



**New Brighton Planning Commission
Agenda
New Brighton City Hall | City Council Chambers
803 Old Highway 8 NW, New Brighton, MN 55112
6:30 PM October 21, 2025**

Members of the Planning Commission will attend the meeting in person unless eligible to attend remotely per MN Stat. 13D.02.

To participate in this meeting, members of the public may:

- **Attend the meeting in person.**
- **Watch the meeting electronically.** Tune into CTV Channel 8023 (CenturyLink) or Channel 16 (Comcast). To observe the meeting as a livestream or a webcast, visit NBMN.info/View-A-Meeting

I. Call to Order

II. Roll Call

| | |
|----------------------------|--------------------------------|
| Chair Tim McQuillan | Commissioner Abby Bryant |
| Vice Chair Eric Nelson | Commissioner Andre Kuiper |
| Commissioner Karen Collins | Commissioner Position - vacant |
| Commissioner Ian Pirner | |

III. Approval of Agenda

IV. Approval of Past Minutes

1. September 16, 2025

V. Report from City Council Liaison

VI. Public Hearings

1. **Ordinance 923:** An ordinance to CONDITIONALLY re-guide and re-zone the Brightwood Hills Clubhouse and parking lot area of 1975 Silver Lake Road and the Grace Point Church property at 2351 Rice Creek Road to Mixed Use Neighborhood (MUN). Changes to guidance and zoning would ONLY occur if multiple conditions can be met by a future development proposal, including but not limited to, replacement of the clubhouse with space and amenities that ensure continued success of the golf course, addition of upper-level housing units that meet community housing goals,

and addressing of drainage and parking concerns shared by the subject properties.

VII. Business Items

VIII. Adjournment



**MINUTES
PLANNING COMMISSION
September 16, 2025 City Hall
Council Chambers 6:30 p.m.**

I. Call to Order

The meeting was called to order at 6:30 p.m.

II. Roll Call

Members Present: Chair Tim McQuillan, and Commissioners Abby Bryant, Andre Kuiper, Eric Nelsen and Ian Pirner

Members Absent: Commissioner Karen Collins

Also Present: Ben Gozola – Assistant Director of Community Assets and Development

III. Approval of Agenda

Motion by Commissioner Nelsen, seconded by Commissioner Kuiper, to approve the September 16, 2025 agenda as presented.

Approved 5-0.

IV. Approval of Minutes

Minutes from August 19, 2025

Motion by Commissioner Pirner, seconded by Commissioner Kuiper, to approve the August 19, 2025 meeting minutes as presented.

Approved 5-0.

V. Report from City Council Liaison

There was no report from the City Council.

VI. Public Hearing

- (A) Special Use Permit: Application from Commers Roseville Properties LLC to expand the existing LinkDrive Express business at 855 3rd Street SW to include auto repair -- PID 32-30-23-24-0002.

Assistant Director of Community Assets and Development Gozola reported LinkDrive Express is an existing business at 855 3rd Street SW that provides transportation services for clients in the Twin Cities. The businesses' owner, Ramadan Adem, would like to supplement the existing business with auto repair. The added use would allow them to repair their fleet vehicles on-site when necessary and to complete repairs on their client's vehicles. Staff provided further comment on the request and recommended approval of the Special Use Permit, based on the findings of fact and subject to the following conditions:

1. All vehicles being serviced shall be parked indoors during non-business hours.
2. Unlicensed or inoperable vehicles cannot be stored outdoors on site.

The Public Hearing was opened at 6:36 p.m.

There were no comments from the public.

Motion by Commissioner Pirner, seconded by Commissioner Kuiper to close the Public Hearing.

Approved 5-0.

The Public Hearing closed at 6:37 p.m.

Chair McQuillan questioned where the trucks were being parked currently.

Ramadan Adem, the applicant, explained the drivers take the vehicles home with them. He noted the side parking lot was used for vehicle parking when trucks were onsite.

Commissioner Kuiper asked if there was adequate space within the building to store vehicles indoors overnight. Mr. Adem reported vehicles being worked on would be stored inside.

Motion by Commissioner Pirner, seconded by Commissioner Nelsen, to recommend the City Council approve the requested special use permit authorize auto repair at 855 3rd Street SW, Suite #6, based on the findings of fact and conditions listed on pages 7 & 8 of the report as may have been amended here tonight.

Approved 5-0.

- (B)** Special Use Permit: Application from Josh Peterson to run a U-Haul rental business from the building at 301 County Road E2 West -- PID 29-30-23-41-0030.

Assistant Director of Community Assets and Development Gozola reported this item was tabled during the September 16th meeting in anticipation of the application being ready for review in September. The finalized site plan was agreed to earlier this month, so staff's analysis of this after-the-fact special use permit request is now outlined herein. In short, the applicants are seeking the ability to operate a U-Haul equipment rental business from the multi-tenant property at 301 CR E2 West. Staff provided further comment on the request and recommended approval of the Special Use Permit, based on the findings of fact and subject to the following conditions:

1. Yearly licensing must be secured to operate an equipment rental business within the City. Failure to renew the license shall be grounds for revocation of the SUP.
2. The U-Haul franchise shall remain in good standing with U-Haul corporate policies, maintenance operations, and safety protocols. Failure to remain in good standing with corporate policies shall be grounds for revocation of the SUP.
3. With the exception of light maintenance as accepted by the Department of Community Assets & Development (i.e. changing windshield wipers), all maintenance of vehicles and equipment shall occur off-site.
4. The area of the parking lot to be utilized by U-Haul shall be restriped in accordance with the approved site plan. Existing striping in the remaining parking lot that has faded over time shall be repainted as necessary.
5. Should after-hours drop-offs become a problem for any reason, complaints shall be grounds for the SUP to be re-opened, and additional conditions placed on drop-offs to eliminate the identified problem(s).
6. Hours of operation shall be limited to 8:00 a.m. to 4:00 p.m. Monday through Friday, and 10:00 a.m. to 2:00 p.m. on Saturday. Changes to operating hours shall require amendment of the SUP.
7. The business use of the parking lot shall be limited to those areas depicted on the approved site plan, and it shall be the responsibility of the business to manage inventory in a manner that allows for storage within designated parking & storage areas per the site plan. No parking and storage of U-Haul rental vehicles shall occur within drive aisles, nor within parking spaces reserved for the remainder of the building. Failure to follow these guidelines shall be grounds for revocation of the SUP.
8. Drive lanes serving the building and U-Haul parking area shall be kept free and clear at all times for access and safety purposes.

