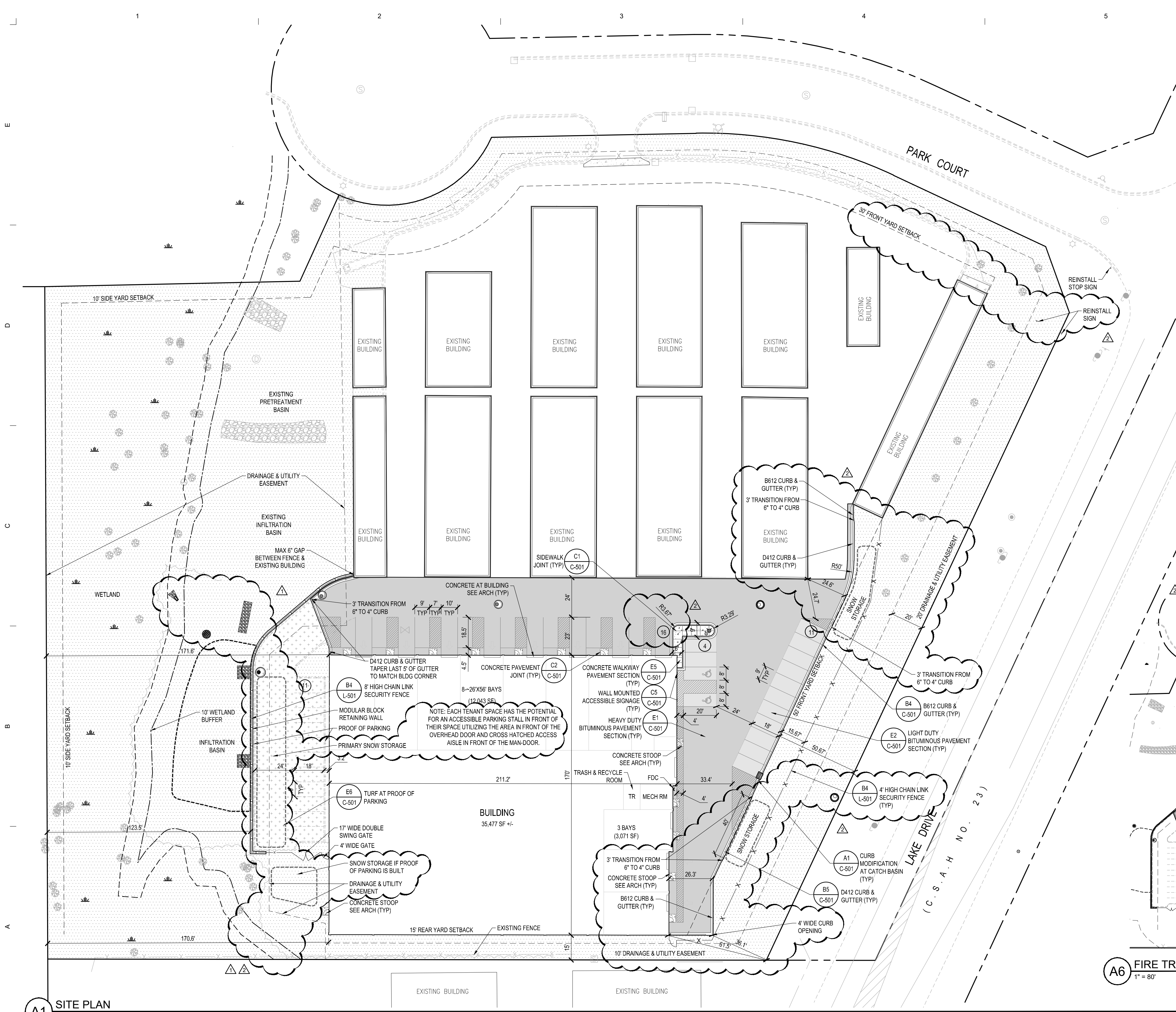


April 25, 2024

Map Powered By Datafi







**SITE PLAN NOTES**

1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
3. MEET AND MATCH EXISTING CONDITIONS. PROVIDE TRANSITION AS NECESSARY.
4. ON-SITE CURBS TO BE B612 AND D412 CONCRETE CURB & GUTTER. RIGHT-OF-WAY CURB TO BE B618 CURB & GUTTER.
5. ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT A MAXIMUM OF 100'-0" AND CONTROL JOINTS AT A MAXIMUM OF 10'-0".
6. ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE WHITE STRIPING. ACCESSIBLE SYMBOLS TO BE PAINTED IN WHITE AND ACCESSIBLE ACCESS AISLES TO BE PAINTED WITH A 4" WIDE WHITE PAINTED STRIPE 18 INCHES ON CENTER AND AT 45 DEGREE ANGLES TO STALL, WITH NO PARKING MARKED. REFLECTORIZED PAINT SHALL COMPLY WITH MNDOT 3592.

