

**4A. Community Development Director’s Report**

**Council Action on/related to Commission Recommendations**

- Consideration of a request for an Amendment to the Monticello City Code, Title XV: Land Usage, Chapter 153: Zoning Ordinance, Section 153.028 Specific Review Procedures and Requirements as related to regulations and standards for Planned Unit Development.  
Applicant: City of Monticello  
***Approved on the consent agenda of the City Council on April 14, 2025.***
- Consideration of a request for Amendment to the Monticello City Code, Chapter 152: Subdivisions and Monticello Zoning Ordinance Chapter 153.027, 152.060 and 152.061, and any other related sections of Subdivision or Zoning ordinance text necessary as related to regulations for planting and maintaining trees and tree canopy.  
Applicant: City of Monticello  
***Approved 4-1 by the City Council on the April 28, 2025 regular meeting agenda.***
- Consideration to adopt Resolution No. XX approving a Final Stage Planned Unit Development for Meadowbrook, and Resolution 2025-XX approving a Final Plat and Development Agreement for Meadowbrook, a single-family residential development including attached and detached units. Applicant: JBP Land, LLC  
***Approved on consent agenda of the City Council on April 28, 2025. The developer intends to close on the property and begin grading in May.***

**Legislative Action**

The legislative session is moving quickly toward its adjournment date of May 19. Legislation which would impact local housing authority is already beginning to take shape for potential inclusion in omnibus bills, along with new action on a revised SF 2229. The proposed SF 2229 bill is attached. The City has reached out to Senator Anderson regarding concerns regarding the language in SF 2229.

**More information:** [Senate Committee To Consider Scaled-Back Language Limiting Local Authority on Residential Development - League of Minnesota Cities](#)

**Housing Workshop Follow-Up**

Staff is preparing a summary of the joint workshop on housing held on March 31, 2025. Given the workshop feedback and the recent discussions relating to the use of PUD, staff would recommended future consideration of amendments to the 2040 Plan to incorporate the direction and goals of the policy boards. More information is intended for Commission’s initial review in June.

**Project Update List**

The project update list current through April 2025 is attached.

**Website Project Page**

A reminder to stay current with news and information by visiting:

[Projects | Monticello, MN](#)

## MONTICELLO DEVELOPMENT PROJECTS

Concept Projects		Project Type	Address/Location	Description	Review Date & Info	Progress Report
Project V	Commercial/Light Industrial	88 acre parcel bounded by The Meadows to the North, Highway 25 to the West, 85th Street NE to the South, and the Featherstoe Residential neighborhood to the East	Concept Stage review for a planned unit development for a multi-phase Medical Office Buildings on roughly 25 acres, with subsequent phases of private development to follow.	<a href="#">Joint City Council and Planning Commission review on 3/25/24</a>	On hold	
General Equipment	Industrial	13 acre parcel along CSAH 39 and West Chelsea Road	Concept Stage review for planned unit development for Machinery/Truck Repair and Sales	<a href="#">Joint City Council and Planning Commission review on 7/2/24</a>	Post Concept Stage PUD, Pre-Development Stage PUD Application Submittal	

Pending Land Use Application Projects		Project Type	Address/Location	Description	Approval Date & Info	Progress Report
Haven Ridge West	Residential	Near the Southeast corner of 85th Street NE and Fallon Ave NE, Also South of 85th Street NE between Eislele Ave NE and Edmonson Ave NE	Concept Stage review for a planned unit development for a 298-unit residential development with various lot sizes and townhome section	<a href="#">Reviewed by Planning Commission on 1/7/25</a>	Tabled from January Planning Commission Meeting	
Tamarack/The Meadows at Pioneer Park	Residential	68 acre parcels along Fallon Avenue	Concept Stage review for planned unit development for single-family residential	<a href="#">Reviewed in Joint PC/CC on 9/16/24</a>	Concept Stage PUD Submittal, Annexation Petition pending	

