



**New Brighton Planning Commission
Agenda
New Brighton City Hall | City Council Chambers
803 Old Highway 8 NW, New Brighton, MN 55112
6:30 PM February 17, 2026**

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 Hailey McCain

Commissioner Ian Pirner

III. Approval of Agenda

IV. Approval of Past Minutes

1. 1/20/26

V. Report from City Council Liaison

VI. Public Hearings

VII. Business Items

1. **Preliminary and Final Plat:** Application from Lakeside North MHP LLC to plat the property at 1200 Foss Road to create one base lot for the existing manufactured home park, and one Outlot off of Old Highway 8 reserved for future development – PID 32-30-23-23-0002 and 32-30-23-24-0008

VIII. Adjournment



**MINUTES
PLANNING COMMISSION
January 20, 2026 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, Karen Collins, Andre Kuiper, Eric Nelsen and Ian Pirner

Members Absent: Commissioner Hailey McCain

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

III. Approval of Agenda

Motion by Commissioner Nelsen, seconded by Commissioner Pirner, to approve the January 20, 2026 agenda as presented.

Approved 6-0.

IV. Approval of Minutes

Minutes from October 21, 2025

Motion by Commissioner Collins, seconded by Commissioner Kuiper, to approve the October 21, 2025 meeting minutes as presented.

Approved 6-0.

V. Report from City Council Liaison

There was no update from the City Council.

VI. Public Hearing

- (A) Ordinance 925:** An Ordinance to Amend the City of New Brighton Zoning Ordinance by Making Multiple Small Corrections Deemed Needed Following Adoption and Implementation of the New Zoning Code.

Assistant Director of Community Assets and Development Gozola reported Ordinance 925 will make several small corrections to the new zoning ordinance to address minor issues identified following adoption and use of the new Zoning Code. Staff provided further comment on the request and recommended approval of the Ordinance amendment.

Commissioner Nelsen asked staff if there were any other areas of the Zoning Code that would need future amendments. Assistant Director of Community Assets and Development Gozola stated nothing else had come forward at this time, except for the small amendments staff was proposing at this time.

The Public Hearing was opened at 6:41 p.m.

There were no comments from the public.

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

Approved 6-0.

The Public Hearing closed at 6:42 p.m.

Motion by Commissioner Pirner, seconded by Commissioner Collins, to recommend the City Council approve Ordinance 925.

Approved 6-0.

VII. Business Items

None.

VIII. Adjournment

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

Approved 6-0.

Meeting adjourned at 6:46 PM

Respectfully submitted,
Ben Gozola, Assistant Director of Community Assets and Development





Agenda Section:	Business Items
Meeting Date:	February 17, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Preliminary and Final Plat: Application from Lakeside North MHP LLC to plat the property at 1200 Foss Road to create one base lot for the existing manufactured home park, and one Outlot off of Old Highway 8 reserved for future development – PID 32-30-23-23-0002 and 32-30-23-24-0008

Action Requested: <u>Motion (Council holds the public hearing on plats)</u>
Form of Action: Recommendation
Votes Needed: <u>4 Votes</u>

Summary Statement:	Lakeside North MHP LLC is seeking to plat the property that makes up the existing Lakeside Manufactured Home park. An internal lot line that currently divides the park into two halves will be shifted east to place the entire manufactured home park into the westerly lot, and the open/old sales area into the easterly lot which will become an Outlot. No new development is proposed at this time, and development of the open/old sales lot could only occur by replatting that land into a buildable lot.
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Recommendations:	Conditional approval of the preliminary and final plat.
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Applicable Deadlines:	Plats must be reviewed and acted on within 120 days of accepting an application. The deadline for this item is therefore 5/20/26.
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Community Impact:	The proposed plats will have zero impact on the residents of the manufactured home park, and zero impact on surrounding properties.
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Legislative History:	<p>-- Early 1970's: The Lakeside Manufactured Home park is created prior to the City of New Brighton being established.</p> <p>-- 2016: Lakeside North MHP LLC acquires the manufactured home park.</p> <p>-- 2026: Lakeside North MHP LLC seeks to clean up legal descriptions and lot lines via the platting process.</p>
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Strategic Priority:	<u>N/A</u>
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Fiscal Impact:	Financial Consideration?	<u>No</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	<u>N/A</u>
	Notes:	

Attachments:	1.	Staff Report
	2.	Draft Preliminary Plat
	3.	Draft Final Plat
	4.	Density Calculation Memo
	5.	Draft Council Resolution

To: **Planning Commission**

From: Ben Gozola, Assistant Director DCAD

Meeting Date: **2-17-26**

Applicants: **Lakeside North MHP LLC**

Main Contact: Shannon Sawchuk

Location: 1200 Foss Road

Zoning: **MHC**

Introductory Information

- | | |
|------------------------|--|
| <i>Project:</i> | <ul style="list-style-type: none"> ▪ Lakeside North MHP LLC is seeking to plat the property that makes up the Lakeside Manufactured Home park. An internal lot line that currently divides the park into two halves will be shifted east to place the entire manufactured home park into the westerly lot, and the open/old sales area into the easterly lot which will become an Outlot. No new development is proposed at this time, and development of the open/old sales lot could only occur by replatting that land into a buildable lot. |
| <i>History:</i> | <ul style="list-style-type: none"> ▪ The Lakeside Manufactured Home Park was originally constructed/established in the early 1970' according to available aerial photography (prior to establishment of the City of New Brighton). ▪ Lakeside North MHP LLC acquired the property in 2016. ▪ Application to plat the property received on 1/20/26. |

General Findings

- | | |
|--------------------------|--|
| <i>Site Data:</i> | <ul style="list-style-type: none"> ▪ Land Area = 48.07 acres (2,093,994 sq ft) ▪ Existing Use – manufactured home park ▪ Existing Zoning – MHC ▪ Property Identification Numbers (PIDs): 32-30-23-23-0002 and 32-30-23-24-0008 |
|--------------------------|--|



Comp Plan Guidance:	<ul style="list-style-type: none">▪ The 2040 Comprehensive Plan guides this property for “Medium Density Residential.”
Notable Code Definitions:	<ul style="list-style-type: none">▪ Easement. <i>A grant or dedication by an owner of land for the specific use by persons other than the owner.</i>▪ Final plat. <i>The final map, drawing, or chart on which the subdivider's plan of subdivision is presented for approval and which, when approved, may be submitted to the county for recording.</i>▪ Preliminary Plat. <i>The proposed plat map, drawing, or chart indicating the proposed layout of the subdivision or consolidation to be submitted to the Planning Commission and City Council for their consideration as to compliance with the Comprehensive Plan and these regulations, along with required supporting data.</i>▪ Private street. <i>A privately owned street serving two or more lots.</i>▪ Subdivision. <i>The division of a parcel of land for the purpose of transfer of ownership or building development into two or more lots or parcels any of which resultant parcels is less than five acres in area or has a frontage of 300 feet or less on a public right-of-way or, if a new street is involved, any division of a parcel of land. The term "subdivision" includes resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to consolidation. For purposes of this chapter, subdivision also means the division of any land within a single tax parcel, including the division of lots or parcels that have been combined for tax purposes.</i>
Primary Applicable Codes:	<ul style="list-style-type: none">▪ Chapter 32, Article 1, <u>In General</u> Outlines minimum standards to follow when going through the platting process.▪ Chapter 32, Article 2, <u>Preliminary Plat</u> Outlines the required process to follow to gain approval of a proposed plat.▪ Chapter 32, Article 3, <u>Final Plat</u> Outlines the required process to finalize an approved preliminary plat for filing at the County.▪ Zoning Chapter 3, Section 3.4(H), MHC: Manufactured Home Community Outlines minimum standards for MHC zoned lots within the City.