**PROJECT SUMMARY**

ZONED: L-1 LIGHT INDUSTRIAL  
 SITE 249,763 SF (5.73 AC)

	EXISTING	PROPOSED
IMPERVIOUS (75% MAX ALLOWANCE)	89,931 SF. (36%)	148,274 SF. (59%)
BUILDING	40,682 SF. (16%)	40,682 SF. (16%)
PHASE II BUILDING		35,477 SF. (14%)
PARKING, WALK, & TRASH	49,249 SF. (20%)	66,215 SF. (27%)
PROOF OF PARKING		5,900 SF. (2%)
NOT PROPOSED TO BE CONSTRUCTED AT THIS TIME		
PERVIOUS AREA	159,832 SF. (64%)	101,489 SF. (41%)

SETBACKS	REQUIRED	PROPOSED
FRONT	50' LAKE DRIVE	61.5' (LAKE DRIVE) 50' (EXISTING)
SIDE	30' PARK COURT	42.8' (EXISTING)
REAR	10'	170.6' (BUILDING), 123.5' (PARKING)
	15'	15'

**PARKING SUMMARY**

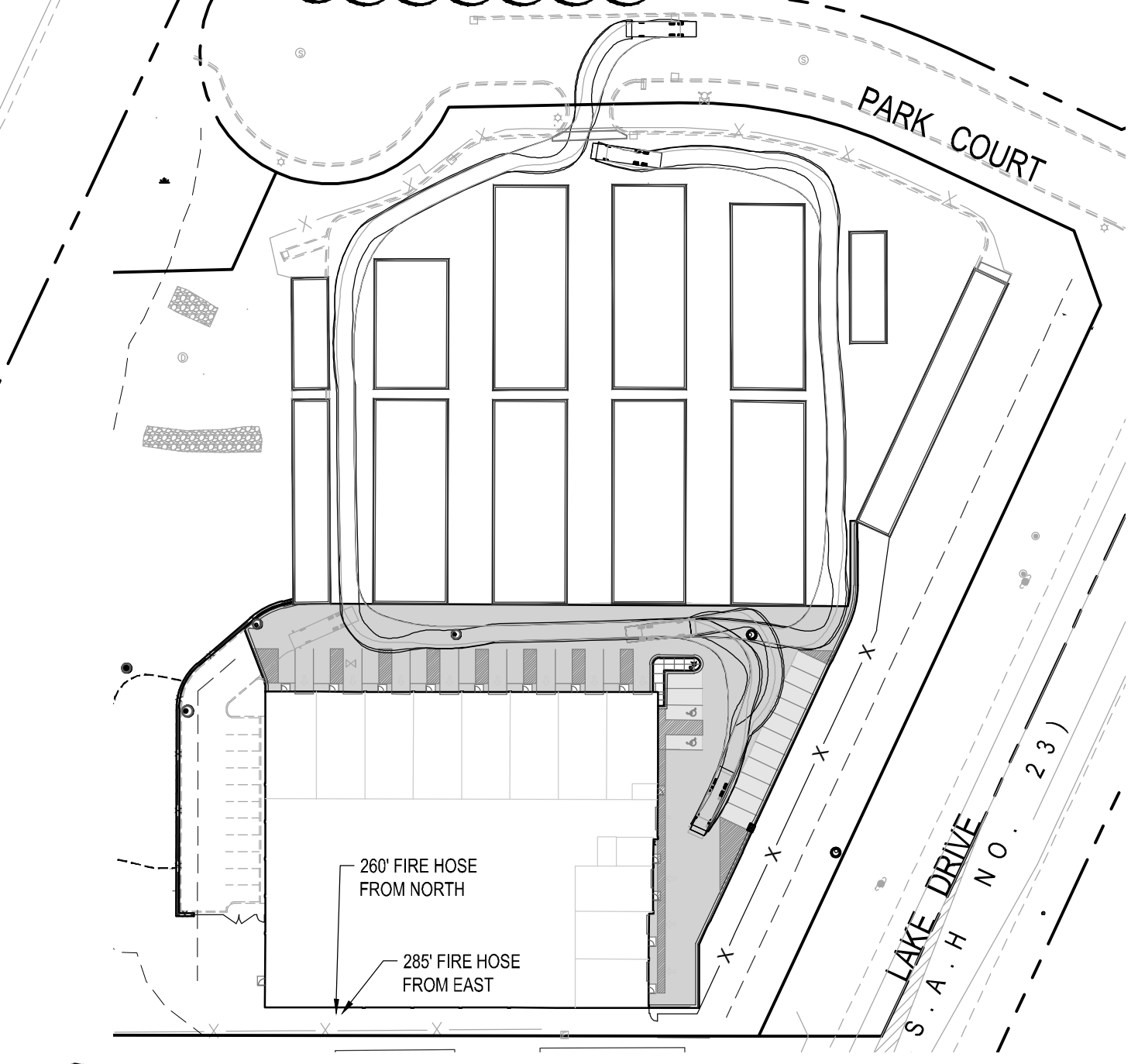
REQUIRED	40 STALLS
LIGHT MANUFACTURING (1/ 500 GFA)	8 UNITS: 12,000 SF/ 500 = 24 STALLS
WAREHOUSING (1/ 2,000 GFA)	3 UNITS: 3,000 SF/ 500 = 6 STALLS
	19,997 SF/ 2,000 = 10 STALLS

PROPOSED 31 CONSTRUCTED STALLS + 11 PROOF OF PARKING STALLS  
 2- 9' X 18' ACCESSIBLE STALLS  
 29- 9' X 16' STANDARD STALLS  
 (1 STANDARD STALLS WILL BE LOST TO BUILD PROOF OF PARKING)

ADDITIONAL 11 STALLS COULD BE BUILT IF NEEDED TO MEET THE DEMAND OF THE BUILDING USERS. THESE STALLS WILL NOT BE BUILT UNLESS THERE IS THE DEMAND.

