

PLANNING COMMISSION AGENDA

Thursday, July 9, 2026

CITY OF DAYTON, MINNESOTA

12260 So. Diamond Lake Road, Dayton, MN 55327

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 P.M.

To Participate in the Meeting, please see daytonmn.gov Calendar for Zoom Invitation.

Some Commission members may be attending via interactive technology.

-
- | | | |
|------|-----------|---|
| 6:30 | 1. | CALL TO ORDER |
| 6:30 | 2. | PLEDGE OF ALLEGIANCE |
| | | (Roll Call) |
| | | Swearing in of Commissioners Darren Brownen and Jeff Sargent. |
| 6:30 | 3. | ROLE OF THE PLANNING COMMISSION |
| | | <i>The Planning Commission consists of five residents appointed by the City Council. The Commission administers the Comprehensive Plan, Zoning and Subdivision regulations. The Commission conducts Public Hearings and provides recommendations to the City Council. It is the City Council who may approve or deny land use applications.</i> |
| 6:30 | 4. | APPROVAL OF AGENDA |
| 6:30 | 5. | CONSENT AGENDA |
| | | <i>These routine or previously discussed items are enacted with one motion. Note: Commissioners absent from previous meetings may still vote to approve minutes.</i> |
| | | A. Planning Commission Minutes, June 4, 2026 |
| 6:30 | 6. | OPEN FORUM |
| | | <i>Public comments are limited to 3 minutes <u>for non-agenda items</u>; state your name and address; No Commission action will be taken, and items will be referred to staff. Group commenters are asked to have one main speaker.</i> |
| 6:35 | 7. | COUNCIL UPDATE |
| | | A. June 9, 2026 |
| | | B. June 23, 2026 |
| 6:40 | 8. | COMMISSION BUSINESS |
| 6:40 | | A. PUBLIC HEARING. Ordinance 2026-XX, Amending City Code 1001.064, Subd 2 (Public Recreation District), Subd 3 (Table of Uses). |
| 7:00 | | B. PUBLIC HEARING. Resolution XX-2026, Amending the Preliminary Plat and PUD of Sundance Greens and Sundance Greens 12 th Addition |
| 8:00 | | C. PUBLIC HEARING. Ordinance 2026-XX, adopting a six-month Interim Ordinance (moratorium) related to Site Plan Review. |
| 9:00 | | D. PUBLIC HEARING. Ordinance 2026-XX, adopting a six-month Interim Ordinance (moratorium) related to Preliminary Plats. |

- 10:00 E. **PUBLIC HEARING.** Ordinance 2026-XX, Amending City Code 1001.19 (Parking Regulations), and 1001.05 (Residential Districts) related to minimum garage size.
- 10:30 9. **NOTICES AND ANNOUNCEMENTS**
A. Staff & Commission Updates
- 10:35 10. **ADJOURNMENT** (Motion to Adjourn)



OATH OF OFFICE

CITY OF DAYTON COUNTIES OF HENNEPIN AND WRIGHT STATE OF MINNESOTA

I, Darren Browen, do solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Minnesota, and that I will discharge faithfully the duties of the office for the City of Dayton as a Planning Commissioner in the Counties of Hennepin and Wright, the State of Minnesota, according to law and the best of my judgement and ability.

Darren Browen, Planning Commissioner

Subscribed and sworn to before me this 9th day of July, 2026.

Amy Benting, City Clerk



OATH OF OFFICE

CITY OF DAYTON COUNTIES OF HENNEPIN AND WRIGHT STATE OF MINNESOTA

I, Jeff Sargent, do solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Minnesota, and that I will discharge faithfully the duties of the office for the City of Dayton as a Planning Commissioner in the Counties of Hennepin and Wright, the State of Minnesota, according to law and the best of my judgement and ability.

Jeff Sargent, Planning Commissioner

Subscribed and sworn to before me this 9th day of July, 2026.

Amy Benting, City Clerk

1. CALL TO ORDER

DeMuth called the Planning Commission meeting to order at 6:30 PM on Thursday, June 4, 2026.

2. PLEDGE OF ALLEGIANCE

(Roll Call)

Present: Paul Crosland, Peter DeMuth, Darren Browen (arrived later in meeting), Jeff Sargent, and Keith Grover

Absent:

Also in Attendance: Jon Sevald, Community Development Director; Jason Quisberg, City Engineer; Grace Gerard, Consulting City Planner

3. ROLE OF THE PLANNING COMMISSION

The role of the Planning Commission was read into the record.

4. APPROVAL OF AGENDA

Motion to approve the agenda was made by Crosland and seconded by Sargent. The motion carried 4-0.

5. CONSENT AGENDA

A. Planning Commission Minutes, May 7, 2026

Motion to approve the consent agenda was made by Crosland and seconded by Grover. The motion carried 4-0.

6. OPEN FORUM

No members of the public came to address the Commission on non-agenda items.

7. COUNCIL UPDATE

A. April 14, 2026

B. April 28, 2026

Fisher reported council updates.

The Commission briefly discussed the watershed representative vacancy, with a recommendation that the posting include qualifications and desired background, similar to advisory commission openings. Sevald confirmed the position had not yet been posted to the website.

8. COMMISSION BUSINESS

A. Public Hearing: Resolution XX-2026, Amending the PUD and Preliminary Plat of DCM Farms

Gerard presented a request by Tom Dehn of Sundance Woods to amend the preliminary plat and Planned Unit Development (PUD) of DCM Farms, specifically affecting the 40-foot and 45-foot wide lots in the northeast corner of the development's second edition. The applicant was not proposing additional lots or structures. The five requested amendments were:

- A side yard setback of 12 feet on the patio side and 3 feet on the non-patio side for 40-foot wide lots, shifting the lot line to create usable patio space while maintaining the existing 15-foot building separation and 10-foot drainage and utility easement.
- A reduced side yard setback of 7 feet (from 7.5 feet) for decks and attached open structures on 40-foot lots.
- A front yard, rear yard, and corner side yard setback of 15 feet for 40-foot wide lots, which had been shown on the original preliminary plat but was not dimensioned or included in the PUD approval resolution.
- A corner side yard setback of 20 feet for corner lots of 40 and 45 feet, consistent with the R3 base zoning district standard, which was shown on the original plat but omitted from the PUD approval.
- A garage width of 0% of building frontage on the public street side and 100% on the alley side for 40-foot lots (which are alley-loaded), and 72% of building frontage on the street side for 45-foot lots to accommodate MI Homes' standard product, a 2% increase above the current 70% allowance.