Commissioner Nelsen asked if staff had reviewed the proposed conditions with the applicant. Assistant Director of Community Assets and Development Gozola explained the staff report with the full list of conditions was sent to the applicant last week.

The Public Hearing was opened at 6:48 p.m.

Commissioner Kuiper inquired if the applicant agreed to all of the conditions as proposed by staff.

Josh Peterson, the applicant, indicated he did not like the proposed conditions. He said he pays property taxes and feels that any limitations on his use are an infringement on the funds that he pays every year to own and maintain the property. When pressed, he ultimately agreed to abide by the conditions as written.

Motion by Commissioner Nelsen, seconded by Commissioner Pirner to close the Public Hearing.

Approved 5-0.

The Public Hearing closed at 6:50 p.m.

Motion by Commissioner Pirner, seconded by Commissioner Nelsen, to recommend the City Council approve the requested special use permit authorize a U-Haul business to operate from the property at 301 County Road E2 West based on the findings of fact and conditions listed on pages 9 & 10 of the report as may have been amended here tonight.

A roll call vote was taken. Approved 4-1 (Chair McQuillan opposed).

(C) Ordinance 920: Zoning Code Update. Review of a wholesale update of the existing New Brighton zoning code into a new organization that addresses multiple shortcomings within the current zoning code, fixes long-standing legal concerns, and creates new district names throughout the community while largely maintaining existing regulations.

Assistant Director of Community Assets and Development Gozola reported the City's draft zoning code is ready for review and approval. Legal review of the document was completed in August, and a final version of the document was placed before the Planning Commission on August 19th for review and an initial public hearing. Since that meeting, the City Council and Economic Development Commission have also seen and commented on the document. On September 16th, the Planning Commission is asked to re-open and conclude the public hearing that was opened and continued on August 19th. Following the closure of the public hearing, the Planning Commission is asked to make a final recommendation on the new zoning code and zoning map for City Council consideration on October 14th, 2025. Staff provided further comment on the request and recommended approval of Ordinance 920.

Commissioner Nelsen questioned if there was utility in leaving the business residential use within the code, given that the City does not have any business residential designations. Assistant Director of Community Assets and Development Gozola reported this designation would remain in place because the City allows for transitional uses.

The Public Hearing was reopened at 6:56 p.m.

There were no comments from the public.

Motion by Commissioner Pirner, seconded by Commissioner Kuiper to close the Public Hearing.

Approved 5-0.

The Public Hearing closed at 6:57 p.m.

Motion by Commissioner Pirner, seconded by Commissioner Kuiper, to recommend the City Council adopt Ordinance No. 920, adopting the City of New Brighton Zoning Ordinance and the City of New Brighton Zoning Map.

Approved 5-0.

VII. Business Items

None.

VIII. Adjournment

Motion by Commissioner Pirner, seconded by Commissioner Kuiper, to adjourn the meeting.

Approved 5-0.

Meeting adjourned at 6:59 PM

Respectfully submitted,



Ben Gozola
Assistant Director of Community Assets and Development



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|------------------------|-------------------------|
| Agenda Section: | Public Hearings |
| Report Date: | 09/26/2025 |
| Meeting Date: | October 21, 2025 |

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Ordinance 923: An ordinance to CONDITIONALLY re-guide and re-zone the Brightwood Hills Clubhouse and parking lot area of 1975 Silver Lake Road and the Grace Point Church property at 2351 Rice Creek Road to Mixed Use Neighborhood (MUN). Changes to guidance and zoning would ONLY occur if multiple conditions can be met by a future development proposal, including but not limited to, replacement of the clubhouse with space and amenities that ensure continued success of the golf course, addition of upper-level housing units that meet community housing goals, and addressing of drainage and parking concerns shared by the subject properties.

| | |
|---------------------------|------------------|
| Action Requested: | |
| Public Hearing | Motion |
| Discussion | Informational |
| Form of Action: | |
| Resolution | Ordinance |
| Contract/Agreement | N/A or Other |
| Votes Needed: | |
| Majority of quorum | 4 Votes |
| 5 Votes | N/A |

| | |
|---------------------------|--|
| Summary Statement: | A recent facilities study showed a need for major investment in the Brightwood Hills Clubhouse in the coming years, dictating that replacement of the building is the best long-term investment strategy for |
|---------------------------|--|

the community. Because of the expected price tag of such an improvement, the City intends to explore options for a public-private partnership to replace the clubhouse. The City would gain an economically advantageous pathway to replacing the clubhouse and position the golf course for continuous success, and a developer would gain the right to create housing units above or next to the new clubhouse. A development concept could also address parking, drainage, and access issues for both the golf course property and the Grace Point Church property to the north. The proposed changes to land use guidance and zoning proposed by Ordinance 923 would ONLY take effect on lands included in the development proposal, and only if a final development plan is acceptable to the City.

Recommendations: **Conditional approval** of Ordinance 923

Applicable Deadlines: None. City driven process.

