



DRAFT

Approved: January 12, 2026

**CITY OF ARDEN HILLS, MINNESOTA
REGULAR CITY COUNCIL MEETING
NOVEMBER 24, 2025
7:00 P.M. - ARDEN HILLS CITY COUNCIL CHAMBERS**

CALL TO ORDER/ROLL CALL

Pursuant to due call and notice thereof, Mayor David Grant called to order the regular City Council meeting at 7:00 p.m.

Present: Mayor David Grant, Councilmembers Brenda Holden, Tena Monson, Emily Rousseau and Kurt Weber

Absent: None

Also present: City Administrator Jessica Jagoe; City Attorney Greta Bjerkness; Public Works Director/City Engineer David Swearingen; Finance Director Joua Yang; Community Development Director Jacob Reilly; Senior Planner Elena Fransen; and Assistant to the City Administrator/City Clerk Julie Hanson

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

Councilmember Holden requested Items 8B and 8G be pulled from the Consent Agenda for discussion as Items 9A and 9B.

Councilmember Monson requested Items 11A and 11C be placed on the Consent Agenda as Items 8J and 8K.

Councilmember Holden asked if there was a problem with lighting and questioned if the people who live on Benton Way would see the Goodwill sign.

Senior Planner Fransen explained she did not anticipate the new sign would be a concern and noted the City does not have any current complaints regarding the brightness of the lights on the existing Goodwill signage.

MOTION: **Councilmember Monson moved and Councilmember Holden seconded a motion to approve the meeting agenda as amended. The motion carried (5-0).**

2. TCAAP/RICE CREEK COMMONS UPDATE

City Administrator Jagoe stated the Joint Development Authority and neither of the advisory committees have met since the last Council meeting. The next JDA meeting will be on Monday, December 1st.

Councilmember Holden reported there was a geothermal failure at the Ben Franklin Building. She asked that this information be passed along to the JDA.

3. PUBLIC INQUIRIES/INFORMATIONAL

Andrea Pidde, 1619 Lake Johanna Boulevard, explained she lived across the street from the lot consolidation request (Planning Case 25-008). She commented she read through the recent revised plans and she appreciated the fact adjustments were made. She indicated she still had concerns with how snow storage will be managed noting she did not want to see the snow pushed into Lake Johanna. She indicated she also had concerns with the proposed permeable pavers. She anticipated the cotton trees in her neighborhood would be a concern for the permeable pavers.

Tom Goodrum, 9841 Xerxes Curb in Bloomington, stated he was helping Dianne and Andrea with the house on Lake Johanna. He reported he was not asking what the setbacks should be for the City but rather was hoping the City could make a reasonable decision based on his request.

Tan Nguyen, architect and applicant for the Planning Case 25-008 project, introduced himself to the Council and provided a brief summary on design process for this home. He explained he approached the zoning department first prior to figuring out the building area. After approaching the City, he learned this was a very narrow lot that came with a lot of restrictions. He indicated the homeowner wanted to have another bedroom added for his mother but after receiving comments from the neighbors, the plans were revised. He commented further on the new plans, which reduced the size of the home on Lots 3 and 4 and now met the City's setback requirements.

4. RESPONSE TO PUBLIC INQUIRIES

None.

5. PUBLIC PRESENTATIONS

None.

6. STAFF COMMENTS

A. Transportation Update

Public Works Director Swearingen reported there was currently a closure on Old Highway 10 from Lake Johanna Boulevard to County Road E2 through November 26. He encouraged residents to follow the posted detour in this area.

Councilmember Rousseau requested an update from staff on the street improvement open house.

Public Works Director Swearingen stated the City held an open house for the 2026 PMP and noted there were approximately 20 residents in attendance. He explained a high level overview was provided on the proposed project and a map outlining the impacts was discussed. He indicated the City Council would be discussing this project next at their December 8 worksession meeting. He anticipated the project would be bid in January or February of 2026.

Mayor Grant reported he attended the PMP open house and asked that staff forward the sign in sheet to the City Councilmembers.