Specific Applications: Two application types are reviewed herein which are both necessary to complete the requested platting of the property:

- **Preliminary Plat & Final Plat** (being reviewed concurrently).

Applicant's Narrative: "Submitting an application for a preliminary and final plat for the property located at 1200 Foss Road New Brighton, MN. See attached plans for more details."

PRELIMINARY Plat Review

IN GENERAL:

- | | |
|-------------------|---|
| Land Area: | <ul style="list-style-type: none"> ▪ The currently unplatted land covers a gross area of 48.07 acres on two lots. After platting, all land will continue to be on two lots. ▪ The existing land area for the park is conforming to code. No additional land will be added to the Lakeside Manufacture Home park as part of this platting process. ▪ Should this plat be approved, the entirety of the manufactured home park will reside on the westerly parcel, and the open space/former sales area will make up the easterly parcel and will be labeled as an Outlot (i.e. non-buildable land reserved for future use). ▪ Presuming the landowners will eventually seek to replat the Outlot for development, staff asked the applicant to commission an analysis of the manufactured home park absent the Outlot land. Per the attached memo from Pope Architects dated 8/5/25, if the Outlot were ever developed, the existing manufactured home park would still be conforming to code requirements for open space and density standards. |
| Access: | <ul style="list-style-type: none"> ▪ Access points to the manufactured home park will remain the same following platting. ▪ Prior to the preliminary and final plats being presented to Council, a solution acceptable to the City Attorney must be implemented to ensure Ownership of the Outlot never eliminates access to Old Highway 8 by the existing Manufactured Home Community and its residents. Options may include dedication of an access easement in favor of Lot 1, Block 1 over East Lane on the proposed Outlot, or potentially a deed restriction on the Outlot restricting ownership to the party that owns the manufactured home community. |

Building Locations: | ▪ No new structures are proposed at this time, and the easterly Outlot will be undevelopable until such time as it is re-platted into a buildable lot and a second public input process is conducted.

Building Heights: | ▪ n/a (no new construction is proposed at this time).

Floor Area Ratio: | ▪ n/a (no new construction is proposed at this time).

Building Coverage: | ▪ n/a (no new construction is proposed at this time).

Impervious Surfaces: | ▪ n/a (no new construction is proposed at this time).

Building Materials: | ▪ n/a (no new construction is proposed at this time).

Future parcel development: | ▪ The proposed plat will fully divide the land for the time being.
▪ Physical development of the Outlot cannot occur unless the lot is re-platted into a buildable lot, and development plans (i.e. site plan approval, conditional use permits, building permits, etc) are fully reviewed and approved. One or more of these processes will trigger a public hearing, so feedback on proposed development will be sought at that time.

Adjacent parcel dev: | ▪ The proposed subdivision will not have any impact on development of adjacent lands.

Easements: | ▪ Drainage and utility easements (or others), as required by the City Engineer or others, are being provided on the final plat.
▪ As of the writing of this report, the applicant and watershed district are meeting on a pipeline easement that still must be shown on the plats in the lower SE corner of the property. Prior to the plats being considered by Council, all easement issues shall be resolved and rectified on both plat drawings.

- Resident Concerns & Feedback:**
- As of 2/12/26 (report drafting date), no comments for or against this proposal have been received.

INFRASTRUCTURE:

<i>In General:</i>	<ul style="list-style-type: none"> In the future, all public improvements must be designed and constructed in accordance with the City's Private Development Standards. City review of all proposed infrastructure will occur if/when new development is proposed.
<i>Streets and Transportation:</i>	<ul style="list-style-type: none"> ROW is being dedicated for adjacent roadways in place of existing roadway easements. Per Ramsey County, <i>"The Ramsey County Major Street Plan requires a 50ft right of way dedication for Old Hwy 8. That is measured from the center of the roadway, so its 100 feet in total, 50 feet from the center."</i> <ul style="list-style-type: none"> Westwood will need to confirm the centerline of the current ROW, and ensure that a full 50' of ROW is being dedicated on this plat for Old Hwy 8. Based on the current plat as drawn, this suggests an additional 10' of dedication will be needed.
<i>Water System(s):</i>	<ul style="list-style-type: none"> As nothing is proposed to change at this time, there are no concerns.
<i>Sanitary System(s):</i>	<ul style="list-style-type: none"> As nothing is proposed to change at this time, there are no concerns.
<i>Storm water / Grading / Erosion:</i>	<ul style="list-style-type: none"> As nothing is proposed to change at this time, there are no concerns.
<i>Development Phasing:</i>	<ul style="list-style-type: none"> The subdivision will be completed in a single phase. Any future development of the Outlot will require replating of that land into a buildable lot and approval of any necessary permits (CUPs, building permits, etc.).
<i>Utilities:</i>	<ul style="list-style-type: none"> All utilities needed to serve future development or redevelopment (i.e. telephone, electric, gas service lines, etc.) must be placed underground in accordance with the provisions of all applicable City ordinances.

- Lighting:**
- Lighting on either lot shall be directed downward and installed so as to prevent direct light from being detectable at the lot line of the site on which the source is located. Lighting for future buildings will be reviewed with individual building permit applications.
 - Lighting shall not shine directly into the public right-of-way or onto any adjacent residential lot.

- Parking:**
- No new buildings or units are being proposed, so no parking analysis was undertaken.
 - Any future development (or redevelopment) will require examination of parking standards in place at that time.

- Required Signage:**
- No new signage is needed as a result of this subdivision.
 - Future signage on either lot will need to adhere to standards for underlying zoning.

- Fire Hydrants / Fire Safety:**
- No new fire hydrants are needed to serve these lots.

- Streetlights:**
- No streetlights will be required as part of this subdivision.

- Sidewalks:**
- No new sidewalk will be needed as part of this subdivision.

- Landscaping / Fencing:**
- No additional landscaping is triggered by the proposed subdivision.

- Monuments:**
- Reference monuments shall be placed in the subdivision as required by state law.

ENVIRONMENTAL & OTHER NEIGHBORHOOD IMPACTS:

- Environmental Impacts:**
- By state statute, an Environmental Assessment Worksheet (EAW) is required for subdivisions resulting in **250** or more new unattached single-family dwelling units. With no units proposed, an EAW is not required.

- Wetlands:**
- With no development being proposed, no assessment of wetlands was required.