Community Impact: A new clubhouse with modern amenities and rental space is anticipated to cost well over \$2M. This option provides a pathway to significantly reduce this cost to the public by selling development rights above the new clubhouse building.

Legislative History: none

| | | |
|----------------------------|---------------------------------|----------------------------------|
| Strategic Priority: | Financial Sustainability | Staff Capabilities |
| | Economic Development | Community Engagement & Belonging |
| | City Assets | N/A |

| | | | | |
|-----------------------|--|----------|---------------------|-------------------|
| Fiscal Impact: | Financial Impact: Is there a financial consideration? | | No | Yes \$ TBD |
| | Financing Sources: | Budgeted | Budget Modification | |

| | | | |
|--|-------------|-----------------|-------|
| | New Revenue | Use of Reserves | Other |
|--|-------------|-----------------|-------|

| | | |
|---------------------|----|--------------------------------------|
| Attachments: | 1. | Staff Report |
| | 2. | Ordinance 923 |
| | 3. | Draft Summary Publication Resolution |

Ordinance 923: An Ordinance to Conditionally Guide and Zone Properties to Mixed Use Neighborhood to Facilitate a Possible Brightwood Hills Clubhouse Redevelopment Project

To: **Planning Commission**

From: Ben Gozola, *Assistant Director DCAD*

Meeting Date: **10-14-25**

INTRODUCTION

A recent facilities study conducted by Krause-Anderson on behalf of the City has found that the anticipated costs to maintain and improve the current Brightwood Hills Clubhouse dictate that serious consideration be given to replacement and improvement of the building at this time. This ordinance would **CONDITIONALLY** change the guidance and zoning of the Clubhouse area and potentially the Grace Point Church property to allow for the exploration of a public/private partnership to redevelop the clubhouse.

BACKGROUND

The Brightwood Hills Golf Course is a beloved and important fixture within the City of New Brighton as it offers residents and visitors the opportunity to enjoy executive level golf in the heart of New Brighton. The course's continued success and viability are of paramount importance to the City.

In early 2025, the City contracted with Krause-Anderson (KA) to complete facility condition assessments on four aging community buildings: City Hall, the Community Center, the Freedom Neighborhood Center, and the Brightwood Hills Clubhouse. City Hall passed the assessment with an "Excellent" score while the Community Center and Freedom Neighborhood Center received ratings of "Fair." In all three cases, the assessment recommended that continued investment in those facilities proceed as planned. The one exception to the passing grades was the Brightwood Hills Clubhouse which received an assessment score of "Critical" from KA.

A "critical" score in this context means that the anticipated maintenance costs for the facility over the next 10 years exceeds one half of the cost for a completely new facility. From a long-term asset management perspective, this set of circumstances requires that City officials explore all options before deciding on how to proceed. Ordinance 923 is the vehicle being used to allow consideration of other options for clubhouse replacement.

CLUBHOUSE CONDITION

Per the Krause-Anderson Facility Condition Assessment, the Brightwood Hills Clubhouse has an **anticipated 10-year maintenance cost of nearly \$1.6M** roughly broken down as follows:

➤ **Sitework/building earthwork (\$1.04M)**

- The Parking lot has major drainage issues. Redesign of drainage system and full depth asphalt replacement is recommended.
- Cart/Walking paths serving the building are not compliant with the Americans with Disability Act (ADA); areas are too steep. Asphalt needs mill & overlay.

➤ **Building Exterior (\$260K)**

- Cedar siding needs repair and must be treated or replaced.
- Caulking and repairs to extruded polystyrene around perimeter of building to ensure building is watertight
- Caulk windows, recommend replacement within the next 10 years
- Exterior doors recommend maintenance and eventual replacement in the next 10 years

➤ **Roof (\$90K)**

- Asphalt shingles damaged and no longer manufactured. Roof replacement needed.
- Evidence of water staining on rear elevation, grading improvements may be needed to keep water away from building.

➤ **Building Interior / Improvements (\$152K)**

- Maintenance garage - walls have potential biological growth on lower portion of drywall. Recommend testing of growth. Recommendation is to excavate and add drain tile around exterior perimeter of facility to direct water away from building.
- Interior finishes are not critical, could be pushed out of 10-year plan.

➤ **Plumbing, HVAC, Equipment/Furniture, Security (≈\$40K)**

It has been rightfully pointed out that the building itself isn't in bad condition, and staff agrees with that assessment. The true issue is how to replace the parking lot, address longstanding drainage issues, and bring all access paths and building access points into compliance with Federal ADA guidelines; and how to complete those improvements in a way that best protects the long-term health and viability of the golf course.

Option 1: Maintain the Existing Facility and complete all planned improvements over the next 10 years.

- This option will continue to be on the table regardless of the outcome of this ordinance.
- Investing in the existing facility as outlined over the next 10 years will maintain the status quo.

- This level of investment (\$1.6M) in the existing facilities all but precludes major site plan changes moving forward limiting the options for added amenities or other improvements to meet community needs.
- Does not address drainage issues being experienced by the Grace Point Church property to the north.

Option 2: Reimagine the clubhouse area by designing a NEW site plan focused on the long-term financial viability of the golf course.

- Generate a new plan that fixes all area drainage issues and positions the parking lot to maximize use of the clubhouse land;
- Address all ADA issues through an updated design (including paths and building access points);
- Create needed indoor storage space for golf carts;
- Dedicate space for indoor golf simulators as a new winter revenue stream;
- Improve rental space for events; and
- Add a food amenity

Option 2 would bring significant improvements to the Brightwood Hills Golf Course, but at a higher cost. Ordinance 923 seeks to identify a potential pathway to address those costs via a public/private development partnership.