Councilmember Holden indicated the County held an open house for Lexington/Hamline/ County Road 96. She stated the County had information regarding the proposed roundabouts and/or signals. She explained it was the County's opinion that Lexington Avenue was too busy for a roundabout but a roundabout was being proposed for Hamline Avenue.

Public Works Director Swearingen explained he reached out to the County asking when the project page would be available. He stated County staff would be letting the City know when this web page was up and running. In addition, he noted he asked the County to attend a future City Council meeting in order to provide the Council with a presentation on this project.

7. APPROVAL OF MINUTES

- A. October 27, 2025, City Council Work Session
- B. October 27, 2025, Regular City Council

MOTION: **Councilmember Monson moved and Councilmember Holden seconded a motion to approve the October 27, 2025, City Council Work Session meeting minutes as amended and the October 27, 2025, Regular City Council meeting minutes as amended. The motion carried (5-0).**

8. CONSENT CALENDAR

- A. Motion to Approve Consent Agenda Item - Claims and Payroll
- ~~B. Motion to Approve City Logo Use Policy~~
- C. Motion to Approve Contract with Aerial Illuminations for a Drone Light Show at the Arden Hills 2026 75th Anniversary Celebration
- D. Motion to Approve 2025-2027 IUOE Local 49 Collective Bargaining Agreement (CBA) Amendment for Street and Surface Water Lead Memorandum of Understanding (MOU)
- E. Motion to Approve Interim Personnel Policies for Flexible Scheduling and Dress for Your Day
- F. Motion to Authorize Recruitment of Street and Surface Water Lead Position
- ~~G. Motion to Approve Arden Hills Strategic Plan Summary~~
- H. Motion to Approve Agreement for Professional Services for Electrical Inspection Services with Togle Inspections, Inc.
- I. Motion to Approve Right of Entry Acknowledgement and Limited Use Agreement with Rice Creek Watershed District for Floral Park
- J. Resolution 2025-072 Approving a Minor Subdivision for 1578 Oak Avenue – Planning Case 25-010

- K. Resolution 2025-075 Approving a Site Plan Review and Sign Standard Adjustment for 1103 County Road E – Planning Case 25-012

MOTION: Councilmember Holden moved and Councilmember Weber seconded a motion to approve the Consent Calendar as amended and to authorize execution of all necessary documents contained therein. The motion carried (5-0).

9. PULLED CONSENT ITEMS

A. Motion to Approve City Logo Use Policy

Councilmember Holden stated she would like to add language to the policy under Item 4C noting this item shall read: other materials of partisan, or non-partisan in nature for political campaigns.

Councilmember Weber commented another manner in which to address this concern would be to strike all language other than political campaign.

City Attorney Bjerkness explained the language would then read: the Arden Hills logo shall not be used in political campaign messages. She noted she could work with staff to tighten up this language.

MOTION: Councilmember Holden moved and Councilmember Rousseau seconded a motion to table action on the City Logo Use Policy to a future City Council meeting to allow staff time to review the language. The motion carried (5-0).

B. Motion to Approve Arden Hills Strategic Plan Summary

Councilmember Holden asked when the City Council would be working on the housing maintenance policy. She indicated this was not listed as a priority for the Council in 2026.

Councilmember Monson stated the Council had an in-depth conversation on this topic at the second meeting and rolled this topic up under rental.

City Administrator Jagoe indicated the rental review topic addressed the maintenance policy.

Councilmember Weber requested staff to provide further information on this topic, since it has been pulled from the Consent Agenda.

City Administrator Jagoe stated the Council approved a strategic planning session and consulted with Hugh Life at three different work sessions to create a shared vision and mission statement for the City, as well as a three-year outlook. She indicated two-year initiatives and a one year implementation plan was also created within the three year outlook.

Councilmember Monson requested the Strategic Plan Summary be placed in an upcoming City newsletter.

MOTION: Councilmember Holden moved and Councilmember Monson seconded a motion to Approve Arden Hills Strategic Plan Summary.

Councilmember Rousseau recommended this document be passed along to the Planning Commission, EDC and PTRC for review.

The motion carried (5-0).