Previously Approved Projects		Project Type	Address/Location	Description	Approval Date & Info	Progress Report
Broadway Plaza PUD	Commercial	6321 E. Broadway Street bound by Interstate 94 to the North and East Broadway Street to the South	Development Stage PUD and preliminary plat for a 76-room hotel, 15,000 square-foot event center, 6,800 square-foot restaurant, and a 6,000 square-foot post-frame building.	<a href="#">11/24/2024</a>	Approved 11.25.24, Annexation Pending	
Twin Pines Apartments	Residential	South Side of School Blvd. East of Wal-Mart	96 multi-family unit apartment building	<a href="#">2/28/2022</a>	Final Plat Expired	
Block 52 Redevelopment	Mixed-Use	NE Corner of Highway 25 and Broadway St	87 multi-family units with roughly 30,000 sq ft of 1st floor commercial	<a href="#">7/11/2022</a>	Continued leasing of commercial spaces, Revised Conditions CC Approved 2.24.25	
Featherstone 6th Addition	Residential	North of 85th St NE and West of Highway 25	21 Single-family lots with commercially guided outlots for future development	<a href="#">4/25/2022</a>	Under Construction; last lot permit issued	
Haven Ridge 2nd Addition	Residential	South of Farmstead Ave and West of Fallon Ave NE	59 Single-Family Lot Development	<a href="#">Reapproved 8/28/2023</a>	Home sites under construction	
Country Club Manor 3rd/4th Addition	Residential	Along South side of 7th St W between Elm St and Golf Course Rd	82 Twinhomes Senior 55+ Development	<a href="#">4/22/2024</a>	Under construction, home sites under construction	
Deephaven 3 (Lot 2)	Commercial	Southeast corner of Cedar St and Chelsea Rd	New Construction of a Clinic/Medical Service Facility (10,000 sq ft)	N/A (Permitted Use)	Completed	
Jimmy Johns/Baskin Robbins	Commercial	Southeast Corner of Oakwood Drive E and Cedar Street	New Construction of Quick Service Restaurant with Drive-Through Service	<a href="#">1/22/2024</a>	Withdrawn	
Big River	Commercial	Vacant property north of Chelsea Rd, south of Interstate 94, and west of Fenning Avenue	PUD for New Construction of two commercial lots for a quick-service restaurant and a coffee shop, with 6 lots platted for subsequent commercial development.	<a href="#">4/8/2024</a>	Commenced, Chipotle open and Starbucks finalizing construction	
Holiday Store EV Charging Stations	Commercial	110 Oakwood Drive E.	Installation of up to 12 Electric Vehicle Charging Stations in Lot behind Building	<a href="#">5/28/2024</a>	Construction commenced	
StorageLink (Dundas Site) PUD and Plat	Commercial	36 Dundas Road (Southeast corner of Dundas Road and Cedar Street)	Preliminary & Final Plat of Cedar Street Storage, Dev. & Final Stage PUD for expansion of permanent storage area	<a href="#">6/24/2024</a>	Construction commenced	
Rockstone Auto	Commercial	219 Sandberg Road	Conditional Use Permit Request for Minor Automotive use as a Principal Use in the B-3, Highway Business District	<a href="#">1/27/2025</a>	Approved	
Fairfield Inn & Restaurant	Commercial	Along south side of Chelsea Road directly north of Deephaven Apartments	Development Stage Permit (CUP) for construction of a 98-room hotel and restaurant in the northern "Populus" biome of the Pointes at Cedar District	<a href="#">7/22/2024</a>	Approved, building permit in progress	
Wendy's CUP	Commercial	Near Highland Way, Union Crossings	Conditional Use Permit for Amendment to PUD and accessory drive-through	<a href="#">9/23/2024</a>	Approved; building permit submitted	
Valvoline	Commercial	Big River 445 PUD	Amdt to Big River 445 PUD and Development and Final State PUD - Auto Repair - Minor	<a href="#">10/28/2024</a>	Approved; building permit submitted	
Les Schwab	Commercial	Big River 445 PUD	Amdt to Big River 445 PUD and Development and Final State PUD - Auto Repair - Minor	<a href="#">10/28/2024</a>	Approved, building permit submitted	
Discount Tire	Commercial	1300 7th Street East	Conditional Use Permit for Auto-Repair Minor and Cross Access	<a href="#">3/24/2025</a>	Approved	
Mastercraft Outdoors PUD	Industrial	1.46 acre vacant lot along the West side of Fallon Ave NE between Washburn Computer Group and Norland Truck Sales	Development Stage review for a planned unit development of a vacant site for an Industrial Service use	<a href="#">3/24/2025</a>	Approved	
JPB Land/Meadowbrook	Residential	44 acre parcel along Edmonson Avenue		<a href="#">3/24/2025</a>	Development Stage and Rezoning Approved.	
Active Adventures	Commercial	207 Dundas Road	Indoor Entertainment/Recreation Commercial		Approved	

1.1 Senator ..... moves to amend S.F. No. 2229 as follows:

1.2 Delete everything after the enacting clause and insert:

1.3 "Section 1. Minnesota Statutes 2024, section 394.25, is amended by adding a subdivision  
1.4 to read:

1.5 Subd. 11. **Homeowners associations.** (a) A county must not condition approval of a  
1.6 residential building permit or conditional use permit, residential subdivision development  
1.7 or residential planned unit development, or any other permit related to residential  
1.8 development, on the:

1.9 (1) creation of a homeowners association;

1.10 (2) inclusion of any service, feature, or common property necessitating a homeowners  
1.11 association;

1.12 (3) inclusion of any terms in a homeowners association declaration, bylaws, articles of  
1.13 incorporation, or any other governing document that is not required under state law or state  
1.14 rule; or

1.15 (4) adoption or revocation of, or amendment to, a rule or regulation governing the  
1.16 homeowners association or its members.

1.17 (b) A county must not take any action that requires a residential property to be part of  
1.18 a homeowners association or provide an incentive for such membership. A county must not  
1.19 require or incentivize a homeowners association to adopt, revoke, or amend a term in any  
1.20 governing document or a rule or regulation not required under state law or state rule.

1.21 (c) Nothing in this section prohibits a county from adopting or enforcing ordinances  
1.22 relating to the maintenance or insurance of private common areas or from enforcing such  
1.23 ordinances.

1.24 Sec. 2. Minnesota Statutes 2024, section 394.25, is amended by adding a subdivision to  
1.25 read:

1.26 Subd. 12. **Residential construction materials and design standards.** (a) A county  
1.27 must not impose any of the following requirements, by ordinance or as a condition of  
1.28 approval of any request related to a residential development, if the residential development  
1.29 meets or exceeds applicable standards established in the State Building Code:

1.30 (1) a minimum number or type of exterior finish materials, including siding;

1.31 (2) the presence of shutters, columns, gables, decks, balconies, or porches;

- 2.1 (3) minimum garage square footage, size, width, or depth;
- 2.2 (4) front elevation design requirements regarding proportions of building features;
- 2.3 (5) building articulation, roof pitch, or garage protrusion;
- 2.4 (6) minimum number or placement of windows; or
- 2.5 (7) the orientation or dimensions of the structure except that a county may require an
- 2.6 egress point on a street-facing side of the structure.

2.7 (b) A county must not impose any other standards or requirements that exceed those  
 2.8 established by the State Building Code related to architectural design elements, aesthetic  
 2.9 standards, or specific construction materials, except a county may impose such standards  
 2.10 if:

- 2.11 (1) the county identifies a documented risk to public health, safety, or general welfare;
- 2.12 and
- 2.13 (2) the requirement is not prohibited by paragraph (a).

2.14 (c) Properties in a historic district under sections 138.73 and 471.193, are exempt from  
 2.15 this subdivision.

2.16 Sec. 3. Minnesota Statutes 2024, section 394.25, is amended by adding a subdivision to  
 2.17 read:

2.18 Subd. 13. **Minimum parking mandates restricted.** (a) For the purposes of this  
 2.19 subdivision, "minimum parking mandate" means a law, rule, or ordinance that specifies a  
 2.20 minimum number of motor vehicle parking spaces, including on-street or off-street within  
 2.21 a garage or other enclosed area.

2.22 (b) A county must not impose minimum parking mandates greater than one stall per  
 2.23 residential unit, except that a county may pass and enforce an ordinance under section  
 2.24 169.346, subdivision 4, related to disability parking spaces or any provision of the Minnesota  
 2.25 Accessibility Code, Minnesota Rules, chapter 1341.

2.26 Sec. 4. Minnesota Statutes 2024, section 462.357, is amended by adding a subdivision to  
 2.27 read:

2.28 Subd. 10. **Minimum parking mandates restricted.** (a) For the purposes of this  
 2.29 subdivision, "minimum parking mandate" means a law, rule, or ordinance that specifies a  
 2.30 minimum number of motor vehicle parking spaces, including on-street or off-street within  
 2.31 a garage or other enclosed area.

3.1 (b) A municipality must not impose minimum parking mandates greater than one stall  
3.2 per residential unit, except that a municipality may pass and enforce an ordinance under  
3.3 section 169.346, subdivision 4, related to disability parking spaces or any provision of the  
3.4 Minnesota Accessibility Code, Minnesota Rules, chapter 1341.