Gerard noted that homes with a setback of less than 5 feet from the property line would require a one-hour fire-rated wall per building code, and that a condition was added requiring a minimum 22-foot driveway length measured from the curb. The city engineer had no comments; the building official and fire official reviewed the proposal with no additional concerns beyond the fire-rating requirement.

Sevald reminded that no homes were added to the change, only the property lines are shifting. Discussion over the public benefit to the PUD change.

DeMuth opened the public hearing at 6:51 PM.

The applicants, Tom Dehn, and Jason Biederwolf of M/I Homes, addressed the Commission. They explained that the impetus for the amendment was to provide a standard concrete patio for each home, creating a usable and semi-private side yard. The approach of shifting lot lines rather than using shared easements was preferred to avoid neighbor disputes over easement use. Discussion touched on window placement on the reduced-setback wall, the potential need for rated openings, the HOA structure for exterior maintenance, reciprocal easements for exterior repairs, privacy fencing, and the width of the trail network within the development.

Marcia Grover of 11320 Fernbrook Lane shared her letter about the PUD for the public benefit and wants something exchanged for the public. Grover discussed the increase in traffic. Grover inquired about the roundabout and would like a trail on the west side of Fernbrook Lane.

Lee Hallquist of 11471 Fernbrook Lane agreed with the changes, but he wants more planning for the traffic on the road and trail. Sevald confirmed the trail on Fernbrook. Dehn provided clarification on the trail plan within the development, noting a trail running along Fernbrook behind the adjacent six homes, connecting to 114th and to the power line corridor trail.

Marcia Grover of 11320 Fernbrook Lane returned to question the trail route.

Kathy Powers of 11461 Fernbrook Lane requested better public communication on the timing and alignment of planned roundabouts.

Commissioners discussed the roundabout location and affecting homes along Fernbrook Lane. Sevald added that the roundabout is not involved in this amendment. Gerard showed the setback along the county road.

DeMuth closed the public hearing at 7:38 PM.

Discussion among commissioners centered on whether the original public benefit—funding contributions toward the roundabout and roadwork—remained sufficient to support the additional PUD flexibilities. The majority concluded that the amendments were substantively a shifting of lot lines rather than new asks, that the original public benefit outweighed both the original and amended flexibility requests taken together, and that the changes improved quality of life for future residents. The Commission also noted the setbacks were largely an administrative correction of items shown but not formally dimensioned in the original approval. DeMuth suggested the trail be connected to Fernbrook Lane.

Motion to recommend approval of Resolution XX-2026, amending the PUD and Preliminary Plat of DCM Farms, was made by Sargent and seconded by Brown. The motion carried 4-1, with Grover voting nay.

B. Public Hearing: Ordinance 2026-XX, Amending City Code Section 1001.19 Subd. 7(2)G Related to Minimum Garage Size for Single and 2-Family Dwellings

Gerard presented an identified conflict in city code between two sections governing minimum garage sizes for single and two-family dwellings. Section 1001.19 (parking regulations) requires a minimum of 440 square feet for homes with a basement and 540 square feet for homes without a basement (slab-on-grade). Section 1001.05 (residential district performance standards) requires a flat minimum of 440 square feet regardless of basement, for all detached single-family dwellings across R1, R1A, R2, RE, R3, and RM districts. The conflict had created confusion for builders and staff during plan review, especially in R-3. The proposed amendment would remove the garage size standard from Section 1001.19, deferring entirely to the performance standards of each zoning district, effectively eliminating the 540 square foot requirement for slab-on-grade homes.

DeMuth opened the public hearing at 7:53 PM.

No members of the public came forward.

DeMuth closed the public hearing at 7:53 PM.

Commissioners questioned whether the 540 square foot standard for homes without basements had been adopted intentionally—to compensate for the absence of

basement storage with additional garage space—and expressed concern that simply striking the language without discussion of whether 440 square feet is the appropriate minimum was procedurally insufficient. It was noted that the original 540 standard was partly motivated by the need for interior storage of garbage cans, bikes, lawn equipment, and other items that would otherwise be stored in a basement.

Commissioners who supported the amendment claimed that the basement-garage size relationship is an arbitrary distinction, that buyers of slab-on-grade homes are typically downsizing and consciously choosing to reduce storage needs, and that market forces would drive garage sizes above the minimum in practice. Gerard confirmed that submitted plans typically come in around 480 square feet, well above the 440 minimum.

Concern was also raised that the public hearing notice referenced only Section 1001.19 while the substantive policy question implicated Section 1001.05, and that the public had not been fully informed that the amendment would effectively reduce the applicable minimum from 540 to 440 square feet for slab-on-grade homes. Commissioners asked Jason Bierderwolf of M/I Homes to respond to discussion.

Motion to approve Ordinance 2026-XX, amending City Code Section 1001.19 Subd. 7(2)G as presented by staff, was made by Browen and seconded by Crosland. The motion carried 3-2, with the DeMuth and Grover voting nay.

Following the vote, in recognition of the unresolved policy question regarding appropriate minimum garage sizes, a separate motion was made directing staff to research minimum garage size requirements in comparable cities and prepare a future ordinance amendment for Commission review.

Motion directing staff to research minimum garage size standards in comparable municipalities and prepare materials for a future ordinance discussion was made by Sargent and seconded by DeMuth. The motion carried 3-2, with Crosland and Browen voting nay.

9. NOTICES AND ANNOUNCEMENTS

A. Staff & Commission Updates

Sevald provided multiple updates.

10. ADJOURNMENT

Motion to adjourn was made by Crosland and seconded by Sargent. The motion carried unanimously.

The meeting was adjourned at 8:58 PM.

ITEM: Ordinance 2026-XX, Amending City Code 1001.064, Subd 2 (Public Recreation District), Subd 3 (Table of Uses).

APPLICANT/PRESENTERS:

Jon Sevald, Community Development Director

PREPARED BY:

Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Motion to Approve an Ordinance Amending City Code 1001.064, Subdivision 2 and Subdivision 3 related to Accessory Buildings in the Public Recreation district.

BACKGROUND/OVERVIEW:

During the public's review of Sundance Greens 12th Addition, a resident informed Staff of an error in the City Code. The City Code includes a Table of Uses in which specific uses are listed as a P, C, A, or N use (Permitted, Conditional Use, Accessory, Non-Permitted). Accessory Buildings are listed as a "F" use in the "RP" district.

The proposed Ordinance Amendment changes the "F" to "P", and "RP" to "PR" (*Public Recreation* district).

CRITICAL ISSUES:

The origin of the error is unknown. We can speculate that F and P look similar, and that F and C keys are next to each other on a keyboard.

At issue is should Accessory Buildings be a Permitted Use or a Conditional Use in the Public Recreation zoning district. The Public Recreation district includes Elm Creek Park Reserve, Sundance and Daytona golf courses, DNR land, and city parks.