10. PUBLIC HEARINGS

None.

11. NEW BUSINESS

A. Resolution 2025-072 Approving a Minor Subdivision for 1578 Oak Avenue – Planning Case 25-010

This item was moved to the Consent Agenda for consideration as Item 8J.

B. Resolution 2025-073 Approving a Lot Consolidation for 1622 Lake Johanna Boulevard and 1624 Lake Johanna Boulevard and Resolution 2025-074 Approving Variances for the Subject Property – Planning Case 25-008

Senior Planner Fransen stated Tan Nguyen (“The Applicant”) submitted an application for a Lot Consolidation and Variances from the lot area, lot depth, building area elevation, front yard setback, rear yard setback, shore impact zone, structure coverage, permeable surface credit and floor area ratio requirements for future demolition and redevelopment of a single-family residential dwelling on the property located at 1622 Lake Johanna Boulevard and 1624 Lake Johanna Boulevard (“Subject Property”) to construct a new single-family home. The request includes the combination of the two residential parcels which are under the same ownership.

Senior Planner Fransen explained 1622 Lake Johanna Boulevard is considered nonconforming with current ordinance requirements for lot area, lot depth, building area elevation, lot coverage, and front yard and rear setbacks for single-family residential properties zoned R-1 as well as residential properties located within the Shoreland District. The dwelling was constructed prior to the platting of the lot and previously applied for and received variances when remodeling the structure. The lot area for the 1622 parcel is 4,415 square feet with an existing impervious surface coverage of 2,931 square feet (66.39 percent) and structure coverage of 2,118 square feet (48 percent). The 1624 parcel is undeveloped and has a lot area of 3,957 square feet. The average lot depth for the two parcels is approximately 49 feet.

Senior Planner Fransen reported on the Certificate of Survey submitted with the variance request, the front building line of the existing dwelling encroaches 4.8 inches (.4 feet) upon the Right of Way. The distance between the rear building line of the dwelling and the ordinary high water level (OHWL) is approximately 10 feet. The submitted surveys show the lot depth and lot area as calculated from the front property line to ordinary high water level. Structure setbacks are shown between the structure and the ordinary high water level as required for the Shoreland District.

Senior Planner Fransen stated as a nonconforming structure, the dwelling is subject to Section 1350 Nonconforming Uses, Buildings, and Lots, which states that nonconforming buildings shall not be increased, enlarged, altered, intensified, or extended to occupy a greater area or height on the lot on which the building is located, or moved to any other part of the lot on which the building

is located in a way that augments its nonconformity. Additions to single-family dwellings that are nonconforming due to setbacks or lot dimensions may be permitted, subject to the provisions in Section 1325.03 Subd. 2. D. The proposed lot consolidation and new dwelling construction would not be permitted by the Subdivision and Zoning Code without variances for lot area, lot depth, building area elevation, front and rear setbacks, structure coverage, Shore impact zone, permeable surface credit, and floor area ratio.

Senior Planner Fransen reviewed the Site Data, Plan Evaluation and the Findings of Fact offered by the Planning Commission:

General Findings:

1. City Staff received a land use application for a lot consolidation and variance requests to the required R-1 Zoning District lot depth, lot area, building area elevation, front yard and rear yard setbacks, shore impact zone, structure coverage, permeable surface credit, and floor area ratio at the Subject Property.
2. The existing lot area of the 1622 Lake Johanna Boulevard parcel is 4,415 square feet. The proposed lot area, after the proposed lot consolidation, is 8,372 square feet.
3. The existing front yard setback for the Subject Property represents an encroachment of 4.8 inches (.4 feet) into the Right-of-Way. The proposed front yard setback is 1.9 feet.
4. The existing impervious surface coverage of the existing 1622 Lake Johanna Boulevard parcel is 66.39 percent. The proposed impervious surface coverage for the Subject Property is 34.93 percent and includes the use of permeable pavers.
5. The proposed redevelopment would bring the Subject Property closer to conformance with the R-1 district standards for lot area, building area elevation, front yard and rear yard setbacks, structure coverage, impervious surface coverage, and floor area ratio.
6. The proposed single-family dwelling would not require variances for side yard setbacks or building height.
7. The proposed single-family dwelling on the Subject Property would conform to all other requirements and standards of the R-1 Zoning District.