**LEGEND**

	HEAVY DUTY BITUMINOUS PAVEMENT		CONCRETE PAVEMENT
	LIGHT DUTY BITUMINOUS PAVEMENT		PERVIOUS AREA
	NO PARKING AREA STRIPING		TURF AT PROOF OF PARKING



**A1 SITE PLAN**  
1" = 30"

**811**  
Know what's below. Call before you dig.

**SCALE IN FEET**  
0 30 90

OWNER

**LARIAT COMPANIES INC.**  
8345 Crystal View Rd. #200  
Eden Prairie, Minnesota, 55344

**AMCON**

6121 BAKER RD, SUITE 101  
MINNETONKA, MINNESOTA 55345  
651-379-9090

PROJECT

**LINO LAKES INDUSTRIAL AND STORAGE CENTER**  
LINO LAKES, MINNESOTA

SHEET INDEX

**RESPONSE TO CITY COMMENTS**  
01/25/2024

ISSUE	DATE
WATERSHED / CITY COMMENTS	03/08/2024
CITY COMMENTS	03/26/2024

**Elan DESIGN LAB**  
 CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE  
 310 4TH AVE SOUTH, SUITE 1006  
 MINNEAPOLIS, MN 55415  
 p 612.260.7980  
 f 612.260.7990 | www.elanlab.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.

**NO CONSTRUCTION**

Stephen M. Johnston DATE 01/25/2024  
 REGISTRATION NO. 18914

SHEET

SITE PLAN  
**C-101**  
 PROJECT NO.  
**AMC23004**

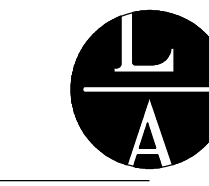












LAMPERT ARCHITECTS

420 Summit Avenue  
St. Paul, MN 55102  
Phone: 763.755.1211 Fax: 763.757.2849  
lampert@lampert-arch.com

ARCHITECT 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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION



Commercial Design and Construction  
1100 Mendota Heights Road  
Mendota Heights, MN 55120  
Ph: 651-681-0200  
Fax: 651-681-0235