- Tree Removal:**
- Per Subdivision Section 26-11(5) **Natural Features**. “In the subdividing of any land, regard shall be shown for all natural features such as tree growth, water courses, historic spots, or similar conditions which if preserved will add attractiveness and stability to the proposed development.”
 - As no new development is proposed, there are no concerns at this time. Development of the Outlot will require a second platting procedure, so this standard will apply if/when a development proposal comes forward.
 - Removal of trees (if/when necessary) should be done at the appropriate time of year to avoid the potential spread of disease for the species in question (primarily only a concern if Oak trees are present).
- Shoreland District:**
- The entirety of the property is within the shoreland district around Poplar Lake. The landowner should familiarize themselves with these requirements and how they may or may not impact future development of the Outlot should they ever seek to replat the land.
- Traffic:**
- Traffic studies are typically required when overall development triggers the need for a formal environmental review (EAW, EIS, or AUAR), or when a large number of units are proposed in a multi-family building and there is ample reason to believe the resulting traffic could have negative impacts on nearby residential lands. The addition of an Outlot with no proposed development or redevelopment does not require any traffic analysis.
- Public Safety:**
- As nothing is proposed to change at this time, there are no concerns.
- Flood Plain & Steep Slopes:**
- The Lakeside Manufactured Home Park is entirely outside of the floodplain according to current FEMA maps.
- Docks:**
- The platting does include lakeshore on Poplar lake, but no new or updated docks are proposed at this time.
- Other Permits:**
- All necessary permits must be provided to the City. (RCWD, NPDES, MDH, etc. as may be applicable).
 - Per the RCWD, the mere platting of property in excess of one acre will require a permit through their agency, but given there are no impervious surface changes or additions proposed, this will be an administrative process (ostensibly needed to document the property line changes by their agency).

CHARGES, FEES, & RESPONSIBILITIES:

- | | |
|------------------------------|--|
| Park Dedication: | <ul style="list-style-type: none"> As no new developable land is proposed, no park dedication is required at this time. Re-platting of Outlot A into a developable lot will trigger a future park dedication based on the proposed number of new units being created. |
| Sewer and Water Fees: | <ul style="list-style-type: none"> Sewer and water fees will be revisited if/when Outlot A is platted into a buildable lot and new development is proposed. |

FINAL Plat Review

- | | |
|----------------------|---|
| In General: | <ul style="list-style-type: none"> The final plat review typically focuses on adherence to conditions of preliminary plat approval and legal review of the plat to ensure it's ready for filing. As we are reviewing the Preliminary and Final concurrently with this application, we can only complete legal review of the plat at this time, and signature of the plat will be conditioned on all legal matters being resolved on the final mylars to the satisfaction of the City Attorney. We recommend the applicant have the final plat reviewed by Ramsey County for needed changes on their end. Approval at this time would be conditioned on all County requirements being implemented on the final plat prior to mylars being created. |
| Legal Review: | <ul style="list-style-type: none"> The title commitment provided with this application was in excess of 90-days old, so staff requested it be updated to allow legal counsel to complete their review of the final plat. As of the writing of this report, we are still waiting on the updated documentation. Staff is recommending that any recommendation of approval by the Planning Commission be conditioned on issuance of a formal plat opinion letter by legal counsel, and all updates to the preliminary and final plats being implemented as may be required. |

Supplementary Information & Public Comment

- | | |
|--------------------------------|--|
| Additional Information: | <ul style="list-style-type: none"> None |
|--------------------------------|--|

**Planning
 Commission
 Review:**

- The City Council will hold a public hearing on the plat, as required by code, at their 2/24/26 meeting. For subdivisions, the Planning Commission acts as a recommending body.
- Planning Commission review is scheduled for 2/17/26.

Conclusion:

Lakeside North MHP LLC is seeking plat the property at 1200 Foss Road that makes up the Lakeside Manufacture Home park. An internal lot line that currently divides the park into two halves will be shifted east to place the entire manufactured home park onto one lot, and the open/old sales lot will be placed into Outlot status. No new development is proposed at this time, and development of the open/old sales lot could only occur by replatting that land into a buildable lot.

Staff Recommendation: Per the analysis outlined in the report, staff is recommending APPROVAL of the proposed applications subject to conditions.

**Commission
 Options:**

The Planning Commission has the following options:

- A) RECOMMEND APPROVAL OF ALL REQUESTS based on the applicant’s submittals and findings of fact.
- B) RECOMMEND DENIAL OF ONE OR MORE REQUESTS based on the applicant’s submittals and findings of fact.
- C) TABLE THE ITEMS and request additional information.

Based on a complete application date of 1/20/26, the statutory deadline for making a decision on these platting requests is 5/20/26.

**Template Denial
 Motion:
 (not recommended)**

- “I move that we recommend the City Council deny [denote specific request or state all requests] based on the following findings of fact:”
 - (You must provide findings to support the conclusion that each component recommended for denial does not meet minimum standards as required by code.)

**Template Approval
Motion:
RECOMMENDED**

- “I move we recommend the City Council approve the requested Lakeside North Addition preliminary and final plat for the subdivision of land at 1200 Foss Road based on the findings of fact listed on pages 10 & 11 of the report subject to the conditions listed on page 11 as may have been amended here tonight.”

**Suggested Findings
of Fact:**

1. The subject property is guided for medium density residential by the 2040 Comprehensive Plan; the property’s MHC zoning designation is consistent with this land use classification; and the existing property use is allowed within the MHC zoning district.
2. The existing manufactured home community will maintain its conformance with both code and comprehensive plan density ranges following platting of the property as proposed.
3. All required drainage and utility easements will be established as a result of this plat;
4. Both of the proposed lots will have adequate access to the local roadway system provided all conditions are met;
5. Each of the proposed lots can be adequately served by existing municipal services;
6. No public safety concerns were identified;
7. Identified impacts and issues can be addressed via conditions.