Variance Findings:

8. Variances are only permitted when they are in harmony with the general purposes and intent of the ordinance.
9. The variance would be consistent with the City's Comprehensive Plan and the included references to the City's housing goal of encouraging redevelopment that is complementary to and enhances the character of the City's established neighborhoods.
10. A single-family dwelling is a permitted use within the R-1 Zoning District.
11. A single-family dwelling is a reasonable use of the property that would not be allowed under the rules of the Zoning Code without the requested variances.
12. The proposed single-family dwelling would not alter the essential character of the neighborhood because the configuration of development on the Subject Property would be consistent and compatible with the neighborhood.
13. The variance request is not based on economic considerations alone.

Senior Planner Fransen stated the Planning Commission reviewed this application at the September 3, 2025, meeting. The Planning Commission discussed and provided comment to the applicant about the size and location of the proposed home. The Planning Commission recommended approval with conditions of Planning Case 25-008 for a lot consolidation and variances to construct a new single-family dwelling at 1622 Lake Johanna Boulevard by a 7-0 vote.

Senior Planner Fransen shared that the Planning Commission recommended approval of Resolution 2025-073, approving Planning Case 25-008 for a lot consolidation at 1622 Lake Johanna Boulevard, based on the findings of fact and the submitted plans, as amended by the conditions in the November 24, 2025, report to the City Council:

1. The Applicant shall provide the Certificate of Survey for the consolidated lot as approved.
2. The Applicant shall record the consolidated lot with Ramsey County prior to the issuance of a Building Permit and a copy shall be provided to the City within 60 days of the City's approval.

Senior Planner Fransen reported for the variance requests, the Planning Commission added two conditions, numbers 13 and 14, related to the variances for development in the shore impact zone, structure coverage, impervious surface coverage, and floor area ratio. Staff added additional conditions based on comments from the RCWD and the DNR for clarity to the Applicant.

Senior Planner Fransen conveyed that the Planning Commission recommended adoption of Resolution 2025-074, approving Planning Case 25-008 for variances for lot area, lot depth, building area elevation, front yard and rear yard setbacks, shore impact zone, permeable surface credit, structure coverage, and floor area ratio, to construct a new single-family dwelling at 1622 Lake Johanna Boulevard, based on the findings of fact and the submitted plans, as amended by the conditions in the November 24, 2025, report to the City Council:

1. A Demolition Permit and a Building Permit shall be issued prior to the commencement of demolition and for the new home construction.
2. The proposed building shall conform to all other standards and regulations in the City Code.
3. A Grading and Erosion permit shall be obtained from the City's PW/Engineering Division prior to commencing any grading, land disturbance or utility activities.
4. The Applicant shall be responsible for obtaining any permits necessary from other agencies, including but not limited to, MPCA, Rice Creek Watershed District, Ramsey County, and the Minnesota Department of Natural Resources prior to the start of any site activities.
5. The Applicant shall provide the City with documentation of RCWD permits associated with Rule E for floodplain alteration and Rule D for erosion and sediment control.
6. Applicant shall demonstrate in plans that the proposed development will be below the RCWD's 100 cubic yard threshold for floodplain fill or provide compensatory storage for the entirety of the floodplain fill, subject to RCWD approval.
7. The Applicant shall verify proposed driveway width with Ramsey County and show on plans where asphalt curb will be removed and replaced.
8. Upon completion of grading and utility work on the site, a grading as-built and utility as-built shall be provided to the City.
9. Final grading, drainage, utility, and site plans shall be subject to approval by the Public Works Director/City Engineer and Community Development Director prior to the issuance of a grading and erosion control permit or other development permits.
10. Heavy duty silt fence and adequate erosion control around the entire construction site shall be required and maintained by the Applicant during construction to ensure that sediment and storm water does not leave the project site.
11. A Tree Preservation Plan shall be required as part of the Building Permit application for the new dwelling. Any tree removal, preservation, and mitigation shall be completed in accordance with City Code Section 1325.055.