PUBLIC/PRIVATE PARTNERSHIP CONCEPT

Demand for residential development space in New Brighton is high thanks to the City's great location, its people, and high-quality schools amongst other attributes. Housing is also identified as one of our community's greatest needs in the current comprehensive plan. The clubhouse site is therefore an opportunity to marry current market demand with an identified community need, and to do so in a way that supports the long-term stability of the golf course.

If approved, Ordinance 923 would *CONDITIONALLY* re-guide the clubhouse area of the golf course to Mixed Use Neighborhood Node; the same land use designation assigned to parcels directly across Silver Lake Road. Zoning of the clubhouse area would also be *CONDITIONALLY* changed to Mixed Use Neighborhood concurrent with the comp plan change. **All changes would be contingent on the following:**

1. The City identifying a viable public/private partnership to replace the clubhouse in return for allowing up to three (3) stories of residential units above the new facility (buildings in the MUN district are limited to four stories).
2. The City receiving an acceptable development plan from the chosen developer that successfully addresses all needs on the site:
 - a. Provision of a new clubhouse (could be ground floor, one end of a building, or detached),
 - b. Space for a mix of additional uses (i.e. a restaurant, a golf simulator, improved rental space, etc.),
 - c. Ample surface and subsurface parking to accommodate all uses, and

- d. Solutions to existing drainage problems affecting this property and the adjacent Grace Point church property.
3. Approval of a subdivision that separates the clubhouse and new residential units from the golf course itself, thereby maintaining the golf course's existing land use guidance (Park) and zoning classification (R-1). The only change in guidance and zoning that may result from this process would be to the existing clubhouse (and church property if it is included in the development for parking and entryway purposes).
4. Approval of a Developer's Agreement that ensures successful completion of the approved plan.

QUESTION AND ANSWERS

Ordinance 923, currently before the Planning Commission, is the first step in allowing the exploration of clubhouse redevelopment to begin. A summary of the most common questions and answers regarding this ordinance include:

▪ ***Will the golf course be closing?***

No. The proposed path forward to replace the Clubhouse with a new facility that includes housing is a logical way to ensure the long-term success of the golf course by:

- Significantly improving the clubhouse experience by making the course a continued draw;
- Improvements that allow the facility to be used year-round will enhance the economics of the course substantially; and
- On-site residential units will be very attractive to golfers, bringing built-in customers to the facility.

▪ ***Why is housing being considered above a new clubhouse?***

There are three primary reasons driving the consideration of adding housing above a new Brightwood Hills clubhouse:

- **Cost.** Planning, constructing, and building a new clubhouse facility is roughly estimated to cost around \$2M. Allowing housing above the new clubhouse will significantly decrease development costs that must be borne by the City.
- **Protection.** Investing in our public golf course by bringing potential paying customers to the site will help to ensure the golf course stays in operation for decades to come.
- **Need.** "Housing" is identified in the City's current comprehensive plan as one of the top priorities for residents in the community. This project will add needed housing units to the City's inventory which in turn will free up existing, more affordable units, to those in need of housing as people "move up" into the new units being created as part of this development.

- ***Why did this proposal come out of nowhere?***

The current comprehensive plan guides land to the north and west of the clubhouse as Mixed Use Neighborhood, and extending that designation to the clubhouse area has always been viewed as an option if needed to enhance the golf course. The Vision Silver Lake Road study in **2021** specifically included development scenarios showing a multi-story clubhouse building in anticipation of this possibility.



- ***Will the entire golf course be guided for possible development?***

No. Proposed guidance and zoning changes will be predicated on a win-win development proposal coming forward that gains Council approval. Zoning and guidance changes will be limited to just the area of the clubhouse, and the remainder of the golf course will not see a zoning or guidance change. The areas being rezoned already seem to include a mix of higher density residential and commercial uses. How does the new zoning classification change things?

- ***If this project moves forward, what kind of housing units would these be?***

Unit type will be a factor considered when the city identifies the ideal development partner. Owner-occupied condominiums, market rate apartments, or senior housing are examples of different housing types that could each make sense on this site for different reasons.

- ***If this project moves forward, what could we expect to happen to the golf course, and what new amenities could be included?***

Depending on the size and location of the new building, the warm-up areas and first hole configuration may need to be adjusted. Ideally the new facility would provide protected parking for the golf carts, an improved putting/chipping green, food/snacks, and a golf simulator. If a developer is selected, site plans will be developed to provide more detail on the viability of these elements.

- ***If the City cannot find a win-win solution to replace the clubhouse in partnership with a private developer, will the golf course close?***

No. Regardless of the outcome of this process, the city is committed to the long-term viability and maintenance of the Brightwood Hills Golf Course. Not finding a pathway forward to replace the clubhouse with a private developer will require the city to identify other funding sources for this project, or to maintain the existing facility and forgo the envisioned improvements.

▪ ***How will ownership issues be handled?***

Preliminary discussions by the City Council on this public/private partnership concept have included a heavy focus on ownership concerns. It's been made clear to staff that any course of action must support the long-term health and sustainability of the golf course and protect the City's interests and investments. The final ownership model (if something moves forward) will be specifically negotiated to achieve these goals.