3.5 **Sec. 5. [462.3577] MUNICIPALITIES; HOMEOWNERS ASSOCIATIONS.**

3.6 (a) A municipality, joint planning board, or public corporation must not condition  
3.7 approval of a residential building permit or conditional use permit, residential subdivision  
3.8 development or residential planned unit development, or any other permit related to  
3.9 residential development, on the:

3.10 (1) creation of a homeowners association;

3.11 (2) inclusion of any service, feature, or common property necessitating a homeowners  
3.12 association;

3.13 (3) inclusion of any terms in a homeowners association declaration, bylaws, articles of  
3.14 incorporation, or any other governing document that is not required under state law or state  
3.15 rule; or

3.16 (4) adoption or revocation of, or amendment to, a rule or regulation governing the  
3.17 homeowners association or its members.

3.18 (b) A municipality, joint planning board, public corporation, or the Metropolitan Council  
3.19 must not take any action that requires a residential property to be part of a homeowners  
3.20 association or provide an incentive for such membership. A municipality, joint planning  
3.21 board, public corporation, or the Metropolitan Council must not require or incentivize a  
3.22 homeowners association to adopt, revoke, or amend a term in any governing document or  
3.23 a rule or regulation not required under state law or rule.

3.24 (c) Nothing in this section of law prohibits a project applicant from providing a utility  
3.25 easement to access public infrastructure.

3.26 **Sec. 6. [462.3578] MUNICIPALITIES; RESIDENTIAL DESIGN STANDARDS.**

3.27 (a) A municipality or the Metropolitan Council must not impose any of the following  
3.28 requirements, by ordinance or as a condition of approval of any request related to a residential  
3.29 development, if the residential development meets or exceeds applicable standards established  
3.30 in the State Building Code:

3.31 (1) a minimum number or type of exterior finish materials, including siding;

- 4.1 (2) the presence of shutters, columns, gables, decks, balconies, or porches;  
4.2 (3) minimum garage square footage, size, width, or depth;  
4.3 (4) front elevation design requirements regarding proportions of building features;  
4.4 (5) building articulation, roof pitch, or garage protrusion;  
4.5 (6) minimum number or placement of windows; or  
4.6 (7) the orientation or dimensions of the structure except that a municipality may require  
4.7 an egress point on a street-facing side of the structure.

4.8 (b) A municipality or the Metropolitan Council must not impose any other standards or  
4.9 requirements that exceed those established by the State Building Code related to architectural  
4.10 design elements, aesthetic standards, or specific construction materials, except a municipality  
4.11 may impose such standards if:

4.12 (1) the municipality identifies a documented risk to public health, safety, or general  
4.13 welfare; and

4.14 (2) the requirement is not prohibited by paragraph (a).

4.15 (c) Properties in a historic district under sections 138.73 and 471.193, are exempt from  
4.16 this section.

4.17 **Sec. 7. [462.3594] ADMINISTRATIVE REVIEW.**

4.18 (a) A municipality must establish and follow an administrative process to review requests  
4.19 related to any proposed residential development adhering to local zoning controls in a zoning  
4.20 district that permits residential buildings in accordance with the process outlined in section  
4.21 15.99. Notwithstanding language to the contrary in section 15.99, subdivision 2, for both  
4.22 the preliminary and final plat, the time limit in section 15.99 applies in lieu of the process  
4.23 required under section 462.358. Failure of a municipality to deny a request within the time  
4.24 limit provided under section 15.99 is approval of the request.

4.25 (b) A municipality must specify in writing, including on any application form provided  
4.26 by the municipality, all requirements that a request must fulfill for a request to be deemed  
4.27 complete and for the time limit in section 15.99, subdivision 2, to begin. Such requirements  
4.28 may not include a requirement that an applicant waive any rights, forgo the process  
4.29 established in this subdivision, or consent to exactions, dedications, or fees, except that a  
4.30 municipality may charge a standard application fee for the request.

4.31 (c) A municipality engaging in the process established in paragraph (a) must:

5.1 (1) approve or deny a land use request or proposed subdivision request based on the  
5.2 alignment of the request with the municipality's comprehensive plan, applicable zoning  
5.3 requirements, and subdivision regulations in place as of June 1, 2025, unless the current  
5.4 comprehensive plan, zoning requirements, or subdivisions regulations are more permissive;

5.5 (2) not require a conditional use permit or planned unit development agreement, except  
5.6 that a municipality may require a conditional use permit or planned unit development  
5.7 agreement to address an identified and documented risk to health or safety;

5.8 (3) not require more than two community meetings prior to approval of a request, except  
5.9 if more are required by state or federal law, or the project involves or affects a lot located  
5.10 in a historic district under section 138.73; and

5.11 (4) provide any development agreement to the applicant no less than three days in advance  
5.12 of final plat approval or before final approval of a request if a plat is not required."

5.13 Amend the title accordingly