12. A Shoreland Mitigation Plan shall be required and shall be approved by the Zoning Administrator prior to issuance of a Building or Demolition Permit. An escrow fee that shall be held for a minimum of two years shall also be submitted. Mitigation plan actions shall be completed in accordance with City Code Section 1330.03 Subd. 7. E. within one year of the plan's approval unless otherwise approved by the City.
13. As part of the proposed new home development, the Applicant shall not increase the existing nonconforming square footage equivalent that encroaches the shore impact zone of the Subject Property.
14. For Impervious Surface Coverage, Structure Coverage, and Floor Area Ratio, the Applicant shall not exceed a standard that is calculated by taking the existing nonconforming equivalent for the currently developed 1622 lot and adding to that the equivalent of the square footage that would meet the Zoning Code standards for the neighboring undeveloped lot. Plans submitted to the building department must not exceed that maximum allowable square footage based on the calculation.
15. The Applicant shall submit a shoreline vegetation and screening plan that provides natural habitat with native plantings and screens the new structure by at least 50% as viewed from the water, assuming summer leaf-on conditions to the DNR and the City. The plan shall be approved by DNR staff.
16. The Applicant shall submit a plan to direct rain gutter discharges away from the lake and into an infiltration basin to the DNR and the City. The plan shall be approved by DNR staff.
17. As part of the building permit application, the Applicant shall submit a plan showing the proposed square footage for the permeable pavers with sign-off from a civil engineer. Proposed square footage for the permeable pavers shall not exceed 15 percent of the consolidated lot's required landscaped area.

Councilmember Weber asked if this was a reconstruction or new construction project on these lots.

City Attorney Bjerkness explained this was a new construction project on two different lots.

Councilmember Weber stated he did not interpret the Planning Commission's directive to place all of the variance requests on one lot (Lot 3) and not the other (Lot 4). It was his understanding it was better to spread the variance requests across the two lots, instead of having this considered on just one lot.

Councilmember Holden commented that she thought the two lots would be consolidated and the new house would be built on the new lot.

City Attorney Bjerkness reported this was her understanding as well. She indicated if the lot consolidation were approved, the variances would then have to be considered from the new larger parcel.

Councilmember Monson requested staff speak to the intention of the City's building area elevation rule.

Senior Planner Fransen explained this rule would ensure the construction would not be too close to the water level or negative impacts for the utilities.

Councilmember Monson inquired why the City had setbacks from the ordinary high water line.

Senior Planner Fransen stated the intent was to meet DNR requirements and to ensure development would not negatively impact the shoreline.

Councilmember Monson questioned what the City's intent was with a structure coverage ordinance.

Senior Planner Fransen indicated this would ensure the property had landscaped areas and open space on the property versus having the entire property covered with structures.

Councilmember Monson reported the requirements she just asked about were in place not for aesthetics, but rather were in place to protect from environmental issues and to protect the lake.

Senior Planner Fransen reported this was the case.

Councilmember Monson asked what was needed in the three-foot crawlspace.

Senior Planner Fransen explained this space would be used for storage.

Councilmember Rousseau indicated the neighbors have voiced concerns with how the water quality could be impacted by the proposed permeable pavers and the snow removal. She asked what grade Lake Johanna had from the DNR.

Senior Planner Fransen stated she did not have this information in front of her.

Councilmember Rousseau commented she recently read that Karth Lake was a B, Round Lake was not mentioned and Lake Johanna was a D grade for water quality. She inquired how snow filters into the lake for new construction homes and questioned how effective the permeable pavers were on properties.

Senior Planner Fransen explained the applicant did not provide specific products that would be used for the permeable pavers, but would be working with a civil engineer on this portion of the project. She indicated staff would defer to these professionals to reflect how the permeable pavers can be utilized while also addressing the concerns that have been raised while also ensuring the water body was not impacted. She noted the Council could consider a percentage higher than 5% for the permeable pavers in order to allow for the driveway and patio area to be pavers.