FIJI CUBE  
Lino Lakes, Minnesota

Copyright 2024  
Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRJ

Checked By: LL

Revisions

2/28/24 PRELIMINARY

3/8/24 CITY SUBMITTAL

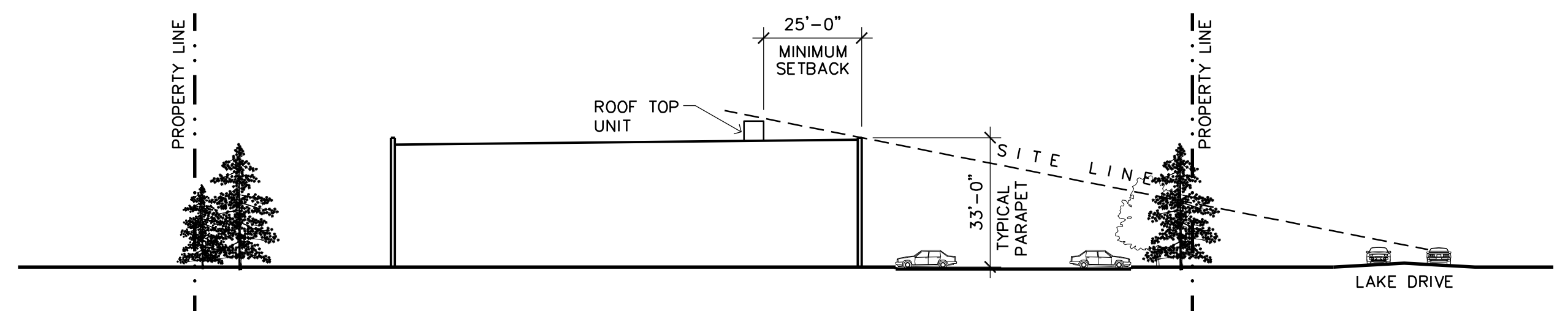
SITE PLAN

Sheet Number

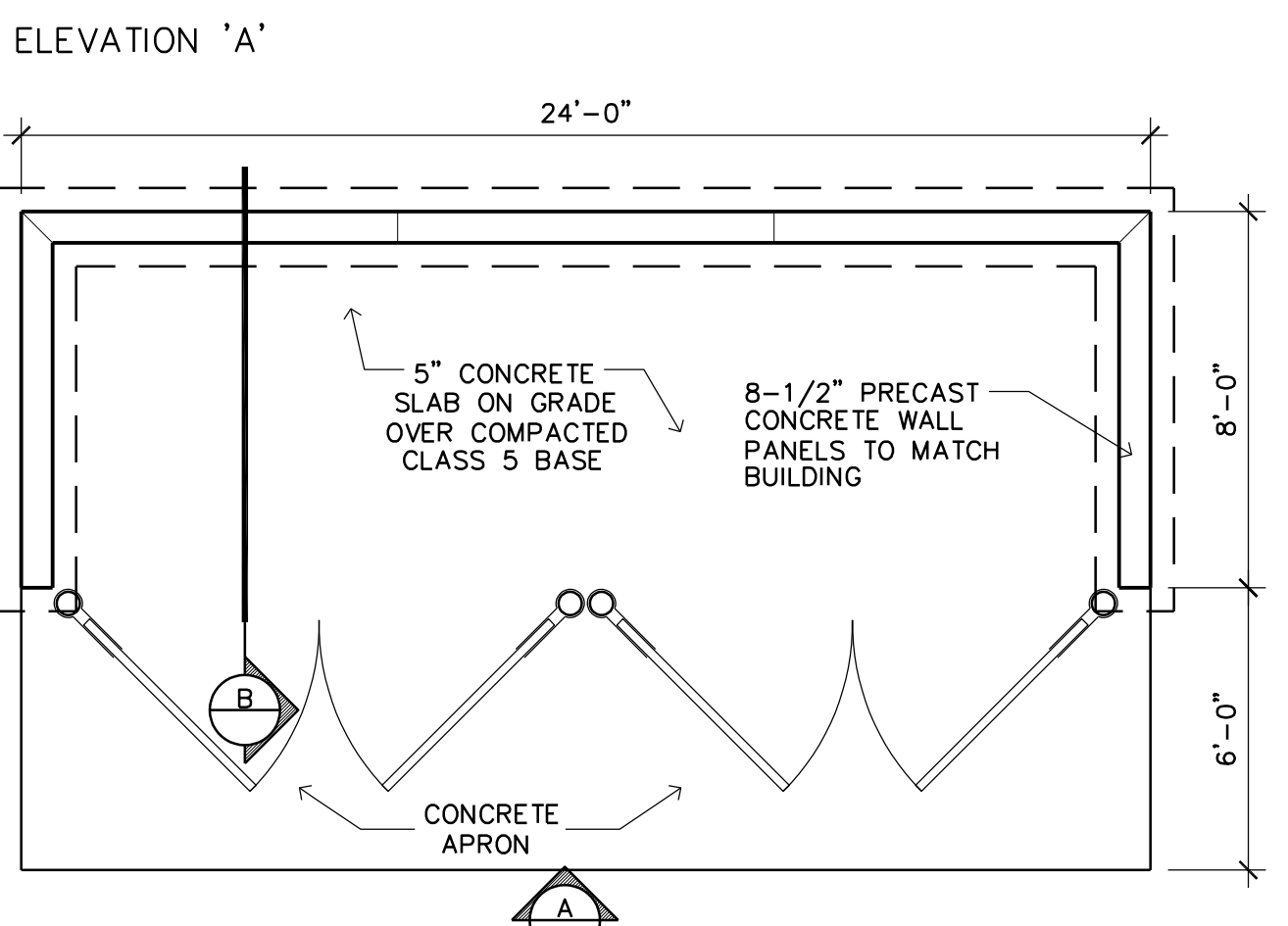
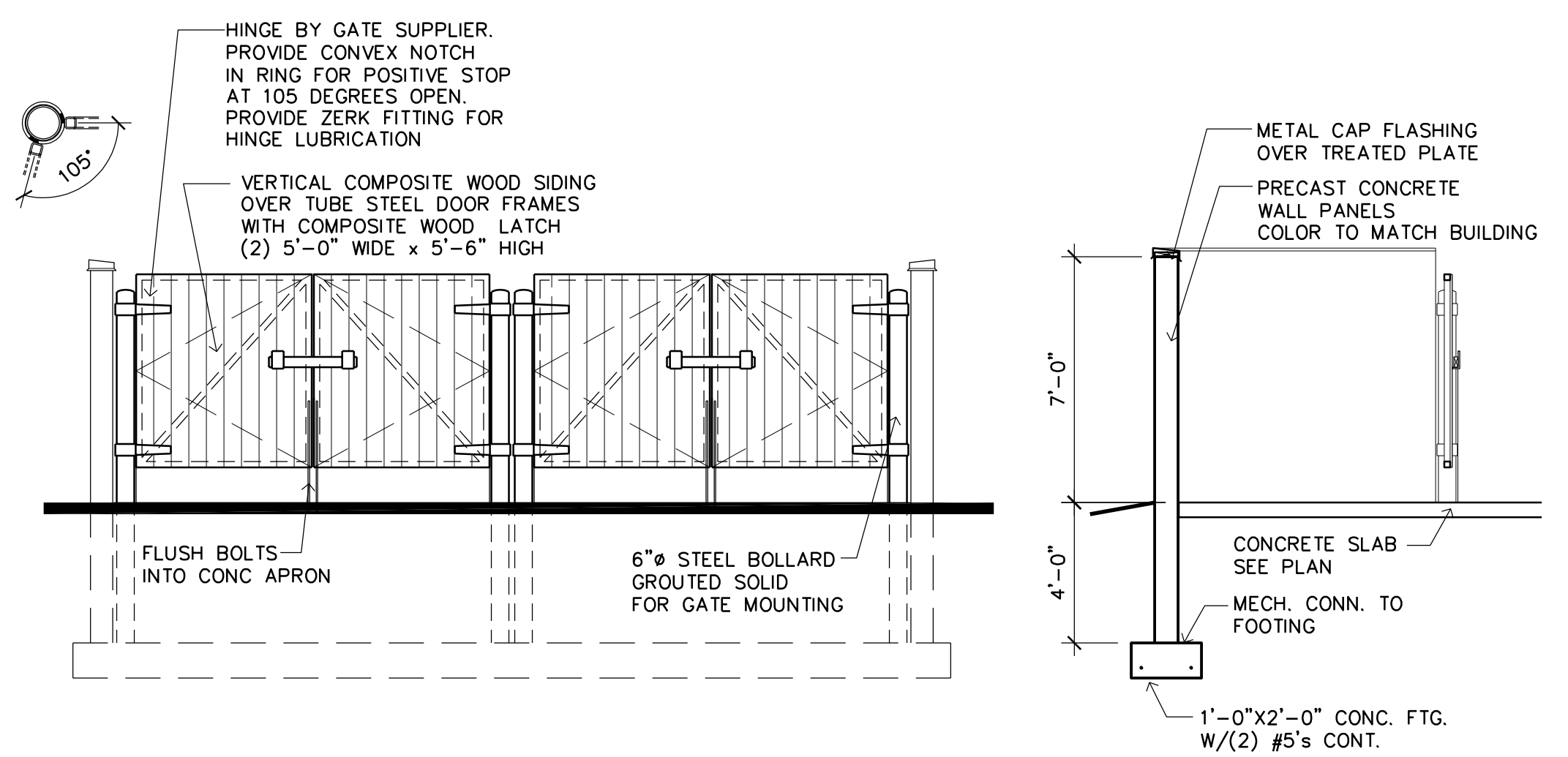
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Project No. 230921-3