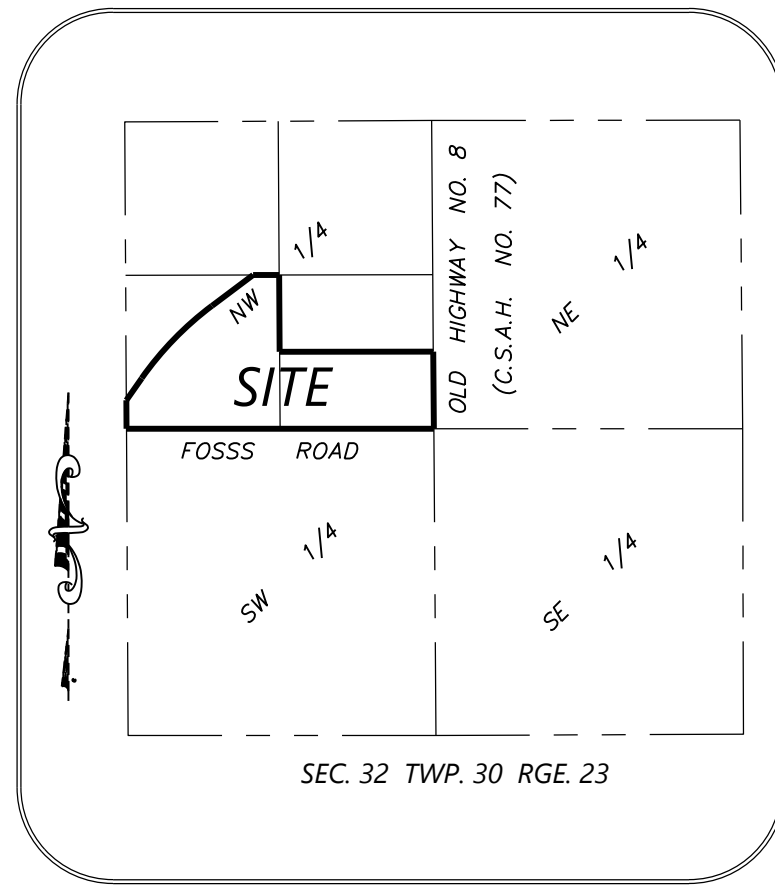
**Recommended
Conditions:**

1. Prior to Council reviewing the preliminary and final plats:
 - a. A solution acceptable to the City Attorney must be implemented to ensure Ownership of the Outlot never eliminates access to Old Highway 8 by the existing Manufactured Home Community and its residents.
 - b. An easement for piping in the property’s SE corner must be shown on the plats meeting RCWD requirements and standards.
 - c. Westwood will need to confirm the centerline of the current ROW for Old Hwy 8, and ensure that a full 50’ of ROW is being dedicated on this plat for the County Highway.
 - d. An updated title commitment must be provided to the City’s legal counsel to allow for issuance of a formal plat opinion letter.

- (cont.)
2. Prior to the production of final mylars:
 - a. The applicant shall have the final plat reviewed by Ramsey County for needed changes. Any updates required by the County can be administratively approved by City staff for inclusion on the plat.
 - b. The applicant shall make updates to the final plat as required by the formal plat opinion letter to address legal concerns.
 3. Prior to the City signing of the final mylars:
 - a. Plat updates as required by Ramsey County or the City Attorney shall be implemented to the satisfaction of the City Attorney.
 - b. The administrative RCWD permit should be secured.
 4. Outlot A must be re-platted into a buildable lot in the future prior to (or in conjunction with) any development proposal for said land.
 5. Reference monuments shall be placed in the subdivision as required by state law.

cc: Shannon Sawchuk, *Lakeside North MHP LLC representative*

Vicinity Map
Not to Scale



LAKESIDE NORTH ADDITION

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGEND

- SANITARY MANHOLE
- SEWER CLEANOUT
- SEPTIC COVER
- STORM MANHOLE
- BEEHIVE CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- CATCH BASIN MANHOLE
- DOWNSPOUT
- DRYWELL
- STORM INTERCEPTOR
- HYDRANT
- GATE VALVE
- WATER METER
- FIRE DEPARTMENT CONNECTION
- CURB STOP BOX
- WATER MANHOLE
- WELL
- POST INDICATOR VALVE
- FARM HYDRANT
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- STREET LIGHT
- GUY WIRE
- POWER POLE
- TRAFFIC SIGNAL
- TELEPHONE BOX
- TELEPHONE MANHOLE
- HAND HOLE/JUNCTION BOX
- CABLE TV BOX
- CABLE TV MANHOLE
- FIBER OPTIC MANHOLE
- FIBER OPTIC PEDESTAL
- NATURAL GAS METER
- NATURAL GAS VALVE
- NATURAL GAS MANHOLE
- AIR CONDITIONER
- UNKNOWN MANHOLE
- MISCELLANEOUS METER
- MISCELLANEOUS PEDESTAL
- STEEL/WOOD POST
- SIGN
- MAIL BOX
- FLAG POLE
- HANDICAPPED STALL
- BENCH
- TREE LINE
- CABLE TELEVISION LINE
- GAS LINE
- POWER OVERHEAD
- POWER UNDERGROUND
- SANITARY SEWER
- STORM SEWER
- TELEPHONE OVERHEAD
- TELEPHONE UNDERGROUND
- WATERMAIN
- FIBER OPTIC
- FENCE LINE
- CURB & GUTTER

PROPERTY DESCRIPTION

Property description per First American Title Insurance Company Title Commitment Number C00122471 having an effective date of February 07, 2020, 8:00 AM.
Land situated in the City of New Brighton in the County of Ramsey in the State of Minnesota.

Parcel 1: The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section Thirty-two (32), Township Thirty (30), Range Twenty-three (23), except that part thereof lying North of the Southerly boundary of the Minneapolis, St. Paul and S. St. Marie Railway now known as the Soo Line Railway;

AND

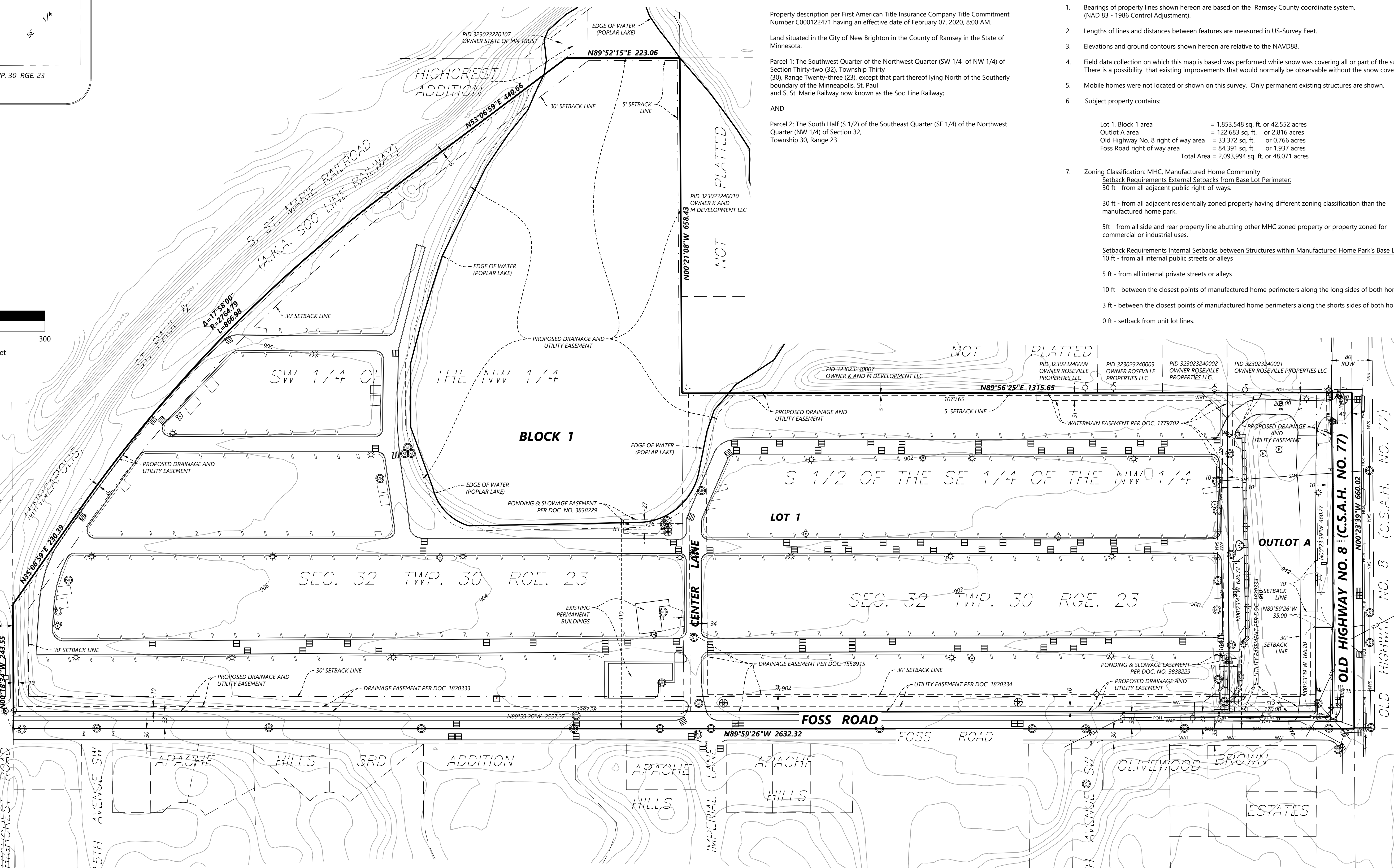
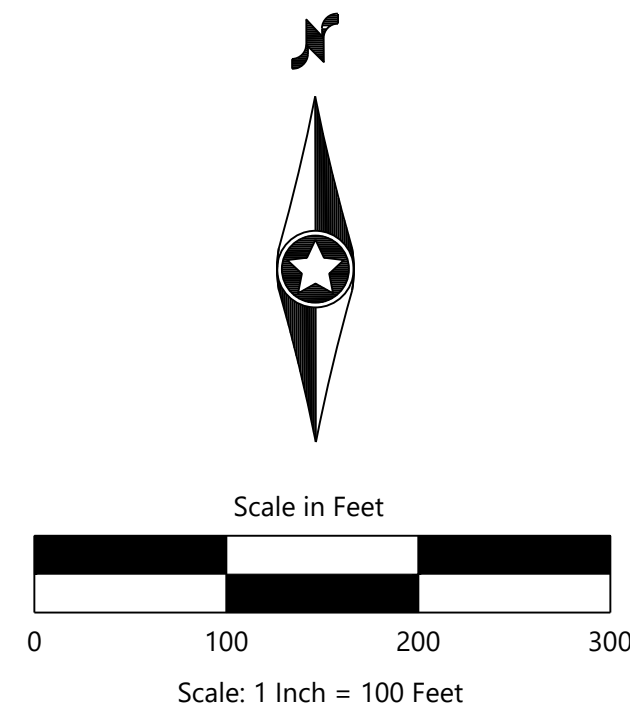
Parcel 2: The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 30, Range 23.