The intent of the Public Recreational District... *"is intended to allow for recreational activity on a single contiguous tract. Examples of this recreational activity would include, but not be limited to, golf courses, camping facilities, public parks, tennis clubs and bowling alleys. It is intended to include both publicly and privately owned facilities and can be operated on a fee or non-fee basis."*¹

City Code 1001.064 Additional Non-Residential Districts

Subd.2 Public Recreation District (PR)

(2) Permitted accessory uses. Uses listed as accessory uses in the table at Subdivision 3 when customarily incidental and clearly subordinate to the permitted or approved conditional use. Accessory uses are to be contained wholly within a lawfully erected principal building, except designated accessory structures approved as a conditional use.

¹ City Code 1001.04, Subd 1(22) (PR, Public Recreation District).

Based on the last sentence above, the City Code's intent is for Accessory Buildings to be a Conditional Use unless incidental and clearly subordinate to the permitted or approved conditional use.

Specific to the proposed Sundance Greens 12th Addition, the project includes replacing a maintenance building (Accessory Building) at Sundance Golf Course. If the Ordinance is interpreted or amended to require a Conditional Use Permit for Accessory Buildings, a CUP was not part of the application.

LEVEL OF CITY DISCRETION IN DECISION MAKING

Action taken on the proposed ordinance amendment is Legislative in nature; the City has broad discretion in making land use decisions based on the Comprehensive Plan and advancing the health, safety, and general welfare of the community. The basic question of the Zoning Ordinance Amendment is whether it will advance the City's vision and goals for future development and redevelopment.



ROLE OF THE PLANNING COMMISSION:

1. Recommend **Approval**.
2. Recommend **Denial**, with reasoning.
3. **Table** for more information (define what information is needed).

STAFF RECOMMENDATION:

Staff recommends Approval. It is Staff's opinion that requiring a CUP for Accessory Buildings in the PR district is excessive. For example, within Elm Creek Park Reserve, is the Nature Center clearly subordinate to the park? Within either golf course, is any accessory building subordinate to the golf course? What is the threshold?

A Public Notice was published by the Minnesota StarTribune on June 25, 2026.

60/120 DAY RULE

	Complete Application	60-Days	120-Days
N/A			

RELATIONSHIP TO COUNCIL GOALS:

N/A

BUDGET IMPACT

N/A

ATTACHMENT(S):

City Code, 1001.064, Additional non-Residential Districts
Ordinance 2026-XX

1001.064 ADDITIONAL NON-RESIDENTIAL DISTRICTS.

Subd. 1 Village-Mixed Use District (VM)

(1) *Intent.* To provide for and encourage integrated and appropriate scale mixed use development within certain areas of the Historic Village area. Require high quality site and architectural design in conformance with the unique character and scale of the Village.

(2) *Permitted uses.* See table at Subdivision 3.

(3) *Permitted accessory uses.*

a. Uses listed as accessory uses in table at Subdivision 3 and item 1 listed below which are customarily incidental and clearly subordinate to the permitted or approved conditional use. All accessory uses, except for those listed below are to be contained wholly within a lawfully erected principal building.

1. Any outdoor display of goods or materials shall be as approved as part of the final site plan and building plan approval process.

(4) *Conditional uses.* See table at Subdivision 3 for a list of conditional/interim uses.

(5) *District requirements.*

	Sanitary Sewer
Minimum lot size	6,000 square feet
Minimum lot width	40 feet
Minimum lot depth	100 feet
Maximum impervious surface coverage	90%
Maximum building footprint coverage	75%
Structure height limit	30 feet

(6) *Setbacks.*

Building	
Front	0 - 10 feet*
Side to a street	0 - 10 feet*
Side	5 feet
Rear	10 feet
To a residential zone	30 feet
* New buildings shall be constructed at a build-to-line of between 0 and 10 feet from the public street right-of-way to create a uniform streetscape.	
* Parking - No parking is allowed in front of the primary building. All off-street parking shall be located to the side or rear of the building.	
To a street	15 feet
Side	5 feet**
Rear	5 feet**
To a residential zone	10 feet
* Minimum lot size, width, depth, and the like shall not include area of street easements, right-of-way or common areas.	
* Setbacks to street frontages shall be measured from the edge of the right-of-way as dedicated in conformance with City, county or state requirements and the Dayton Comprehensive Plan.	
** May be reduced to 0 feet when abutting another parking lot and covered by a joint access and circulation agreement between the 2 parcels, subject to review and approval of the City.	

(7) *Special provisions.*

a. See the exterior building material requirements as provided in the Zoning Code.

b. Final site and building plan approval is required prior to issuance of a permit for construction, expansion or exterior remodeling. See Subsection 1001.28, Subd. 3 for the final site and building plan requirements.

c. All new development is required to be connected to municipal utilities.

- (8) *Sign regulations.* Refer to Subsection 1001.20.
- (9) *Parking regulations.* Refer to Subsection 1001.19.
- (10) *Other performance standards.* Refer to Subsection 1001.14.

Subd. 2 Public Recreation District (PR)

- (1) *Permitted uses.* See table at Subdivision 3.

(2) *Permitted accessory uses.* Uses listed as accessory uses in table at Subdivision 3 when customarily incidental and clearly subordinate to the permitted or approved conditional use. Accessory uses are to be contained wholly within a lawfully erected principal building, except designated accessory structures approved as a conditional use.

- (3) *Conditional uses.* See table at Subdivision 3 for a listing of conditional/interim uses.

- (4) *District requirements.*

Minimum district size	none
Minimum lot area - non-residential	20 acres
Minimum lot depth - non-residential	330 feet
Minimum lot width - non-residential	500 feet
Maximum lot coverage of all structures	2%

- (5) *Setbacks.*

Front, side or rear to a street*	30 feet
Maximum dwelling front setback	500 feet
Interior side yard, minimum	50 feet
Interior side yard, abutting residences	50 feet
Rear yard, minimum*	50 feet
Rear yard, abutting residences	50 feet
Rear yard, detached accessory uses	50 feet
* Street setback abutting an arterial street shall be a minimum of 50 feet	

- (6) *Other requirements.*

Principal structure height limit	25 feet
Accessory structure height limit	25 feet
Minimum distance between principal buildings on the same lot	35 feet

Subd. 3 Table of Uses

N-Not Permitted P-Permitted C-Conditional/Interim Use Permit A-Accessory		
Use	Zoning District	
	VM	RP
Accessory buildings	N	F
Adult use	N	N
Agriculture	N	C
Auto and marine sales	N	N
Auto and marine services major repair	N	N
Auto and marine services minor repair	C	N
Boarding houses	C	N