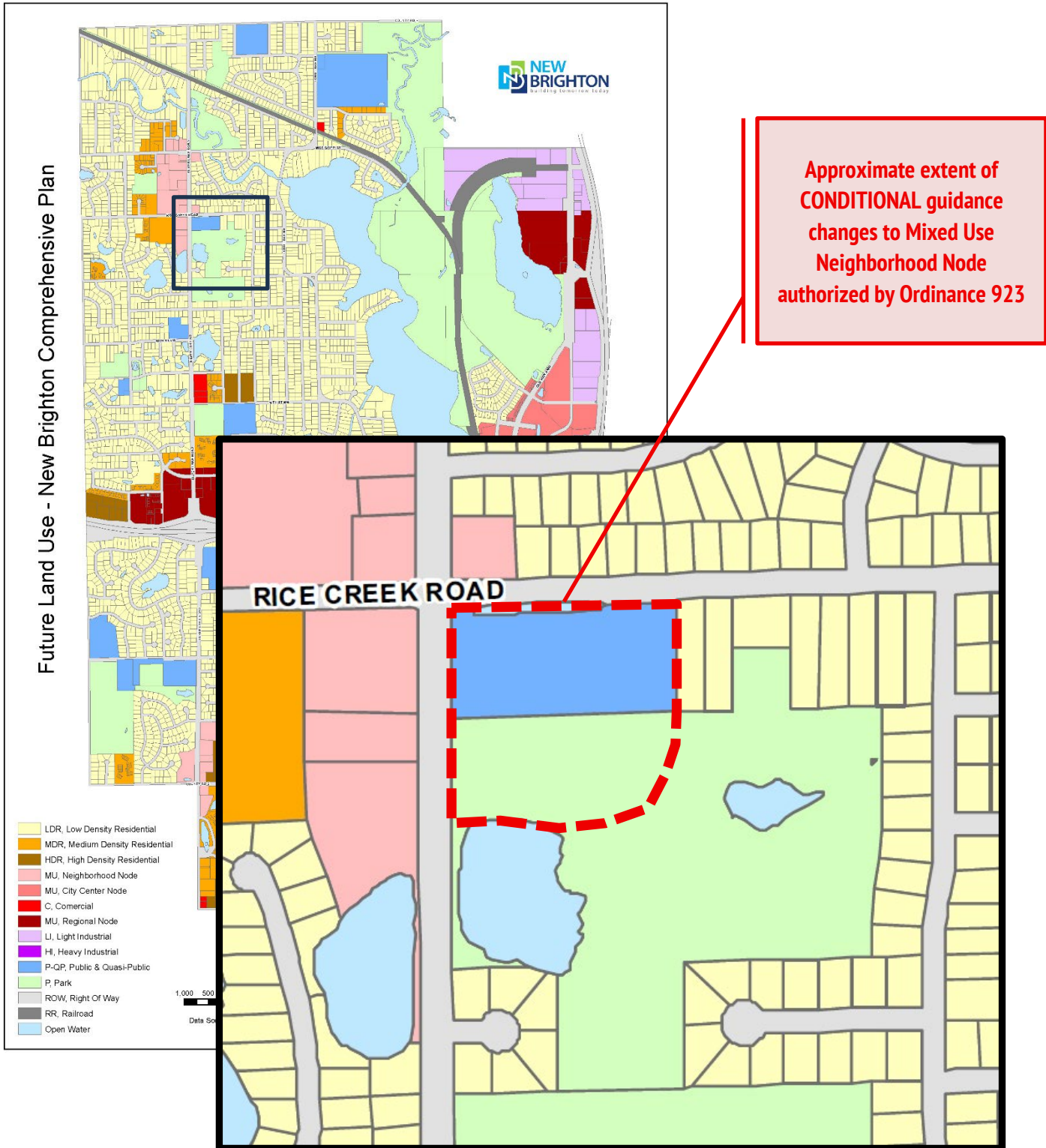
Proposed conditions for guidance and zoning changes do not include a mandate for a specific ownership model as there are many pathways to a successful outcome, and staff does not want to pre-determine that we know exactly which model should be used in this situation. The City Attorney's office employs experts in landownership models who will advise the City Council and public on any proposal under consideration. Guiding the final decision will be the need to ensure the City maintains control of the golf course and the new clubhouse.

ORDINANCE 923 OVERVIEW

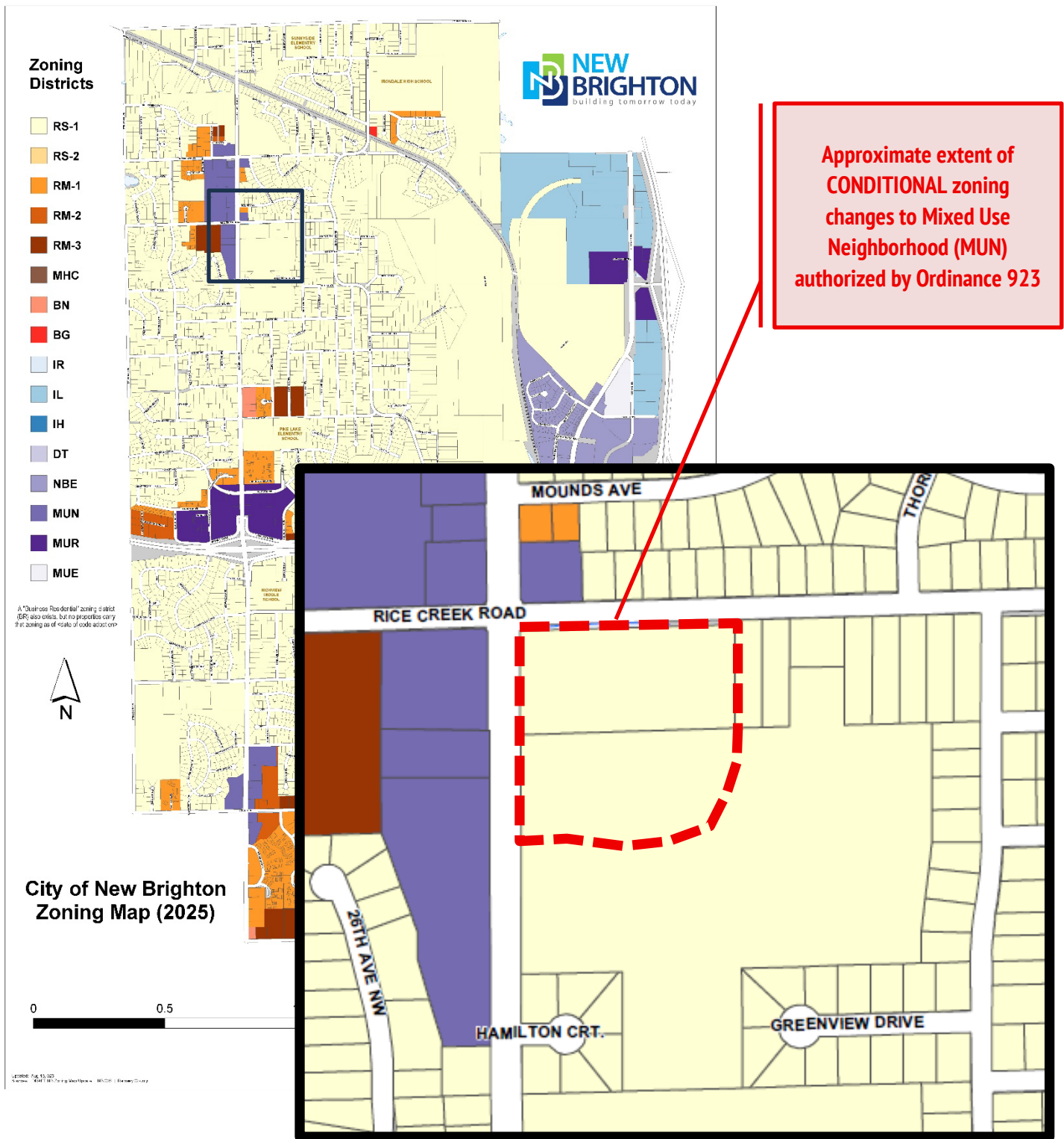
Ordinance 923 contains five sections to deal with the conditional nature of these proposed changes.