GENERAL NOTES

- Bearings of property lines shown hereon are based on the Ramsey County coordinate system, (NAD 83 - 1986 Control Adjustment).
- Lengths of lines and distances between features are measured in US-Survey Feet.
- Elevations and ground contours shown hereon are relative to the NAVD88.
- Field data collection on which this map is based was performed while snow was covering all or part of the subject property. There is a possibility that existing improvements that would normally be observable without the snow cover may exist.
- Mobile homes were not located or shown on this survey. Only permanent existing structures are shown.
- Subject property contains:

Lot 1, Block 1 area = 1,853,548 sq. ft. or 42.552 acres
 Outlot A area = 122,683 sq. ft. or 2.816 acres
 Old Highway No. 8 right of way area = 33,372 sq. ft. or 0.766 acres
 Foss Road right of way area = 84,391 sq. ft. or 1.937 acres
 Total Area = 2,093,994 sq. ft. or 48.071 acres

- Zoning Classification: MHC, Manufactured Home Community
 Setback Requirements External Setbacks from Base Lot Perimeter:
 30 ft - from all adjacent public right-of-ways.
 30 ft - from all adjacent residentially zoned property having different zoning classification than the manufactured home park.
 5ft - from all side and rear property line abutting other MHC zoned property or property zoned for commercial or industrial uses.
 Setback Requirements Internal Setbacks between Structures within Manufactured Home Park's Base Lot:
 10 ft - from all internal public streets or alleys
 5 ft - from all internal private streets or alleys
 10 ft - between the closest points of manufactured home perimeters along the long sides of both homes.
 3 ft - between the closest points of manufactured home perimeters along the shorts sides of both homes.
 0 ft - setback from unit lot lines.



CREW: JFW
 CHECKED: NAS
 DRAWN: BTW

REVISIONS:
 01/19/2026: UPDATED NAME OF THE PLAT, JWM

PREPARED FOR:
Riverstone Communities
 6400 TELEGRAPH RD
 SUITE 2000
 BLOOMFIELD HILLS, MI 48301

LAKESIDE NORTH ADDITION
 NEW BRIGHTON, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (952) 937-5822 Minnetonka, MN 55343
 Toll Free (888) 937-6150 westwoodps.com
 Westwood Professional Services, Inc.
 TERRELL ENGINEERING FIRM REGISTRATION NO. 11736
 TERRELL SURVEYING FIRM REGISTRATION NO. 10074901

PRELIMINARY PLAT

SHEET NUMBER:

1 OF 1

PROJECT NUMBER: 0076079.00 DATE: 01/09/2026

LAKESIDE NORTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Lakeside North MHP, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota, to wit:

The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section Thirty-two (32), Township Thirty (30), Range Twenty-three (23), except that part thereof lying North of the Southerly boundary of the Minneapolis, St. Paul and S. St. Marie Railway now known as the Soo Line Railway;

AND

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 30, Range 23.

Has caused the same to be surveyed and platted as LAKESIDE NORTH ADDITION and do hereby donate and dedicate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Lakeside North MHP, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

LAKESIDE NORTH MHP, LLC

By: _____
James L. Bellinson

Its: Managing Member

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, by James L. Bellinson, its Managing Member of Lakeside North MHP, LLC, on behalf of the company.

(Signature) _____
(Name Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Mathew J. Welinski, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

Mathew J. Welinski, Professional Land Surveyor
Minnesota License No. 53596

STATE OF _____
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20_____, by Mathew J. Welinski, a Professional Land Surveyor.

(Signature) _____
(Name Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL

City of New Brighton

I do hereby certify that on the _____ day of _____, 20_____, the City Council of the City of New Brighton Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

(Signature of person or persons and title(s) designated by approving authority)

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

Pursuant to MN Statutes, Section 383a.42 this plat has been approved this _____ day of _____, 20_____.