N-Not Permitted P-Permitted C-Conditional/Interim Use Permit A-Accessory		
Use	Zoning District	
	VM	RP
Bus/transit station	C	N
Business/trade schools	C	N
Clinics/medical offices	P	N
Commercial recreation	C	C
Convenience/gas station	C	N
Day care	C	C
Day care accessory to business use	A	A
Essential services	P	P
Equipment rental	C	N
Financial institutions	P	N
Financial institutions w/ drive up	C	N
Heavy manufacturing	N	N
Hospitals	N	N
Industrial, heavy	N	N
Industrial, light	C	N
Industrial, medium	P	N
Laboratories - medical, dental	C	N
Mining	N	N
Mini-storage, commercial	N	N
Mortuaries, funeral homes	C	N
Motels, hotels	N	N
Nurseries, retail	C	N
Off sale liquor store	C	N
On sale liquor establishment	C	C

N-Not Permitted P-Permitted C-Conditional/Interim Use Permit A-Accessory		
Use	Zoning District	
	VM	RP
Offices	P	N
Outdoor display area	C	N
Outdoor storage area	N	N
Private clubs	C	C
Public parking facility	C	N
Recreational vehicle sale	N	N
Recycling facility indoor	N	N
Recycling and salvage outdoor	N	N
Religious institutions	C	N
Restaurant - Class I (sit down)	C	C
Restaurant - Class II (with alcohol)	C	C
Restaurant - Class III (fast food)	C	N
Restaurant - Class IV (with drive up)	N	N
Retail shops and services	P	A
Schools	C	C

Theatres (indoors)	N	N
Towers - cellular and communication	C	C
Truck terminal	N	N
Warehouse and distribution centers	N	N
Wholesaling	C	N
Veterinary clinics	C	N
NOTE: Any use not listed above as a permitted or conditional use is not permitted, however uses that are not listed and are intrinsically similar to a use listed above may be allowed when specifically approved by action of the City Council.		

(Ord. 2010-13, passed 7-13-2010)

ORDINANCE 2026-__

CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA

AN ORDINANCE AMENDING CITY CODE 1001.064 ADDITIONAL NON-RESIDENTIAL DISTRICTS.

SECTION 1. AMENDMENT. Dayton City Code Section 1001.064 is hereby amended by adding the following underlined language and deleting the following ~~striketrough~~ language, which reads as follows:

Subd 2 Public Recreation District (PR)

- (2) Permitted accessory uses. Uses listed as accessory uses in table at Subdivision 3 when customarily incidental and clearly subordinate to the permitted or approved conditional use. Accessory uses are to be contained wholly within a lawfully erected principal building, except designated accessory structures approved as a conditional use.

Subd. 3 Table of Uses

Use	Zoning District	
	VM	RP PR
Accessory buildings	N	F P
Adult use	N	N
Agriculture	N	C
Auto and marine sales	N	N
Auto and marine services major repair	N	N
Auto and marine services minor repair	C	N
Boarding houses	C	N
Bus/transit station	C	N
Business/trade schools	C	N
Clinics/medical offices	P	N
Commercial recreation	C	C
Convenience/gas station	C	N
Day care	C	C
Day care accessory to business use	A	A
Essential services	P	P
Equipment rental	C	N
Financial institutions	P	N
Financial institutions w/ drive up	C	N
Heavy manufacturing	N	N
Hospitals	N	N
Industrial, heavy	N	N
Industrial, light	C	N
Industrial, medium	P	N

Laboratories - medical, dental	C	N
Mining	N	N
Mini-storage, commercial	N	N
Mortuaries, funeral homes	N	N
Motels, hotels	C	N
Nurseries, retail	C	N
Off sale liquor store	C	C
On sale liquor establishment	C	C
Offices	P	N
Outdoor display area	C	N
Outdoor storage area	N	N
Private clubs	C	C
Public parking facility	C	N
Recreational vehicle sale	N	N
Recycling facility indoor	N	N
Recycling and salvage outdoor	N	N
Religious institutions	C	C
Restaurant - Class I (sit down)	C	C
Restaurant - Class II (with alcohol)	C	N
Restaurant - Class III (fast food)	C	N
Restaurant - Class IV (with drive up)	P	N
Retail shops and services	C	A
Schools	N	C
Theatres (indoors)	C	N
Towers - cellular and communication	C	C
Truck terminal	N	N
Warehouse and distribution centers	N	N
Wholesaling	C	N
Veterinary clinics	C	N
NOTE: Any use not listed above as a permitted or conditional use is not permitted, however uses that are not listed and are intrinsically similar to a use listed above may be allowed when specifically approved by action of the City Council.		

SECTION 2. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and publication as required by law.

Adopted by the City Council of the City of Dayton, this 28th Day of July, 2026.

Dennis Fisher, Mayor

ATTEST:

Amy Benting, City Clerk

Motion by _____. Second by _____.

Ayes:

Nays:

Motion ***Approved.***

Published by THE PRESS on _____, 2026.

ITEM:

PUBLIC HEARING. Resolution XX-2026, Amending the Preliminary Plat and PUD of Sundance Greens and Approving Sundance Greens 12th Addition

APPLICANT/PRESENTERS:

Tom Dehn, Sundance Woods, LLC

PREPARED BY:

Jon Sevald, Community Development Director

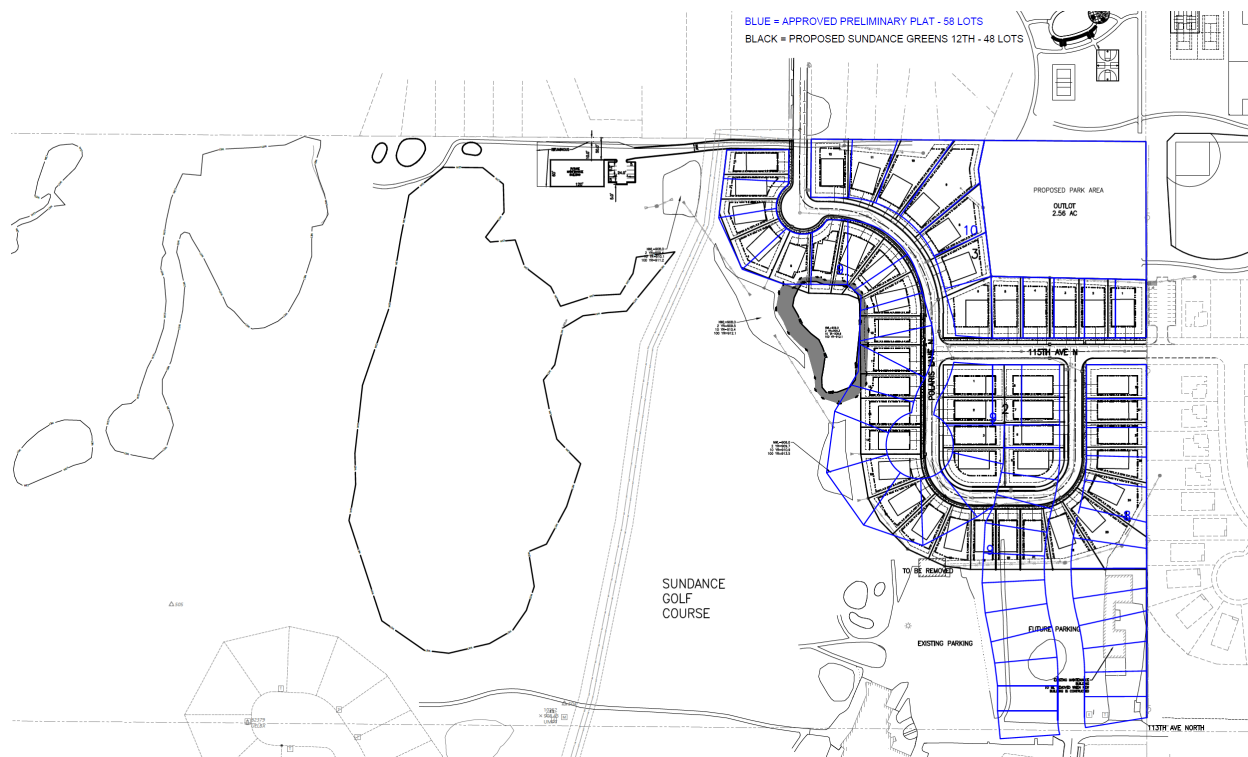
POLICY DECISION / ACTION TO BE CONSIDERED:

Motion to Table.

BACKGROUND/OVERVIEW:

Sundance Greens is a Planned Unit Development (PUD). The PUD and Preliminary Plat was approved in 2018 consisting of 645 residential units including 410 single-family detached homes, and a 100-unit apartment building. The project is generally located west of Fernbrook Lane, south of Sundance Golf Course, and north of the Maple Grove border.

Sundance Greens 12th Addition is in the northwest corner of Sundance Golf Course. The 12th Addition proposes a different street layout and reduces the lot count from 58 lots to 48 lots, compared to what was approved in the 2018 Preliminary Plat. Staff determined that the change in street configuration is significant enough to warrant a Preliminary Plat Amendment.



Comparison between 2018 Preliminary Plat (blue lines) and proposed Sundance Greens 12th Addition (black lines).

ANALYSIS

Comprehensive Plan

Guided Low Density Residential, 2-5 units per acre.

Zoning

P-R *Public Recreation* and R-3 *Single Family and Attached Residential*.

During the writing of this staff report, staff realized there is a discrepancy between the current Zoning Map (P-R) and the 2018 rezoning for Sundance Greens (R-3).¹ A Zoning Map amendment is needed to accurately reflect the change.

Staff is requesting that the Planning Commission conduct the Public Hearing, and Table action to allow Staff to republish the Public Hearing notice to include the rezoning.

Planned Unit Development

A PUD allows for deviations from City Code requirements in exchange for a public benefit. Public Benefits include, *the variety of lot sizes, and ultimately house styles, nine-hole golf course, club house//restaurant, preservation of open space, extensive landscaping, HOA amenities, and enhanced entries are all deemed public benefits.*²

Approved City Code Deviations include:³

- *Proposed 50' and 55' wide lots (where 65' is the minimum)*
- *Proposed lot width on twin home lots*
- *Front setback of proposed attached units is 25', code states 30'*
- *Wetland buffer proposed 15' (requirement is average of 25' with a minimum of 10')*
- *Rear setback proposed 20' (requirement is 30' or 20' if conditions in 1001.05 subd. 5(7)b*
- *Cul-de-sacs on street 2, 13, 7 are longer than 500'*

¹¹ Ordinance 2018-08, *An Ordinance to Amend the Dayton Zoning Ordinance by Amending Zoning Districts Therin*. This Ordinance rezoned land from A-1 and P-R to R-3, except an 80-acre outlot (Outlot A) of the golf course. This is not accurately displayed on the Zoning Map (map is in error). The 2018 map amendment does not reflect the 2026 proposed plat amendment, thus a Zoning Map Amendment is needed.

² Resolution 23-18, *Resolution Granting Preliminary Plat and General Development Plan Planned Unit Development for Sundance Greens # G*

³ Resolution 23-18, *Resolution Granting Preliminary Plat and General Development Plan Planned Unit Development for Sundance Greens # H*

Sundance Greens 12th Addition includes:

- 27 lots 55'+ lot widths
- 18 lots 65'+ lot widths
- 25' front yard setbacks

Site Plan Review

A Site Plan Review is required *prior to the issuance of any permits for new development or building construction/expansion in any Non-Residential Zoning District*.⁴ A Site Plan Review was not part of the application, but could be considered part of the PUD request. Enough information was provided to conduct a review, with the exception of building floor & elevation plans, landscaping, and exterior lighting.⁵

Unless explicitly regulated in the P-R district, Staff is comparing the proposed maintenance building site as if it were in a Business zoning district (B-1, B-2, B-3 and B-4).

A 20' wide driveway will access the maintenance building from Polaris Ln. The driveway will have a 5' setback from residential properties, whereas 20' is the minimum in the B-1, B-2, B-3, and B-4 districts (for comparison). There are no minimum driveway setbacks in the P-R district.

The 60' X 100' building will be set back 25' from residential property, whereas 50' is required in the P-R district.⁶ For comparison, 40' is the minimum in the B-1, B-2, B-3, and B-4 districts. A previous plan proposed a 50' building setback with garage doors and paved area facing north. The site plan was flipped to make the work area less visible to neighbors, as visibility was one of the neighbor's complaints during previous Public Hearings on the project.

Behind the building will be an 8' retaining wall, 10' set back from the residential property line. The building is recessed from adjacent residential properties.

Three stalls are required, 10' X 20'.⁷ Six parking stalls are proposed 9' X 20'. At least one ADA stall is required (none shown). An ADA stall is a stall + 5' wide no parking area. It is

⁴ City Code 1001.28, subd 3(1)(a) (Final Site Plan and Building Plan Regulations; Applicability and the approval process).

⁵ City Code 1001.28, Subd 3(2) (Final Site Plan and Building Plan Regulations; Content)

⁶ City Code 1001.064, Subd 2(5) (Public Recreation District (PR)– Setbacks)

⁷ City Code 1001.19, Subd 7(2)(j)(cc) (Calculation of parking requirements; Non-residential; Industrial, warehouse...)