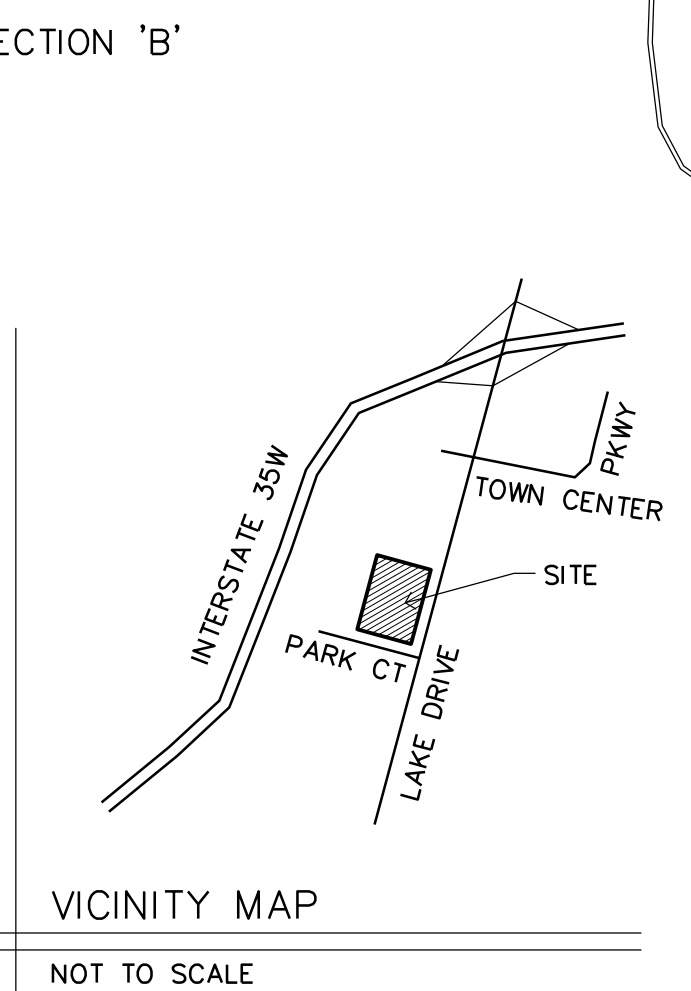
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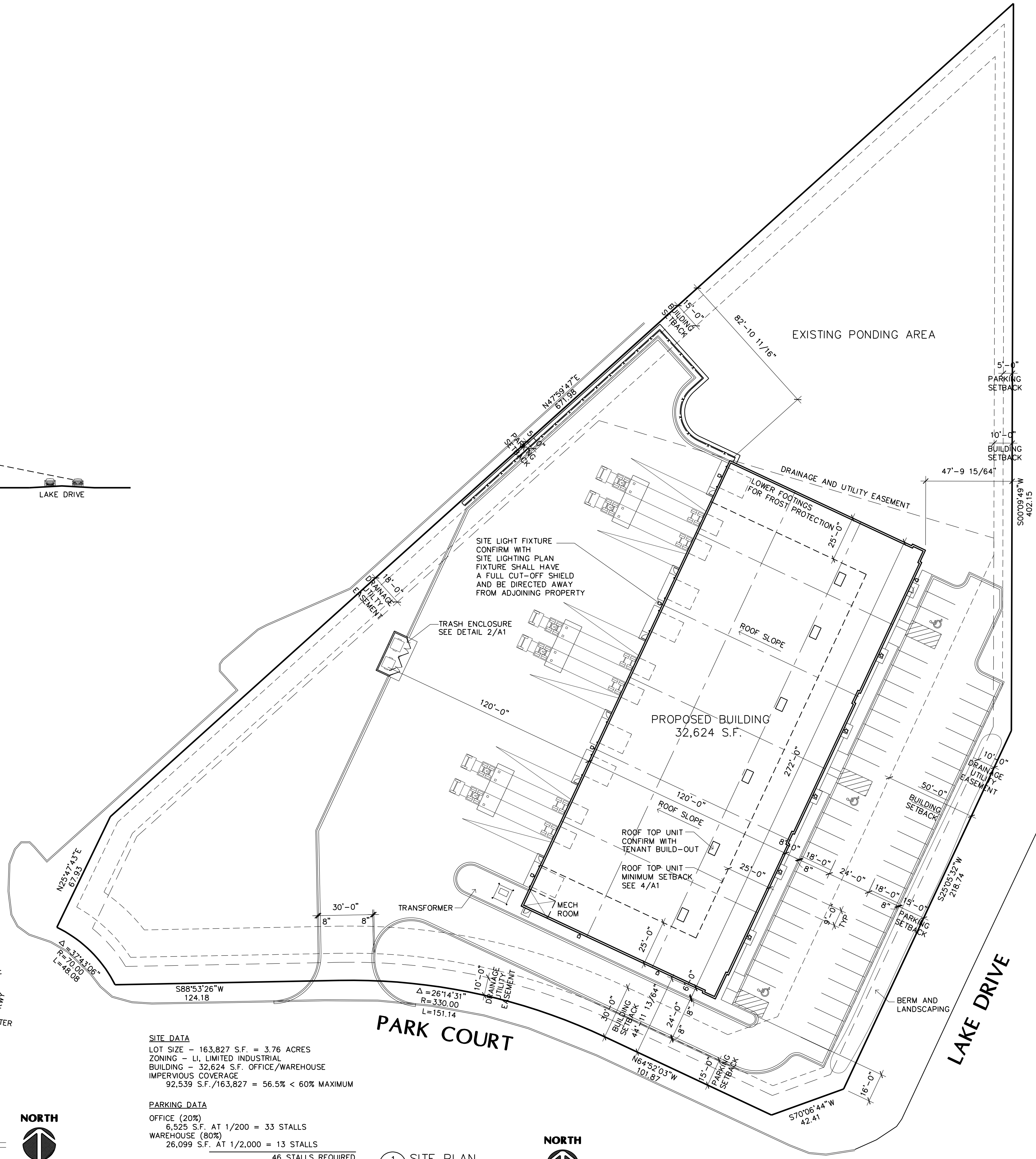
3 MECHANICAL EQUIPMENT SCREENING  
SCALE: 1" = 30'-0"