Daniel D. Baar, L.S.
Ramsey County Surveyor

COUNTY RECORDER, County of Ramsey, State of Minnesota

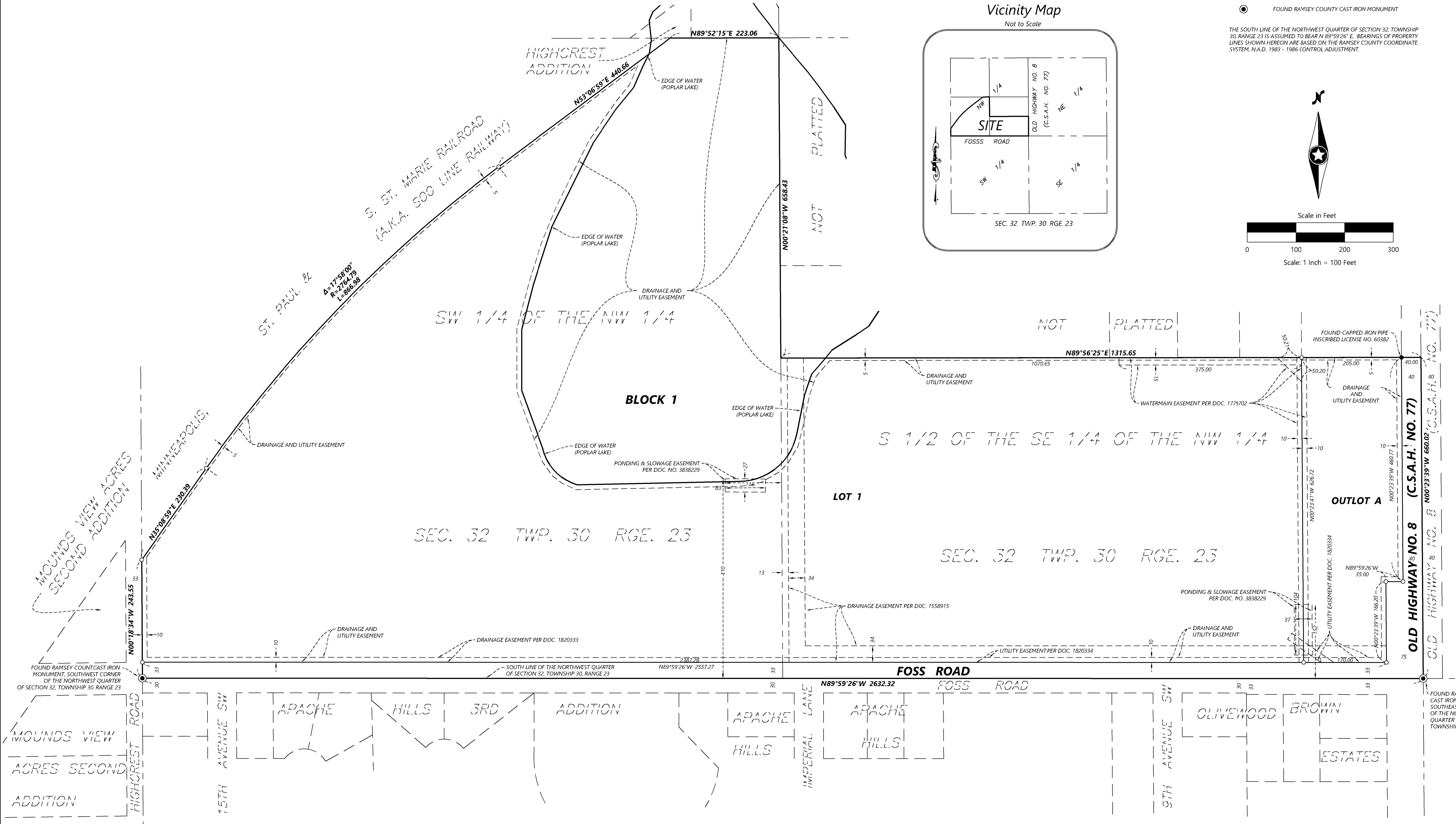
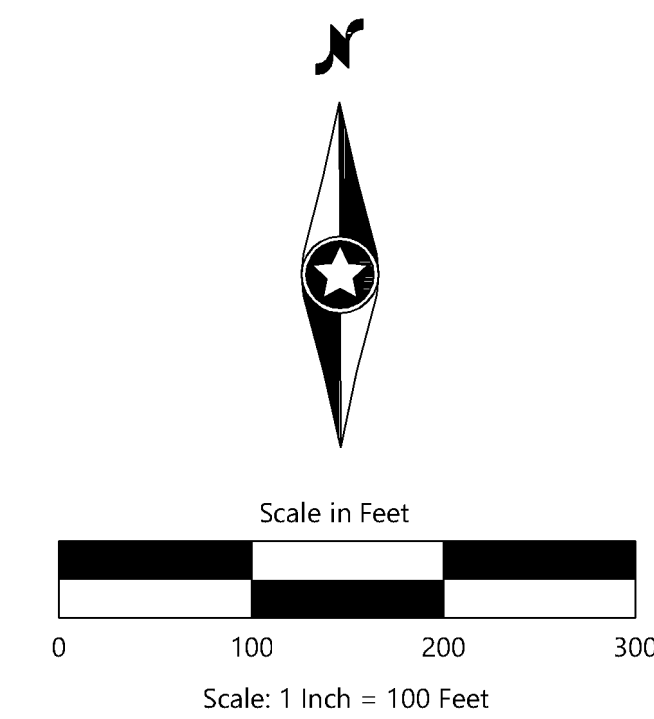
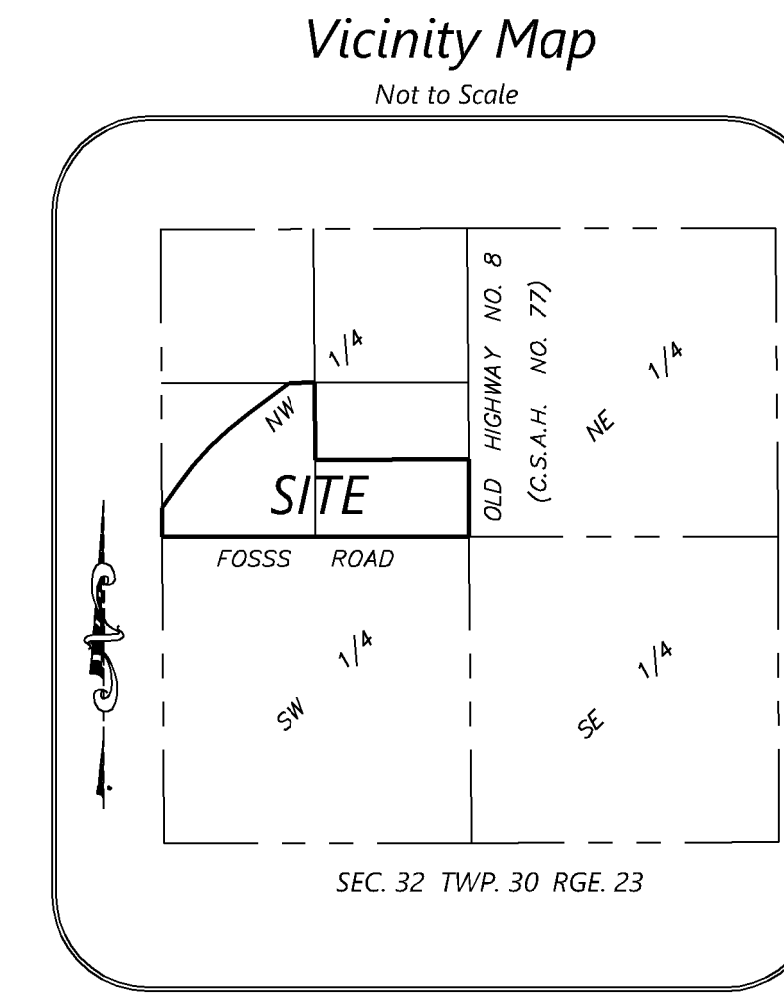
I hereby certify that this plat of LAKESIDE NORTH ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20_____, at _____ o'clock _____ M., and was duly filed in Book _____, of Plats, Page _____ and _____, as Document Number _____.