Staff's opinion that there is enough space to accommodate 10' wide parking stalls.

The Planning Commission/City Council should comment if reduced setbacks for the driveway and maintenance building, and reduced parking stall widths are acceptable deviations.

Screening is recommended between the building and parking lot adjacent to residential. A 20' buffer yard (setback) is required with screening (10' proposed). Screening shall consist of 6' height, berming, trees, fencing or combination, with year-around screening.^{8 9} Vegetation must be irrigated. Dumpsters must be inside or within a 6' enclosure.¹⁰

Maintenance Building

There are no architectural requirements in the P-R district. Staff compared the building elevation renderings to requirements in Business districts.¹¹

25' is the maximum Accessory structure height in the P-R district. It is not known what the proposed building will be. No architectural plans were submitted other than the renderings.

*All buildings shall be of good aesthetic and architectural quality to ensure they will maintain and enhance the property values of neighboring properties and not adversely impact the community's public health, safety and general welfare.*¹² This is a subjective requirement, which the Planning Commission/City Council should comment on.

Business district Building and design materials:

a	Design elements. The building design must include architectural interest through the use of a minimum of 3 of the following elements:		
	1	Accent materials;	Yes
	2	A visually pleasing front entry that, in addition to doors, shall be accented a minimum of 150 square feet around the door entrance for single occupancy buildings and a minimum of 300 square feet total for the front of multi-tenant buildings (this area shall be counted as 1 element);	
	3	Twenty-five percent window coverage on each front that faces a street;	
	4	Contrasting, yet complementary material colors;	Yes

⁸ City Code 1001.19, Subd 4(5) (Parking Provisions in Industrial Districts; Screening of parking facilities)

⁹ City Code 1001.24, Subd 7(2)(b)(Screening, Buffering, and Fencing; Buffer yards with screening shall be required under the following conditions)

¹⁰ City Code 1001.24, Subd 7 (Landscaping and Screening; Screening, Buffering and Fencing; Buffer yard design)

¹¹ City Code 1001.06, Subd 1(1) (Special Requirements and Performance Standards in all Business Districts; Building design and materials)

¹² City Code 1001.06, Subd 1(1) (Special Requirements and Performance Standards in all Business Districts; Building design and materials)

PLANNING COMMISSION MEETING

	5	A combination of horizontal and vertical design features;	Yes
	6	Irregular building shapes; or	
	7	Other architectural features in the overall architectural concept.	
b	Other design requirements.		
	1	All principal buildings shall have an entry on a street;	N/A
	2	Buildings shall provide a base and top to their architecture;	Yes
	3	The tops of buildings shall be articulated to minimize "box" like images;	No
	4	Buildings shall be architecturally unique and shall not be of a corporate architecture (including roof patterns, corporate colors, architectural elements, and similar treatments).	Yes
c	Accent materials. Accent materials shall be wrapped around walls visible from public view. Painting shall not be substituted for visual relief, accenting, or a required element. Walls shall be articulated thus no wall shall exceed 100 feet in length without visual relief. Visual relief may be defined as the incorporation of design features such as windows, horizontal and vertical patterns, contrasting material colors, or varying wall depths. Use of fiber cement trim, soffit and fascia shall be allowed as accent materials.		Yes
d	Major exterior materials. Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building. Stucco, synthetic stucco or fiber cement vertical panel siding shall not be allowed within 24 inches from grade. Architectural metal may be considered with matte finish and with neutral or earth tone colors. Fiber cement seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible. Color impregnated decorative block shall also be allowed as a major exterior wall material, and shall be required to be sealed. All materials shall be color impregnated with the exception of allowing architectural concrete precast panel systems and fiber cement siding to be painted. Painting shall not be allowed on color impregnated, major exterior materials. Request for approval of cast in place systems shall be through a conditional use permit or Planned Unit Development, whichever is deemed appropriate by City staff. If the architectural precast panel systems are painted, they shall be properly prepared and maintained regularly to prevent peeling, stripping, shading or any other form of deterioration or discoloration. Proof of manufacturer's painting specifications shall be supplied prior to issuance of a building permit.		Yes
e	Restricted exterior materials. Unadorned pre-stressed concrete panels whether smooth or raked, nondecorative concrete block, sheet metal, corrugated metal or unfinished metal shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings except those accessory buildings not visible from any property line. No more than 25% of any exterior wall on a building shall be fiber cement siding, wood or metal accent material.		No
f	Roofs. Roofs which are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade asphalt shingles, wood shingles, standing seam metal, slate, tile, or copper. Flat roofs, which are generally parallel with the first floor elevation, are not subject to these material limitations.		Yes
g	Building and roofing materials. All building and roofing materials shall meet current accepted industry standards, and tolerances, and shall be subject to review and approval by the City Planner		

	for quality, durability, and aesthetic appeal. For all new buildings and building exterior renovations, the applicant shall submit to the City product samples, color building elevations, and associated drawings which illustrate the construction techniques to be used in the installation of such materials. Building and roofing materials not specifically approved in this section may be allowed by a conditional use permit or Planned Unit Development only after it is demonstrated that the proposed material is equal to or better than approved materials. The long-range maintenance of the proposed material shall be incorporated as a condition of the approval and filed on the property.	
--	---	--

It is Staff's opinion based on the building renderings that the base and top are differentiated by color tones. The building is very boxy, however, if a pitched roof, this would further impede neighbor's view of the golf course.

Plans do not identify building materials. Staff assumes cement board siding is proposed based on the rendering's appearance. City Code intends for fiber cement to be an accent material, vs. primary material. These requirements are applicable to Business districts (not P-R). **The Planning Commission/City Council has discretion which of these requirements are applicable (if any) as part of the PUD.**

If the Planning Commission/City Council is not comfortable about approving the Site Plan without additional information, it should state this. Alternatively, the Resolution conditions include plans must be revised to comply with City Code requirements. Review would occur administratively.

CRITICAL ISSUES:

Zoning Map Amendment

A Zoning Map Amendment is required to accurately represent what is to be zoned R-3 with a PUD Overlay, vs. P-R.

Maintenance Building

The 2018 PUD includes the relocation of the maintenance building to the northwest of what is now the 12th Addition. During the Planning Commission's May 7th Public Hearing there were several residents from the Brayburn Trails neighborhood who spoke in opposition to the relocation. Written comments submitted to staff are attached to the Staff Report. In summary, Brayburn neighbors oppose the maintenance building because it is close to homes and would inhibit views of the golf course, among other reasons.