2 TRASH ENCLOSURE  
SCALE: 1/4" = 1'-0"



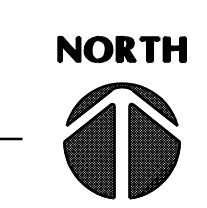
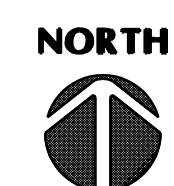
VICINITY MAP  
NOT TO SCALE



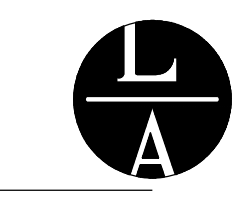
**SITE DATA**  
LOT SIZE - 163,827 S.F. = 3.76 ACRES  
ZONING - LI, LIMITED INDUSTRIAL  
BUILDING - 32,624 S.F. OFFICE/WAREHOUSE  
IMPERVIOUS COVERAGE  
92,539 S.F./163,827 = 56.5% < 60% MAXIMUM

**PARKING DATA**  
OFFICE (20%)  
6,525 S.F. AT 1/200 = 33 STALLS  
WAREHOUSE (80%)  
26,099 S.F. AT 1/2,000 = 13 STALLS  
46 STALLS REQUIRED  
52 STALLS PROVIDED

1 SITE PLAN  
SCALE: 1" = 30'-0"







LAMPERT ARCHITECTS

420 Summit Avenue  
St. Paul, MN 55102  
Phone: 763.755.1211 Fax: 763.757.2849  
lampert@lampert-arch.com

ARCHITECT 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  
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LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY  
NOT FOR  
CONSTRUCTION



Commercial Design and Construction  
1100 Mendota Heights Road Ph: 651-481-0200  
Mendota Heights, MN 55120 Fax: 651-481-0230

FIJI CUBE  
Lino Lakes, Minnesota

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Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