Deputy County Recorder

LAKESIDE NORTH ADDITION

- SET 1/2" BY 14" IRON REBAR WITH CAP NUMBER 53596
- FOUND MONUMENT AS NOTED ON SURVEY
- ⊙ FOUND RAMSEY COUNTY CAST IRON MONUMENT

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 30, RANGE 23 IS ASSUMED TO BEAR N 89°59'26" E. BEARINGS OF PROPERTY LINES SHOWN HEREON ARE BASED ON THE RAMSEY COUNTY COORDINATE SYSTEM, N.A.D. 1983 - 1986 CONTROL ADJUSTMENT.





Memorandum

8/5/2025

Re: Lakeside North Mobile Home Park - Parcel Split
1200 Foss Rd, New Brighton, MN
Project No. 63899-25063

Subject: Lakeside North Mobile Home Park
Density Calculation after Removal of Lot 1

To: Riverstone Communities
Shannon Sawchuk
ssawchuk@rivstone.com

From: Pope Design Group
Gonzalo Villares, AIA
gvillares@popedesign.com
651-789-1619

Dear Shannon,

At your request, Pope Design Group conducted a density study to evaluate the potential split of a portion of one of the two parcels that make up Lakeside North Mobile Home Park. Our study focused on assessing Lakeside North Mobile Home Park's compliance with New Brighton's City Code mobile home park density regulations in the event of this lot split

Lakeside North Mobile Home Park is located at 1200 Foss Rd., New Brighton, MN. It occupies a +/- 42.6 acre site and has (245) mobile homes. The site is currently composed of two adjacent parcels: Tax Parcel 323023230002 on the west, and Tax Parcel 323023240008 on the east. We understand that you are considering splitting the east parcel (Tax Parcel 323023240008) into two lots: an easterly lot (Lot 1) that would be approximately 2.8 acres and a westerly lot (Lot 2) that would be approximately 15.4 acres. The area that would correspond to Lot 1 is currently undeveloped and would not include any of the existing mobile homes. Once the split is completed, Lot 1 will not be part of Lakeside North Mobile Home Park. Lot 2 would encompass the area currently occupied by (129) mobile homes and would remain part of Lakeside North Mobile Home Park.

Our study found the following information regarding Lakeside North Mobile Home Park after the removal of Lot 1:

- Total Approximate Area: _____ +/- 1,855,845 SF
- Total Number of Mobile Homes: _____ 245
- Total Number of Home Pads: _____ 245

Density calculation for Lakeside North Mobile Home Park after the removal of Lot 1 (see site plan attached):

1. Non-buildable areas such as open water, landscape buffers and easements: _____ +/- 532,189 SF
2. With non-buildable areas removed, calculate 2% min. area required for recreation: _____ 1,323,656 SF * 0.02 = 26,473 SF
3. Existing area provided for recreation: _____ 37,403 SF (meets the min. required)
4. Existing community facilities: _____ 27,484 SF

767 N. Eustis St., Ste 190
St. Paul, Minnesota 55114
651.642.9200

popedesign.com

- 5. Private roads: _____ 245,749 SF
- 6. Land eligible for manufactured homes: _____ 1,855,845 SF – 532,189 SF – 26,473 SF -27,484 SF -245,749 SF
= +/- 1,023,950 SF (+/-23.50 acres)
- 7. **Proposed density:** _____ **245 mobile home units on 1,023,950 SF =**
4,179 SF per mobile home unit =
10.43 mobile home units per acre

It is our understanding that this land is guided for Medium Density Residential allowing densities between 6 and 12 units per acre. **To the best of our knowledge, the proposed density after the removal of Lot 1 is 10.43 units per acre, which meets the density requirements for this land.**

We also understand that Sec 20-94.b.2 (Code of Ordinances of the City of New Brighton) establishes a maximum density of 3,600 SF per manufactured home dwelling unit. **To the best of our knowledge, the proposed density after the removal of Lot 1 is 4,179 SF per manufactured home dwelling unit, which meets the maximum density requirement.**

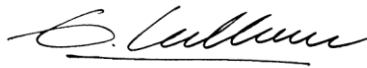
Additional notes:

- Our study was conducted using an ALTA survey CAD file and a PDF file of the ALTA survey prepared by Harry S. Johnson Co. Inc. Land Surveyors & Consultants.
- All area calculations are approximate and derived from the ALTA survey provided to us. Pope Design Group is not a surveyor and did not conduct field measurements for this study.

If you have any questions, please do not hesitate to contact me.