Mayor Grant stated after looking at the case he understood the need for the variances, given the lot size. He did not believe the flexibility and variance requests were excessive. He expressed concern with the fact the home would have a crawl space and discussed how water has a way of moving into structures, especially near waterways. He explained he had pavers in his backyard, along with cottonwood trees and indicated his pavers still drained. He encouraged the applicant to fill the gaps between the pavers with sand as this will assist with proper water drainage. He commented he was also concerned about snow storage given how constrained this lot was.

Councilmember Holden discussed the variance for the structure setback from the OHWL. She questioned how much of the previous structure was nine feet from the OHWL versus how much of the new structure would be 11.2 from the OHWL.

Senior Planner Fransen reviewed the concept plans noting approximately 14.4 feet was parallel to the shoreline on the new plans.

Councilmember Holden explained this meant 20% of the building structure was within the OHWL.

Senior Planner Fransen reviewed a photo of the previous plans along with the new plans for the property noting the Applicant states that there would not be an increase of the dwelling area within the OHWL.

Councilmember Holden reported the previous basement was at 881 feet. She questioned if the current home had a sump pump and if so, where was this water being pumped. She stated if the applicant was going to build a crawl space, she would require a sump pump to be installed.

Senior Planner Fransen deferred this question to the applicant.

Councilmember Holden indicated she was very concerned with how close the proposed bump out on the home was to Lake Johanna Boulevard. She feared that rocks and debris in the winter time from the snow plows would hit the home.

Councilmember Weber stated it was his interpretation that the Planning Commission believed it was better to spread the variances over the larger parcel than on one small parcel. He indicated it was his goal to get the house away from the water. He thanked the applicant for working to scale the size of the house down, but he was of the opinion the house size was still too much given the size of the lots. He believed the snow storage on this property would also be a concern. He recommended this request go back to the Planning Commission.

Councilmember Monson commented she was having a hard time supporting the construction of a home in the shore impact zone. She discussed how common it was for municipalities to be rigid when it comes to shoreline setbacks. She recommended the new home follow the north line of the shore impact zone. She suggested the applicant build on the existing footprint that would be grandfathered in and not allow any new portion of the structure into the shore impact zone. She understood this lot was small and she wanted to see the applicant be able to rebuild on this site. However, she did not want to see the shoreline impacts expanded. She indicated she did not support the proposed crawl space because this meant the applicant needed yet another variance. She noted she could support this item going back to the Planning Commission, but questioned if there was time for this.

Community Development Director Reilly stated he did not believe there would not be enough time to turn this item around between meetings.

Senior Planner Fransen explained the initial 60 days have been extended to 120 days. She reported the City would need written consent from the applicant to allow for an extended review period. She indicated if the Council recommended the item be tabled for further review by the Planning Commission staff would not be able to get this item to the Planning Commission in December, which meant the item would have to be reviewed in January.

Mayor Grant asked how wide Ramsey County's right of way was.

Senior Planner Fransen stated she did not have this information in front of her.

Mayor Grant indicated the Planning Commission voted 7-0 to recommend approval of this request. He did not believe this vote would change if the matter were sent back to them for further consideration.

Councilmember Holden commented if the Council does not like the shoreline impacts the Council should table action to December 8, versus sending this application back to the Planning Commission. She clarified that no portion of the existing homes were grandfathered in because the applicant was proposing a brand new build.

Councilmember Monson inquired if the applicant were to add onto the existing structure into the new lot, would the Council have the same considerations.

City Attorney Bjerkness advised the applicant would be allowed to keep the non-conformities that exist today, but they could not be expanded.

Councilmember Monson stated she would be more open to supporting this request if the applicant was not building anything new within the shore impact zone.

Councilmember Holden indicated this was a Council decision and was a policy issue. She supported the Council either tabling action on this item in order to provide the applicant with the opportunity to bring another plan back to the Council for further consideration or voting on this item at this meeting. She explained she was very concerned about the crawl space and the fact this area would flood, especially given how many 100-year flood events have occurred in recent years.

Mayor Grant reported if the City Council were to vote this request down, the applicant could not bring back another application for six months.