Proposed deviations from City Code requirements:

1. Reduce driveway setback from 20' to 5' from residential properties.
2. Reduce maintenance building setback from 50' to 25' from residential properties.

3. Reduced landscape buffer along building and parking lot from 25' to 10'.
4. Reduce parking stall size from 10' X 20' to 9' X 20'
5. Second driveway¹³

LEVEL OF CITY DISCRETION IN DECISION MAKING

Action taken on the proposed PUD Amendment and Preliminary Plat is **quasi-judicial** in nature; the City has broad discretion in making land use decisions based on the comprehensive plan and advancing the health, safety, and general welfare of the community. The basic question of the PUD Amendment and Preliminary Plat is if it is consistent with the Comprehensive Plan and Subdivision Ordinance.



ROLE OF THE PLANNING COMMISSION:

1. Recommend **Approval**.
2. Recommend **Denial**, with reasoning.
3. **Table** for more information (define what information is needed).

This item was Tabled during the May 7, 2026 Planning Commission meeting to allow the Applicant additional time to work on plans for the golf course maintenance building.

STAFF RECOMMENDATION:

Staff recommends Tabling.

60/120 DAY RULE

	Complete Application	60-Days	120-Days
Preliminary Plat & PUD Amendment	Feb 3, 2026	Apr 3, 2026	Aug 3, 2026 ¹⁴

A Public Hearing notice was published by the Minnesota StarTribune on June 25, 2026 and mailed to property owners within ¼ mile of the project.

RELATIONSHIP TO COUNCIL GOALS:

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	- Review housing type and lot size by %'s.	- Proportionate housing types available	A) Begin work on Comp Plan – Create Timeline for Completion B) Develop Rental Housing Ordinance
	Encourage healthy lifespan of both residential and commercial operations	- Total amount of Funding provided. - Number of rental available and where they are located.	- Maintain grant program - Manage number of rentals	

¹³ City Code 1001.14, Subd 9(1)(b) (Driveways; Driveway permit), “....No more than 1 access to the City street shall be permitted per parcel.”

¹⁴ The Applicant agreed to extend the City’s review of the Preliminary and Final Plat to August 3, 2026.

PLANNING COMMISSION MEETING

	Healthy Commercial Sector with services and job growth	- Net difference of businesses movement including their employment	- Maintain a positive difference in business movement	C) Seek out businesses more often D) Work with EDA to find niche businesses that are not in surrounding communities E) Complete Lage Area Plan – Breakdown of Comp Pan Decades F) Require Parking Code Requirements
--	--	--	---	--

BUDGET IMPACT

N/A

ATTACHMENT(S):

Zoning Map

Maintenance Building Renderings

Resolution __-2026

City Engineer's letter, June 26, 2026

Applicant's Narrative

Landscape Rendering (2018)

2018 Preliminary Plat

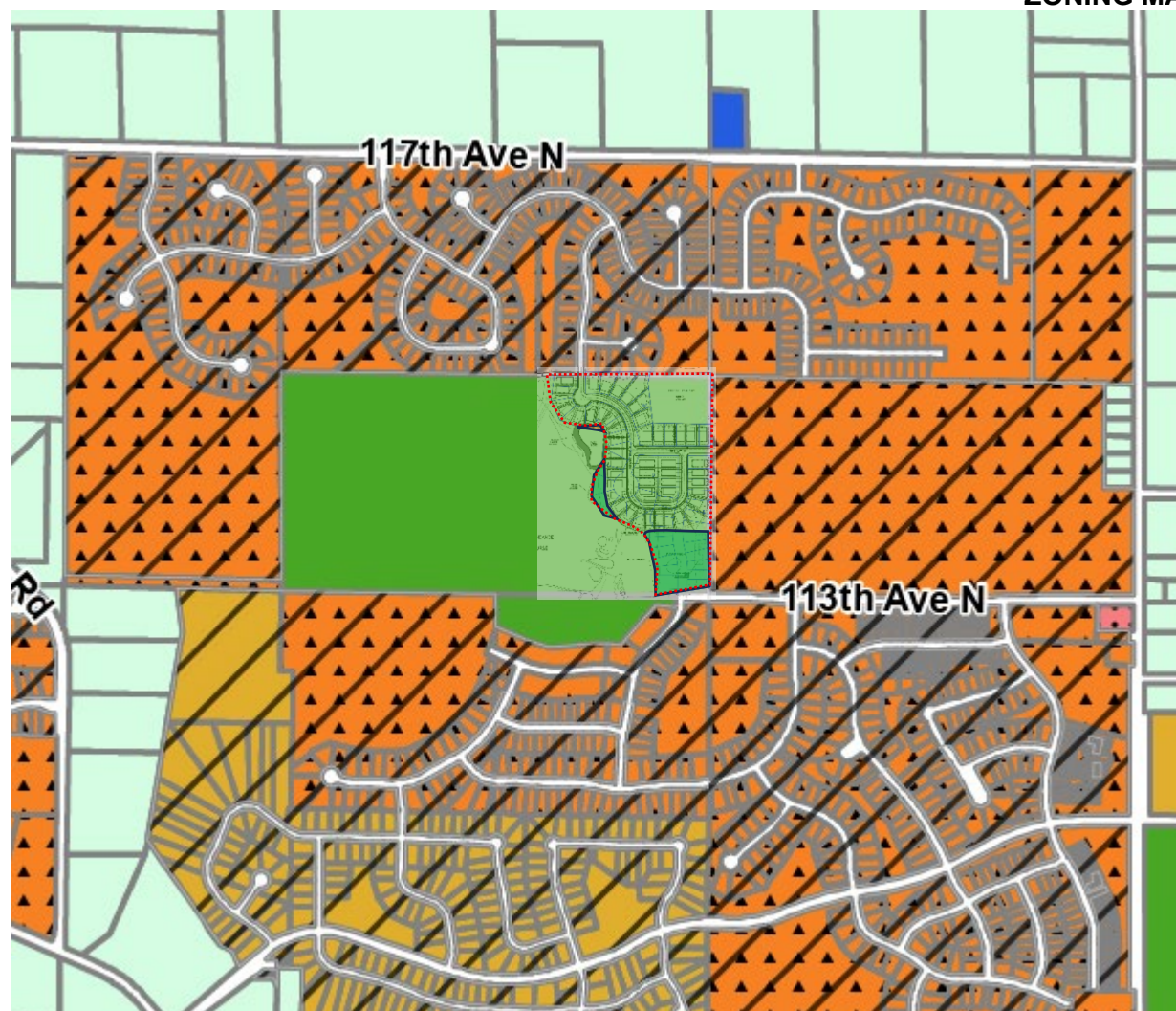
Preliminary Plat

Final Plat

Grading & Drainage Plan

Submitted public correspondence

ZONING MAP



Legend

A-1 Agricultural District	R-1A Single Family Residential
A-2 Agricultural District	R-2 Single Family District (90,000 Sf, Unsewered)
A-3 Agricultural District	R-3 Single Family and Attached Residential
B-2 Neighborhood Business District	R-E Single Family District (5 Ac, Unsewered)
B-3 General Business District	R-M Medium Density Residential District
B-4 Commercial/ Industrial District	R-MH Mobile Home District
B-P Business Park District	R-O Old Village Residential
ES Essential Service District	S-A Special Agriculture District
GMU-4 Balsam Lane	GMU-3 Historic Village
GMU-5 Southwest Mixed-Use	City Boundary
I-1 Light Industrial District	PUD
P-R Public Recreation District	County Parcels
R-1 Single Family District	