- Section 1 conditionally amends the Future Land Use map for the Clubhouse Area
- Section 2 conditionally amends the Future Land Use map for the Grace Point Church property
- Section 3 conditionally amends the Official Zoning map for the Clubhouse Area
- Section 4 conditionally amends the Official Zoning map for the Grace Point Church property
- Section 5 establishes conditions that must be met in the eyes of the City Council before Sections 1 through 4 would take effect
- Section 6 establishes that the Grace Point Church property must be involved an approved and authorized development plan for changes specific to that property to occur.

Future Land Use Map Conditional Changes



Official Zoning Map Conditional Changes



RECOMMENDATION

The comprehensive plan updates and zoning map changes proposed in Ordinance 923 are specifically tailored to achieving win-win outcomes for all parties. No changes will occur unless the City Council finds that the desired win-win outcomes are achieved. Accordingly, approval of the ordinance at this time simply opens the door to exploring potential options for replacement of the Brightwood Hills Clubhouse with no risk that unintended development may occur as a result.

Based on the analysis presented herein, staff is recommending APPROVAL of Ordinance 923 at this time.

ATTACHMENTS:

- 1. Ordinance 923*
- 2. Draft summary publication resolution for Ordinance 923*

ORDINANCE NO. 923

STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

**AN ORDINANCE TO CONDITIONALLY AMEND THE FUTURE LAND USE
MAP IN THE 2040 NEW BRIGHTON COMPREHENSIVE PLAN, AND
CONDITIONALLY AMEND THE OFFICIAL ZONING MAP FOR LAND IN
AND AROUND THE BRIGHTWOOD HILLS GOLF COURSE CLUBHOUSE**

THE CITY OF NEW BRIGHTON ORDAINS:

SECTION 1. Pursuant to Chapter 2, Section 2.4(A) of the New Brighton Zoning Ordinance and subject to conditions listed herein, the Future Land Use map within the 2040 Comprehensive Plan is amended to assign a yet-to-be determined amount of land around the Brightwood Hills Golf Course Clubhouse at 1975 Silver Lake Road as Mixed Use – Neighborhood Node (see Exhibit A)

PID: 18-30-23-43-0014

SECTION 2. Pursuant to Chapter 2, Section 2.4(A) of the New Brighton Zoning Ordinance and subject to conditions listed herein, the Future Land Use map within the 2040 Comprehensive Plan is amended to assign the Grace Point Church Property at 2351 Rice Creek Road as Mixed Use – Neighborhood Node (see Exhibit A)

PID: 18-30-23-43-0043

SECTION 3. Pursuant to Chapter 2, Section 2.4(B) of the New Brighton Zoning Ordinance and subject to conditions listed herein, the Official Zoning Map of the City of New Brighton is amended to assign a yet-to-be determined amount of land around the Brightwood Hills Golf Course Clubhouse at 1975 Silver Lake Road as Mixed Use Neighborhood – MUN (see Exhibit B)

PID: 18-30-23-43-0014

SECTION 4. Pursuant to Chapter 2, Section 2.4(A) of the New Brighton Zoning Ordinance and subject to conditions listed herein, the Official Zoning Map of the City of New Brighton is amended to assign the Grace Point Church Property at 2351 Rice Creek Road as Mixed Use Neighborhood – MUN (see Exhibit B)

PID: 18-30-23-43-0043

SECTION 5. Changes to the Comprehensive Plan and Official Zoning Map outlined in Sections 1 through 4 of Ordinance 923 shall only take effect upon the passage of a resolution by the City Council finding that a public/private development proposal meets all of the following conditions:

- A. A viable public/private partnership to replace the existing Brightwood Hills Clubhouse is identified allowing for the addition of housing units on the Brightwood Hills Clubhouse site;
- B. That the proposed redevelopment site can be successfully partitioned off from the larger golf course property in a manner that does not impact the existing golf course in any substantial way or the City's ownership and control of the golf course amenity;
- C. That the final development plan successfully addresses all needs on the site as determined by the City Council which are presumed to include:
 - i. Provision of a new clubhouse acceptable to the City;
 - ii. Space for a mix of additional uses to support the golf course (i.e. a restaurant, a golf simulator, improved rental space, indoor storage space for golf carts, etc.);
 - iii. Ample surface and subsurface parking to accommodate all uses;
 - iv. ADA compliant walkways and entries;
 - v. Solutions to existing drainage problems affecting this property and the adjacent Grace Point church property; and
 - vi. Approval of a Developer's Agreement that ensures successful completion of the approved plan.