Community Development Director Reilly stated this was the case. He explained another option available to the Council would be to add conditions or ask staff to bring back conditions that were more appealing to the applicant.

Councilmember Rousseau inquired if the applicant would be interested in reducing the size of the living room that reaches out into the shore impact zone.

Councilmember Holden stated she did not believe the Council should be redesigning the house for the applicant from the dais.

Councilmember Rousseau asked if the space within the shore impact zone could be further reduced or was the design based on the Planning Commission's recommendations.

Tan Nguyen, the applicant and architect hired by the property owner, explained the design was based on the Planning Commission's recommendation. He indicated the kitchen area (Lot 4) does not cross into the flood zone at all. He reported he could look into reducing the area that juts into the flood zone, but noted this would just flow over to the other side on Lot 4.

Councilmember Rousseau questioned if the applicant would support delaying action on this item to January.

Mr. Nguyen stated he could entertain another extension. He commented on how the house plans had already been redesigned once based on the feedback provided by the Planning Commission and now he was being asked to redesign the plans again. He indicated he had asked for a meeting with the Council prior to this meeting and this request was denied. He feared that even if the new plans were redesigned the request would still be denied. He commented further on how difficult it was to design a house that met five different opinions as well as City Code requirements. He clarified for the record the crawl space was at 881 and was not below 881. He noted the Rice Creek Watershed District had approved the crawl space.

Councilmember Holden commented on how the Planning Commission was an advisory board to the City Council. She stated just because the Planning Commission recommended approval of this Planning Case does not mean the City Council will approve the request.

Councilmember Weber explained he would have strongly preferred that this project came before the City Council for concept review given how this was an exceptional project. He anticipated the Planning Commission would again vote to support the request if the Planning Case were brought back to the Commission. He supported spreading the intrusion out over two lots and urged the applicant to reduce the current intrusion into the shore impact zone. He stated he also had concerns with how close the home was to Lake Johanna Boulevard. He indicated the home was proposed to be quite close, which would be an even greater concern when the trail was constructed.

Public Works Director/City Engineer Swearingen reported the location of the trail has yet to be determined, but the preferred location was on the northern side of Lake Johanna Boulevard.

Councilmember Weber stated he wanted to see this home built and he wanted to welcome this resident back to Arden Hills. However, he believed the plans needed just a little bit more work.

Mayor Grant inquired if the plans for Lake Johanna Boulevard have been shared with the applicant.

Public Works Director/City Engineer Swearingen explained he had not shared any documents related to Lake Johanna Boulevard with the applicant.

Mayor Grant recommended these plans be shared with the applicant, prior to the house plans being finalized. He recommended the applicant consider non-breakable glass for the windows that face Lake Johanna Boulevard.

Councilmember Monson stated she was sympathetic to the fact the applicant had already redesigned the house plans once. She explained if the applicant wanted the Council to vote on the plans at this meeting, the Council could vote. However, the other option would be to extend the deadline and have this item brought back to the Council in January. She noted this would allow the Council to provide the applicant with additional feedback on how to refine the house plans in order to seek a more positive outcome.

Councilmember Holden questioned how far the plans were for a new county trail along Lake Johanna Boulevard.

Public Works Director/City Engineer Swearingen reported in 2021 Ramsey County completed a concept design study for Lake Johanna Boulevard. He noted more planning and design work would be completed in 2026.

Councilmember Holden stated she would like the applicant to come forward and provide the Council with feedback on how they want to proceed.

Mayor Grant indicated he would like to hear comments from the entire Council on how this matter should move forward.

Councilmember Rousseau explained she believed the applicant had made a lot of great decisions within the plans, given how this was a narrow lot. She supported the applicant reducing the amount of space in the shore impact zone. She appreciated the fact the applicant would be meeting the City's elevation requirements.

Councilmember Weber agreed noting the intrusion into the shore impact zone was the biggest concern for him. He asked that the applicant also review the impact of the pavers and suggested an infiltration system be considered under the driveway and patio.