Sincerely,

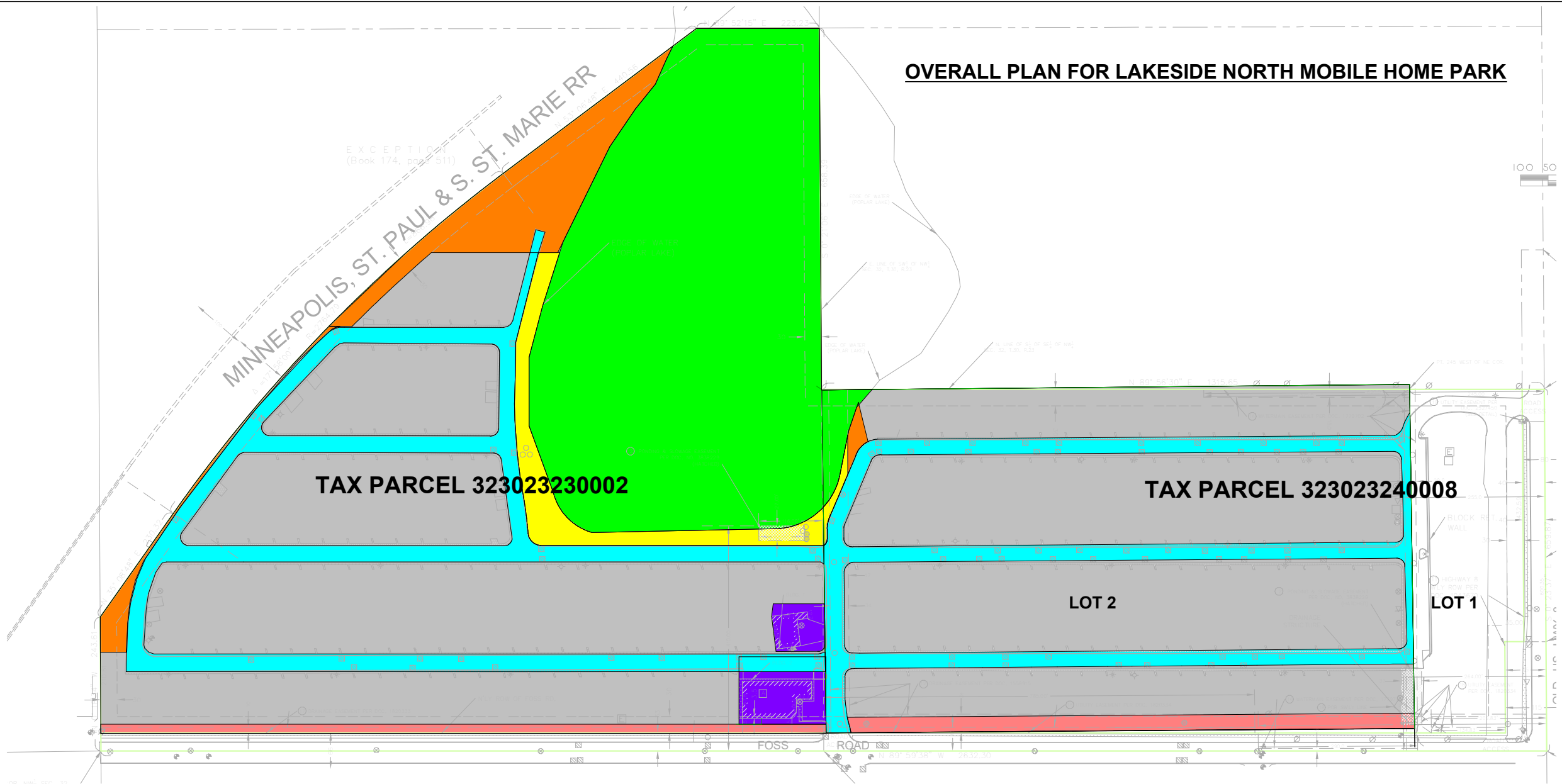
POPE DESIGN GROUP



Gonzalo Villares, AIA
License Number: 51570

Attachments: Overall Plan for Lakeside North Mobile Home Park

OVERALL PLAN FOR LAKESIDE NORTH MOBILE HOME PARK



	Area (sqft)
TOTAL AREA LAKESIDE MHC (after removal of Lot 1)	1,855,845
i. Non-buildable Areas	
Wetland/Open Water	415,234
- Landscaping & Buffer Zones	66,283
- Prohibited Area	50,672
Total Non-buildable Area	532,189
ii. Lot Area after removing Non-Buildable Areas	1,323,656 (=1,855,845 - 532,189)
Recreation Area (2% min)	2%=26,473 (lot has 37,403)
Lot Area after removing Recreation Area	1,297,183
iii. Community Facilities	27,484 (=8,008+19,476)
iv. Private Areas (Roads)	245,749
Lot Area after removing Private Roads+ Community Facilities	1,023,950
b) Land Eligible for Manufactured Homes	
Conclusion	Maximum number of mobile home units allowed =1,023,950 SF /3,600 SF = 284 Number of existing mobile home units = 245

**RESOLUTION
STATE OF MINNESOTA
CITY COUNCIL
CITY OF NEW BRIGHTON**

RESOLUTION MAKING FINDINGS OF FACT AND APPROVING A PRELIMINARY AND FINAL PLAT
NAMED LAKESIDE NORTH ADDITION FOR THE PLATTING OF LAND AT 1200 FOSS ROAD

WHEREAS, the City of New Brighton is a municipal corporation, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of the New Brighton has adopted a comprehensive plan and corresponding zoning regulations to promote orderly development and utilization of land within the city; and,

WHEREAS, Lakeside North MHP LLC, is owner of property at 1200 Foss Road which has the property identification numbers of 32-30-23-23-0002 and 32-30-23-24-0008 and is legally described as:

Land situated in the City of New Brighton in the County of Ramsey in the State of Minnesota.

Parcel 1: The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section Thirty-two (32), Township Thirty (30), Range Twenty-three (23), except that part thereof lying North of the Southerly boundary of the Minneapolis, St. Paul and S. St. Marie Railway now known as the Soo Line Railway;

AND

Parcel 2: The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 30, Range 23.

and

WHEREAS, the Applicant's property is guided by the Comprehensive Plan for Medium Density Residential, and is zoned Manufactured Home Community (MHC) on the City's official zoning map; and

WHEREAS, the Applicant is seeking to plat the property into Lot 1, Block 1, and a new Outlot A; and

WHEREAS, the Applicant made application to the City for concurrent preliminary and final plat reviews on review on 1/20/26; and

WHEREAS, review of all materials identified a number of edits that had to be made to both plats and the need for an updated title commitment; and

WHEREAS, staff was still able to fully review the preliminary information and prepared a report for consideration by the Planning Commission at their meeting on February 17, 2026; and

WHEREAS, the Planning Commission recommended approval of the requests on February 17, 2026, conditioned upon all needed changes being made to the plats and submittal of an updated title commitment amongst other requirements; and

WHEREAS, the City Council held a public hearing on the requests on February 24, 2026, and tabled the item until such time as all conditions outlined by staff and the Planning Commission were addressed; and

WHEREAS, the applicant supplied all required updates and an updated title commitment by **March, xx, 2026**; and

WHEREAS, the City Council reviewed both plats for a second time at their meeting on **March xx, 2026**, and took into account the recommendations of the Planning Commission, Staff, the Applicant's submissions, the contents of the staff report, and other evidence available to the Council.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Brighton hereby approves the preliminary and final plats for Lakeside North Addition based on the following findings of fact:

1. *The subject property is guided for medium density residential by the 2040 Comprehensive Plan; the property's MHC zoning designation is consistent with this land use classification; and the existing property use is allowed within the MHC zoning district.*
2. *The existing manufactured home community will maintain its conformance with both code and comprehensive plan density ranges following platting of the property as proposed.*
3. *All required drainage and utility easements will be established as a result of this plat;*
4. *Both of the proposed lots will have adequate access to the local roadway system provided all conditions are met;*
5. *Each of the proposed lots can be adequately served by existing municipal services;*
6. *No public safety concerns were identified;*
7. *Identified impacts and issues can be addressed via conditions.*

BE IT FURTHER RESOLVED that approval of the site plan shall be subject to the following conditions:

1. *Prior to Council reviewing the preliminary and final plats:*
 - a. *A solution acceptable to the City Attorney must be implemented to ensure Ownership of the Outlot never eliminates access to Old Highway 8 by the existing Manufactured Home Community and its residents.*
 - b. *An easement for piping in the property's SE corner must be shown on the plats meeting RCWD requirements and standards.*
 - c. *Westwood will need to confirm the centerline of the current ROW for Old Hwy 8, and ensure that a full 50' of ROW is being dedicated on this plat for the County Highway.*
 - d. *An updated title commitment must be provided to the City's legal counsel to allow for issuance of a formal plat opinion letter.*
2. *Prior to the production of final mylars:*
 - a. *The applicant shall have the final plat reviewed by Ramsey County for needed changes. Any updates required by the County can be administratively approved by City staff for inclusion on the plat.*
 - b. *The applicant shall make updates to the final plat as required by the formal plat opinion letter to address legal concerns.*
3. *Prior to the City signing of the final mylars:*
 - a. *Plat updates as required by Ramsey County or the City Attorney shall be implemented to the satisfaction of the City Attorney.*
 - b. *The administrative RCWD permit should be secured.*
4. *Outlot A must be re-platted into a buildable lot in the future prior to (or in conjunction with) any development proposal for said land.*
5. *Reference monuments shall be placed in the subdivision as required by state law.*

ADOPTED this **xxx day of March, 2026**, 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