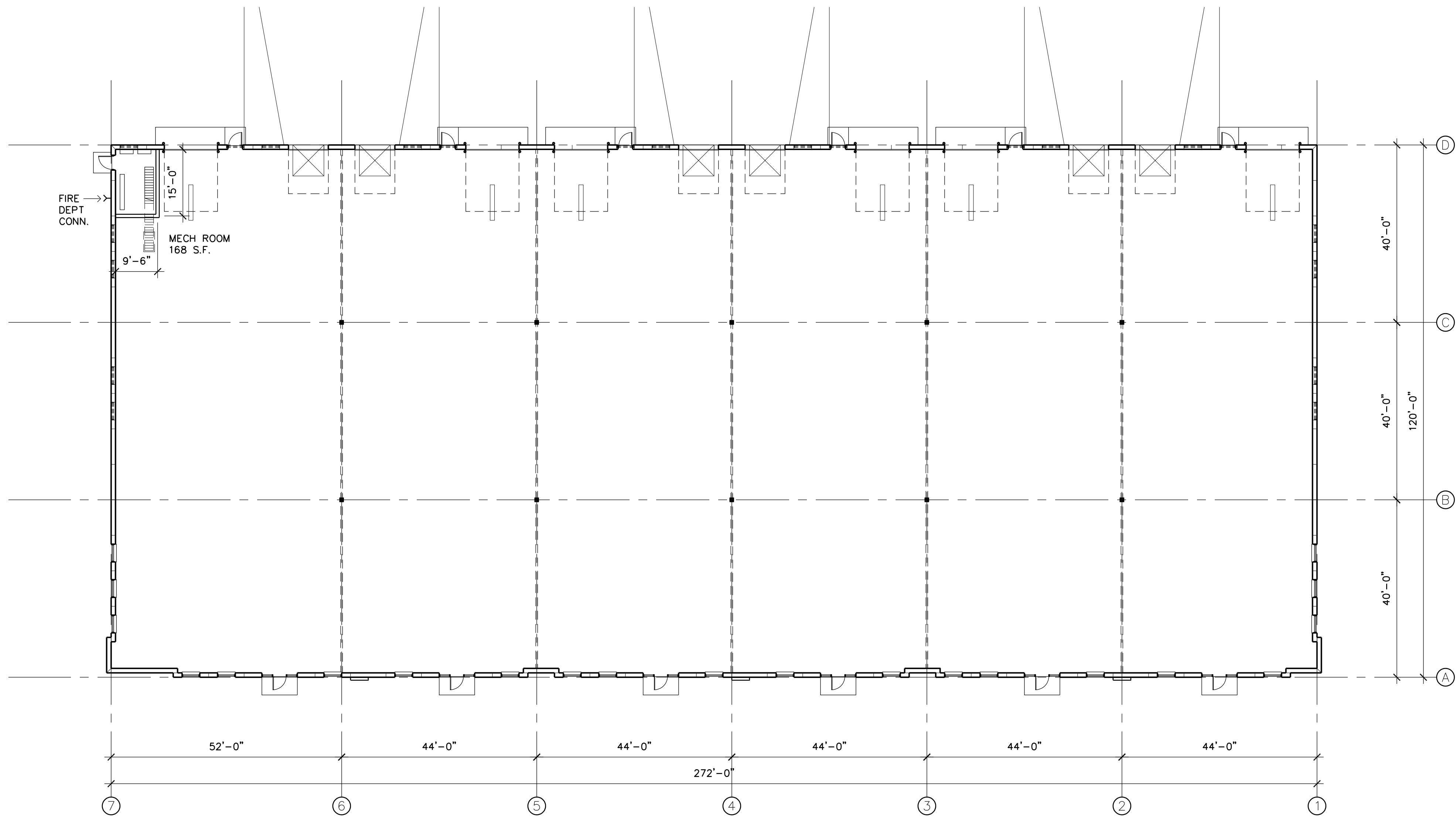
3/1/24	PRELIMINARY
3/8/24	CITY SUBMITTAL

FLOOR PLAN  
BUILDING ELEVATIONS

Sheet Number

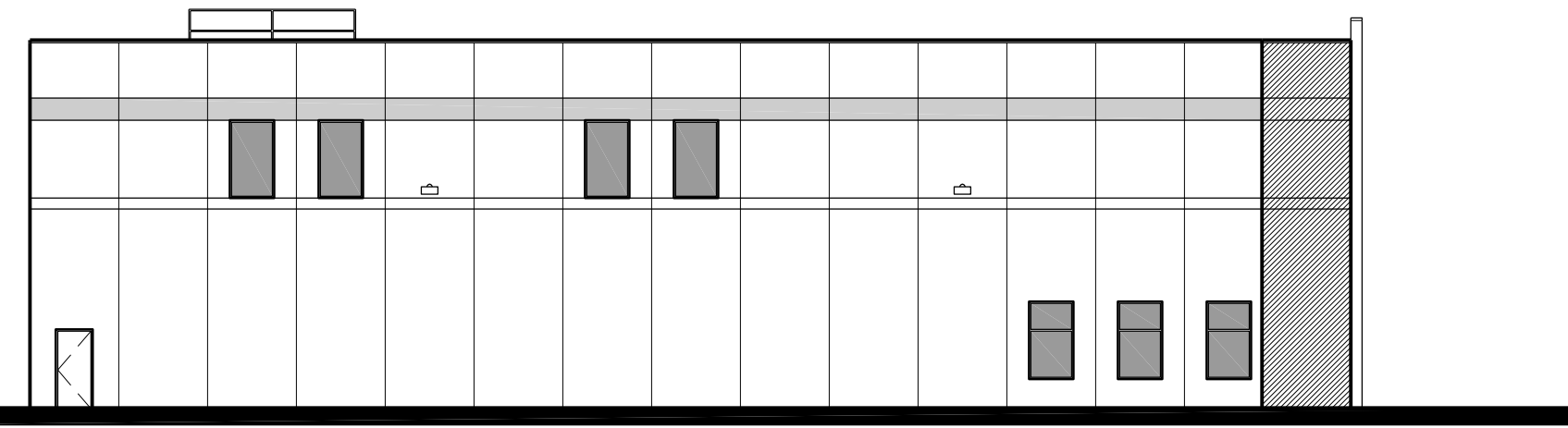
A2

Project No. 230921-3



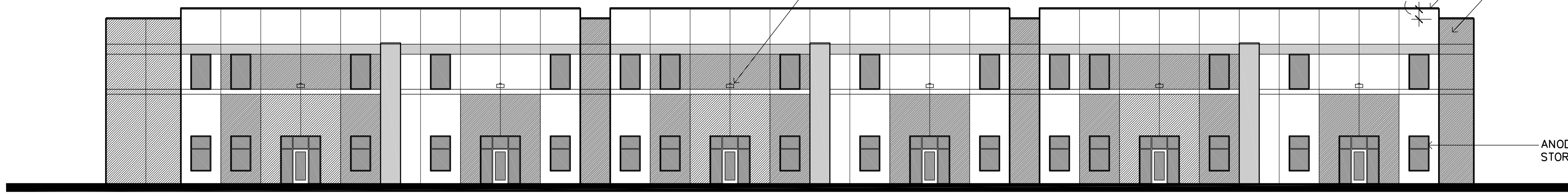
USEABLE AREA - 32,456 S.F.  
MECH ROOM - 168 S.F.  
GROSS AREA - 32,624 S.F.  
COMMON AREA FACTOR  
32,624 S.F. / 32,456 S.F. = 1.005176