Councilmember Holden suggested the applicant bring forward more information and examples of what type of pavers will be used. She indicated she was concerned with how close this home was to Lake Johanna Boulevard noting other homes have had broken windows and damage to property. She asked if the crawl space would have a sump pump and noted the intrusion into the shore impact zone was a concern for her.

Councilmember Monson reported the DNR wants to see where an infiltration basin would be located on the lot. She indicated she wanted to see no variance on the building elevation. She would like to see no additional or new development into the shore impact zone. She recommended more information be brought back by the applicant regarding the pavers that would be used on the driveway and patio areas.

Mayor Grant stated there were concerns to the north and south. He encouraged the applicant to reduce the intrusion into the shore impact zone. He suggested the applicant review the preliminary plans for the proposed county trail along Lake Johanna Boulevard. He invited the applicant and architect to come forward in order to provide the Council with direction on how to proceed.

Mr. Nguyen explained he was interested in reviewing the design plans for Lake Johanna Boulevard and requested this item be tabled to the December 8 City Council meeting.

Senior Planner Fransen indicated the applicant would need to provide staff with a written statement that they would like to extend the deadline beyond the December 8 meeting in order to revise their plans further.

City Administrator Jagoe commented in order to meet the City's notification requirements for the December 8 City Council meeting, the applicant would have to confirm with staff tomorrow morning.

Senior Planner Fransen explained another option for the applicant would be to waive the city's requirement to act on the application within 120 days and to request Council review this item in January in order to allow for additional time to revise the plans.

Mr. Nguyen stated he believed it was reasonable to push this item out to January of 2026.

Councilmember Weber encouraged the applicant to report back with plans that define how much of the building area intrudes into the shore impact zone. He stated he would like to see this area either matching or less than the current impact.

Councilmember Holden indicated she did not care about how much the existing home was intruding into the shore impact zone because the applicant was proposing to construct a brand new home.

Councilmember Monson asked if the Council could approve the lot consolidation at this meeting.

City Attorney Bjerkness reported this would not make any difference in the request, because the plans were drawn up as if the home would sit on one lot. In order to not further complicate the request, she recommended the lot consolidation and variances both be tabled.

Councilmember Holden stated she would not support moving forward with the lot consolidation at this meeting.

Mayor Grant commented he would like to know the amount of square footage that was currently within the shore impact zone compared to the proposed plans. He stated based on the comments of the Council, the Council was interested in seeing a reduction.

MOTION: **Mayor Grant moved and Councilmember Monson seconded a motion to table action on Planning Case 25-008 to the December 8, 2025 City Council meeting. The motion carried (5-0).**

- C. **Resolution 2025-075 Approving a Site Plan Review and Sign Standard Adjustment for 1103 County Road E – Planning Case 25-012**

This item was moved to the Consent Agenda for consideration as Item 8K.

12. UNFINISHED BUSINESS

None.

13. COUNCIL COMMENTS

Councilmember Rousseau thanked the Planning Commission for all of their work on Planning Case 25-008.

Councilmember Rousseau stated the Park Master Plan Steering Committee met and noted the consultant would be sharing updates with the Council at the December 8 worksession meeting.

Councilmember Weber wished everyone a Happy Thanksgiving.

Councilmember Holden reported the Fire Board met and new officers were approved. She noted the Lake Johanna Fire Department would now have six full time captains.

Councilmember Holden explained she would like to receive an update on the EDC business survey.

Councilmember Holden requested staff provide the Council with information on the Hazelnut native plant program.

Councilmember Holden commented she would like to see the City sending a letter to the National Guard apologizing for the burn.

Mayor Grant stated the mayors and city administrators met with local legislators where legislative priorities were discussed for 2026. He noted affordable housing was also discussed.

Mayor Grant reported he attended the 2026 PMP meeting.

Mayor Grant wished everyone a safe and Happy Thanksgiving.

ADJOURN

MOTION: Mayor Grant moved and Councilmember Rousseau seconded a motion to adjourn. The motion carried (5-0).

Mayor Grant adjourned the Regular City Council Meeting at 9:24 p.m.

Julie Hanson
City Clerk

David Grant
Mayor