

4A. Community Development Director’s Report

Council Action on/related to Commission Recommendations

- Consideration of a request for Conditional Use Permit for a second drive-through service as an accessory use in the B-4, Regional Business District.

Applicant: Monticello Ventures KS, LLC.

Approved on the consent agenda following discussion on July 24th, 2023.

The Pointes at Cedar

In a June workshop, City Council was asked to provide direction on contracted planning work for The Pointes’ public park and recreation area. As other priority projects have gained momentum (the Downtown improvements and planning for a Public Works facility), the timeline for the initiation of the park and recreation features at The Pointes has been delayed. City Council directed that contractors continue to haul fill from the site’s main stormwater/lake feature area as efforts related to the local option sales tax continue forward. City staff will also be exploring other potential grant funding opportunities for The Pointes recreation area. The City will re-engage project consultant WSB on the professional engineering and planning contract in the future as the other priority projects for the City progress.

Cannabis Information

The League of Minnesota Cities has prepared a 2023 Legislative Law Summary which is a helpful resource on the depth of action during the last session. The 2023 summary provides a significant amount of overview information on the cannabis legislation. Access the summary here: [2023 Law Summaries \(lmc.org\)](https://www.lmc.org/2023-law-summaries)

Over the next month, staff will learn more on regulation authority following discussions with the City Attorney, City Planner and Wright County regarding interim and permanent cannabis ordinances and registration.

Haven Ridge 2nd Addition

The City Council was asked to transfer/assign the 2nd Addition of Haven Ridge to Tamarack Land – Haven Ridge, LLC. Council was also asked to extend the timeline for 2nd Addition plat recording. The assignment and extension were approved on July 24th, 2023 and development is anticipated to commence on the 59-residential lot project area this summer. Read more here: [Agenda - 07/10/2023 \(monticello.mn.us\)](https://www.monticello.mn.us/agenda-07/10/2023)

Stony Brook Village

The owner/developer of the plat area of the Stony Brook Village project on Elm Street passed away in April of 2023. The attorney for the owner/developer’s trustee has contacted the City and the City has provided development approval information to the

attorney.

Some, but not all, of the public improvements within the development have been constructed. The City has securities in place per the development contract for the plat and PUD to guarantee completion of public improvements consistent with the approvals. Building permits for the project were not issued; future permit issuance will be dependent on compliance with the terms of the development contract and public and private utility service and assignment of the development to a new developer.

Updates will be provided as the situation progresses.

County Club Manor 2nd/3rd Addition

The developer is working to execute and record the plat and development agreement for the 3rd Addition, which is a replat of the twinhome area of the 2nd Addition. Pending recording of the documents, it is expected that the twinhomes on the site will be moved in and completed, expected in early August.

Project Update List

August's updated project listing is attached.

Project Name	Project Type	Address/Location	Description	Approval Date	Progress Report
Deephaven Apartments	Residential	1255 Edmonson Ave NE	3 apartment buildings totalling 165 units	1/30/2020	Completed
Take 5 Car Wash	Commercial	4008 Deegan Court	New construction car wash (4,146 sq ft)	9/27/2021	Completed
Monticello Lakes Apartments	Residential	Southeast area of The Pointes at Cedar	2 100 unit multi-family apartments	12/13/2021	Under Construction
Runnings Expansion	Commercial	300 7th St W	Expansion of current facility (13,962 sq ft)	12/13/2021	Completed
Twin Pines Apartments	Residential	South Side of School Blvd. East of Wal-Mart	96 multi-family unit apartment building	2/28/2022	Yet to Break Ground
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	9/30/2022	Under Construction
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	8/24/2022	Under Construction
Tesla Stations at Cub Foods	Commercial	206 7th St W	Installation of 8 charging ports in the Cub Foods parking lot	7/12/2022	Completed
Taco Bell Remodel	Commercial	124 7th St E	Remodel of existing building and expansion of 724 sq ft	9/30/2022	Completed
Haven Ridge 2nd Addition	Residential	South of Farmstead Ave and West of Fallon Ave NE	59 Single-Family Lot Development	10/26/2022	Yet to Break Ground
Headwaters West Development	Residential	Along South side of 7th St W between Elm St and Golf Course Rd	102 apartment unit & 60 townhome Senior 55+ Development	9/26/2022	Townhomes Under Construction
Sunny Days Therapy	Commercial	Along South side of 7th St E West of Old McDonald's Location	Development of an Occupational Child Therapy Facility	8/22/2022	Under Construction
Camping World	Commercial	3801 Chelsea Rd W	Installation of an attached paint booth (1,100 sq ft)	8/22/2022	Yet to Break Ground
Electro Industries Expansion	Industrial	2150 River St W	Expansion of current facility (4,300 sq ft)	9/26/2022	Yet to Break Ground
Wiha Tools USA	Industrial	Along South Side of 7th St E across from Wright St and Ramsey St	New construction light manufacturing (72,540 sq ft)	11/28/2022	Under Construction
Kwik Trip #345	Commercial	9440 State Highway 25	Expansion of current facility (520 sq ft)	1/23/2023	Completed
Scooter's Coffee	Commercial	100 7th St W.	New Construction of Drive-Through Coffee Shop	1/23/2023	Under Construction
Cargill Kitchens Solutions	Industrial	206 W. 4th St.	Replacement of Outdoor Storage Tanks	4/24/2023	Completed
Deephaven 3	Commercial	Southeast corner of Cedar St and Chelsea Rd	New Construction of a Clinic/Medical Service Facility (10,000 sq ft)	N/A	Under Construction