SECTION 6. Changes to the Comprehensive Plan and Official Zoning Map outlined in Sections 2 and 4 of Ordinance 923 shall only take effect upon the passage of a resolution by the City Council finding that the Grace Point Church property was included within the final approved and authorized development plan.

SECTION 6. Effective Date

This ordinance shall take effect upon its adoption by the city council, its publication in the city’s official newspaper, and the completion of the listed conditions.

ADOPTED this 28th day of October 2025, by the New Brighton City Council with a vote of ___ ayes and ___ nays.

Kari Niedfeldt-Thomas, Mayor

Devin Massopust, City Manager

ATTEST:

Terri Spangrud, City Clerk

EXHIBIT A

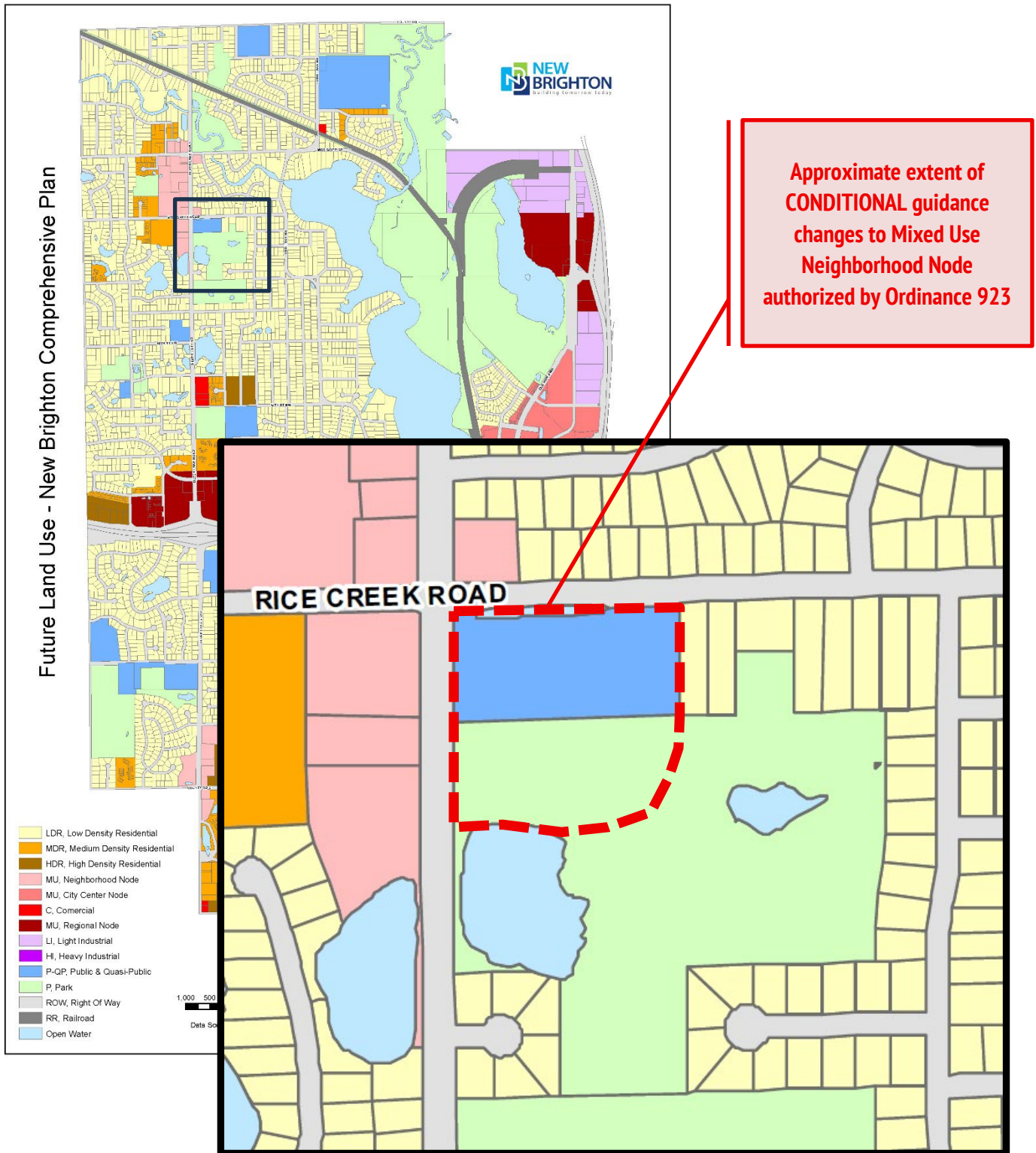
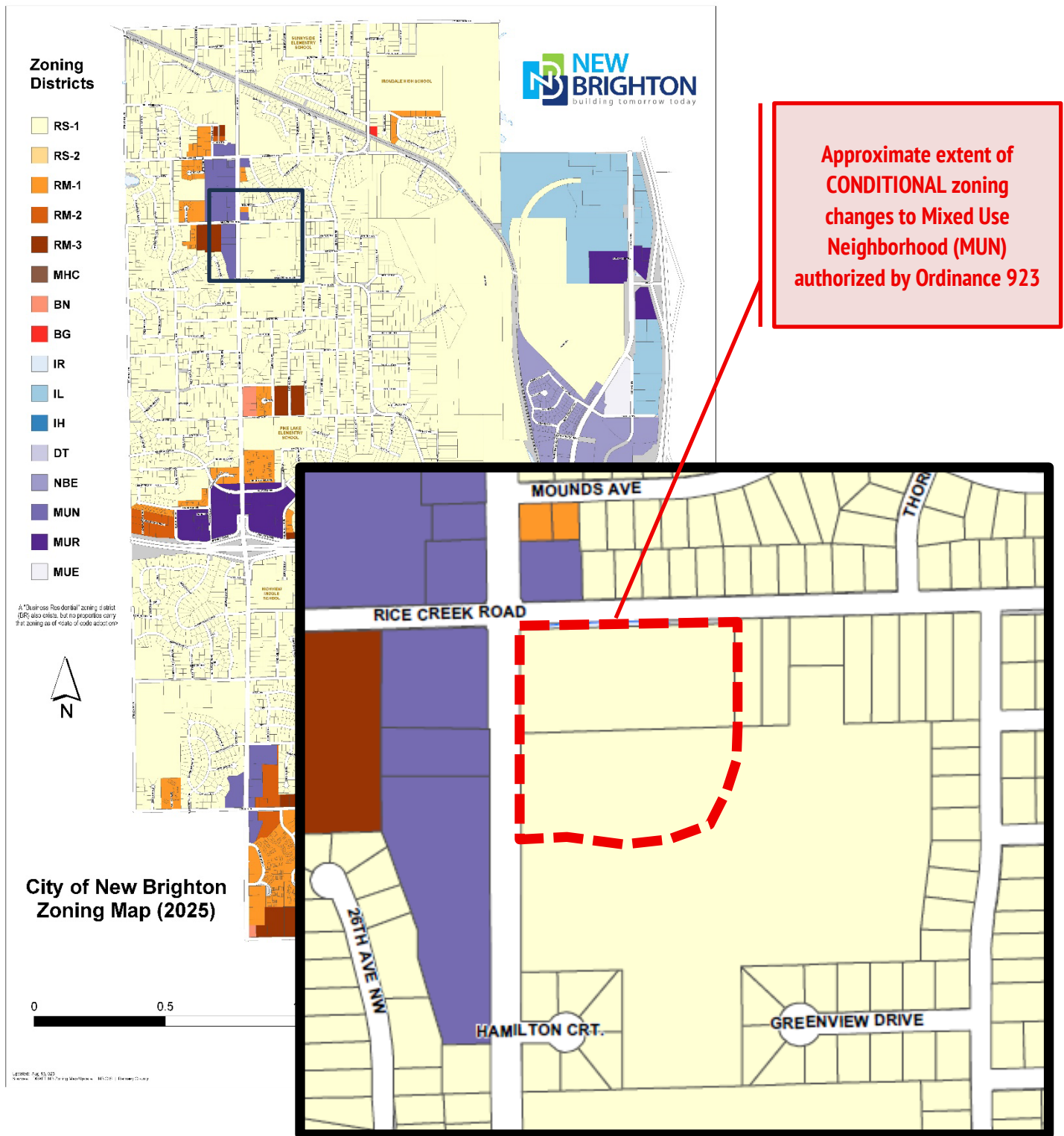