1 FLOOR PLAN  
A2 SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION  
A2 SCALE: 1/16" = 1'-0"

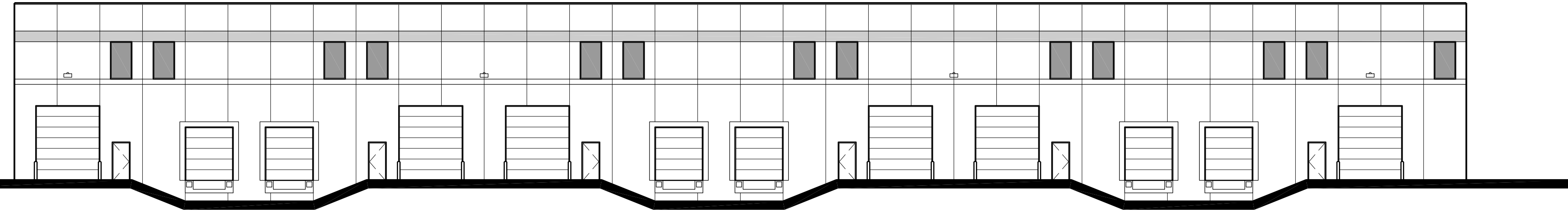
MATERIAL COMPOSITION - 3,903 S.F. (LESS DOORS)  
CLASS 1  
GLASS - 196 S.F. (5.0%)  
CLASS 2  
PRECAST WITH 2 REVEAL - 3,707 S.F. (95.0%)  
100% > 75% MINIMUM



2 EAST ELEVATION  
A2 SCALE: 1/16" = 1'-0"

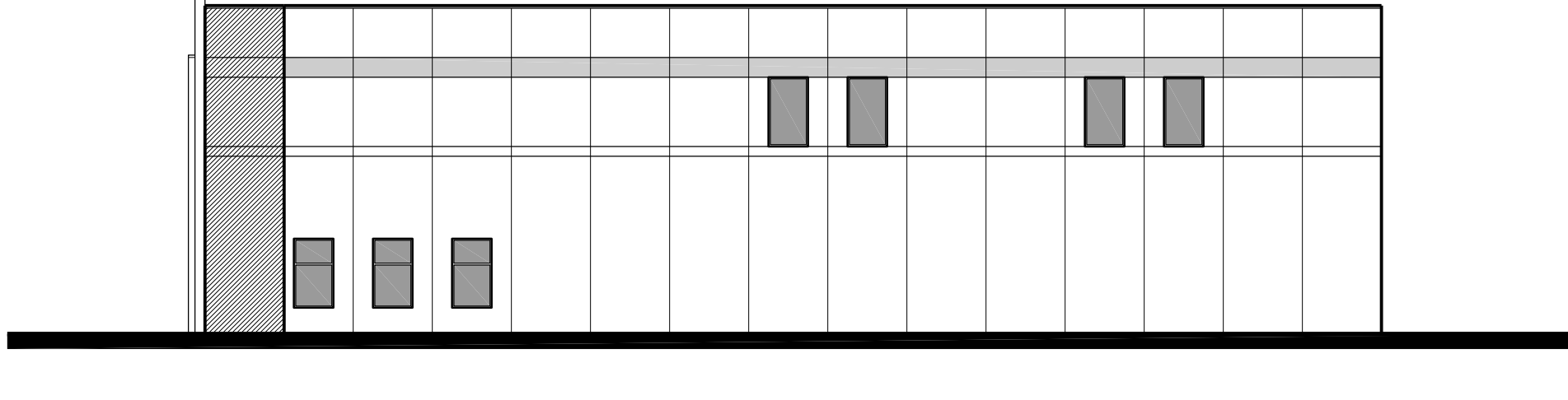
MATERIAL COMPOSITION - 9,522 S.F.  
CLASS 1  
GLASS - 1,302 S.F. (13.7%)  
CLASS 2  
PRECAST WITH 2 REVEAL - 8,136 S.F.  
METAL CLAD CANOPY - 84 S.F.  
8,220 S.F. (86.3%)  
100% > 75% MINIMUM

PREFINISHED METAL FLASHING  
PRECAST CONCRETE WALL PANELS SMOOTH PAINTED (4 COLORS)  
TOP OF PRECAST  
EL. = 123'-0"  
CLEAR HEIGHT  
EL. = 128'-0"  
ANODIZED ALUMINUM STOREFRONT FRAMES  
FINISHED FLOOR  
EL. = 100'-0"



5 WEST ELEVATION  
A2 SCALE: 1/16" = 1'-0"

MATERIAL COMPOSITION - 7,284 S.F. (LESS DOORS)  
CLASS 1  
GLASS - 364 S.F. (5.0%)  
CLASS 2  
PRECAST WITH 2 REVEAL - 6,920 S.F. (95.0%)  
100% > 75% MINIMUM



4 NORTH ELEVATION  
A2 SCALE: 1/16" = 1'-0"

MATERIAL COMPOSITION - 3,927 S.F.  
CLASS 1  
GLASS - 196 S.F. (5.0%)  
CLASS 2  
PRECAST WITH 2 REVEAL - 3,731 S.F. (95.0%)  
100% > 75% MINIMUM

Filename: FIJI CUBES-FIJI CUBES-A2