EXHIBIT B



RESOLUTION _____
CITY COUNCIL
CITY OF NEW BRIGHTON

**RESOLUTION AUTHORIZING PUBLICATION OF
ORDINANCE NO. 923 BY TITLE AND SUMMARY**

WHEREAS, the city council of the City of New Brighton has adopted Ordinance No. 911 an ordinance to regulate cannabis businesses; and

WHEREAS, the ordinance includes maps; and

WHEREAS, Minnesota Statutes, section 412.191, subd. 4, allows publication by title and summary in the case of lengthy ordinances or those containing charts or maps; and

WHEREAS, the City Council believes that the following summary would clearly inform the public of the intent and effect of the ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of New Brighton, that the City Clerk shall cause the following summary of Ordinance No. 923 be published in the official newspaper in lieu of the entire ordinance:

Public Notice

The City Council of the City of New Brighton has adopted Ordinance No. 923 which conditionally changes the guidance and zoning of land around the Brightwood Hills Clubhouse to Mixed Use Neighborhood designations. The changes will allow the city to explore options for public-private partnerships to replace the clubhouse. The City would gain an economically advantageous pathway to replacing the clubhouse and position the golf course for continuous success, and a developer would gain the right to create housing units (likely) above the new clubhouse. A development concept could also address parking, drainage, and access issues for both the golf course property and the Grace Point Church property to the north of the clubhouse. The proposed changes to land use guidance and zoning approved by Ordinance 923 would ONLY take effect on land included in a development proposal, and only if a final development plan is acceptable to the city.

Mayor Kari Niedfeldt-Thomas

BE IT FURTHER RESOLVED by the City Council of the City of New Brighton that the City Clerk keeps a copy of the ordinance at city hall for public inspection, and that a full copy of the ordinance be posted in a public place within the city.

Adopted this _____ day of _____, 2025 by the City of New Brighton City Council with voting as follows:

Mayor Kari Niedfeldt-Thomas: _____

Jeanne Vint Frischman: _____

Graeme Allen: _____

Jason Steffenhagen: _____

Emily Dunsworth: _____

Kari Niedfeldt-Thomas, Mayor

Devin Massopust, City Manager

ATTEST:

Terri Spangrud, City Clerk