It is Staff's interpretation of Ordinance 2018-08 (Zoning Map Amendment) that the portion of the golf course to be developed was rezoned from A-1 and P-R to R-3. This is not reflected by the current Zoning Map (map is in error). Because Sundance Greens 12th Addition differs from the 2018 Preliminary Plat rezoning, a Zoning Map Amendment is needed.

MAINTENANCE BUILDING RENDERINGS



RESOLUTION __-2026

**CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA**

**A RESOLUTION AMENDING THE PLANNED UNIT DEVELOPMENT
OF SUNDANCE GREENS, AND APPROVING THE PRELIMINARY PLAT OF
SUNDANCE GREENS 12TH ADDITION**

WHEREAS, Tom Dehn, Sundance Woods, LLC (Applicant) has applied for an Amendment to the Planned Unit Development and Preliminary Plat of Sundance Woods, to be known as Sundance Woods 12th Addition; and,

WHEREAS, the project is located on property legally described as;

PID: 33-120-22-24-0005

That part of the South Half of the Northwest Quarter of Section 33, Township 120, Range 22, Hennepin County, Minnesota, described as follows: Commencing at the northeast corner of said South Half of the Northwest Quarter; thence South 00 degrees 05 minutes 06 seconds East, along the east line of said South Half of the Northwest Quarter, a distance of 959.52 feet; thence North 89 degrees 59 minutes 44 seconds West a distance of 394.80 feet; thence North 82 degrees 41 minutes 49 seconds West a distance of 58.36 feet; thence North 65 degrees 18 minutes 52 seconds West a distance of 91.51 feet; thence North 44 degrees 20 minutes 05 seconds West a distance of 89.19 feet; thence North 27 degrees 28 minutes 00 seconds West a distance of 56.34 feet; thence North 09 degrees 34 minutes 17 seconds West a distance of 100.58 feet; thence due, North a distance of 180.00 feet; thence North 00 degrees 56 minutes 55 seconds West a distance of 167.09 feet; thence North 67 degrees 39 minutes 41 seconds a distance of 26.73 feet; thence North 86 degrees 28 minutes 22 seconds West a distance of 39.92 feet; thence North 88 degrees 45 minutes 13 seconds West a distance of 49.53 feet; thence North 68 degrees 57 minutes 59 seconds West a distance of 161.98 feet; thence North 21 degrees 49 minutes 39 seconds West a distance of 131.12 feet; thence North 06 degrees 43 minutes 17 seconds East a distance of 142.58 feet; thence North 89 degrees 50 minutes 37 seconds East a distance of 138.57 feet; thence North 00 degrees 24 minutes 28 seconds East a distance of 24.00 feet to the north line of said South Half of the Northwest Quarter; thence North 89 degrees 35 minutes 32 seconds West, along said north line a distance of 800.84 feet to said northeast corner of the South Half of the Northwest Quarter.

WHEREAS, Sundance Woods received the following Approvals, provided here as a reference:

Resolution 57-2016 Granting Approval of a Land Use Amendment.

Ordinance 2018-08	An Ordinance to Amend the Dayton Zoning Ordinance by Amending the Zoning Districts therein
Resolution 23-2018	Granting Preliminary Plat and General Development Plan Planned Unit development for Sundance Greens
Resolution 54-2018	Granting Approval of a Final Plat and Development Agreement for Sundance Greens
Resolution 08-2019	Granting Final Development Plan, Planed Unit Development (PUD) Approval, Final Plat Approval, and Developers Agreement
Resolution 33-2019	Approval of Developers Agreement with US Home Corporation for Sundance Greens Second Addition
Resolution 66-2019	Granting Final Plat Approval, and Developers Agreement for Sundance Greens Third Addition
Resolution 19-2020	Granting Preliminary Plat Amendment and Planned Unit Development Amendment for a portion of Sundance Greens
Resolution 47-2020	Granting Approval of a Final Plat and Development Agreement for Sundance Greens 4 th Addition
Resolution 23-2021	Granting Approval of a Final Plat and Development Agreement for Sundance Greens 5 th Addition
Resolution 41-2021	Granting Approval of a Final Plat and Development Agreement for Sundance Greens 6 th Addition
Resolution 10-2022	Granting Approval of a Final Plat for Sundance Greens 7 th Addition
Resolution 15-2022	Granting Approval of Development Agreement for Sundance Greens 7 th Addition
Resolution 18-2022	Granting Approval of a Final Plat for Sundance Greens 8 th Addition
Resolution 19-2022	Granting Approval of Development Agreement for Sundance Greens 8 th Addition
Resolution 27-2023	Granting Approval of a Final Plat and Development Agreement for Sundance Greens 9 th Addition
Resolution 18-2024	Approval of a Final Plat for Sundance Greens 10 th Addition
Resolution 34-2024	Approval of the Final Pat of Sundance Greens 11 th Addition, and Development Agreement

WHEREAS, the city staff studied the matter, reports were issued and information was provided to the Planning Commission and City Council regarding the Application; and,

WHEREAS, the Planning Commission held a Public Hearing on July 9, 2026, recommending approval; and,

PLANNED UNIT DEVELOPMENT

FINDINGS

1. A Planned Unit Development (PUD) was required because the property is within a Greenway Overlay zoning district. The PUD was approved in 2018 (Resolution 23-2018) and amended in 2019 (Resolution 08-2019).

2. PUD's allow for flexibility (deviations) from City Code requirements in exchange for a Public Benefit. According to Resolution 23-2018, Public Benefits include, *"The variety of lot sizes, and ultimate house styles, nine-hole golf course, club house/restaurant, preservation of open space, extensive landscaping, HOA amenities, and enhanced entries are all deemed public benefits."*
3. According to Resolution 23-2018, City Code Deviations include:
 - *Proposed 50' and 55' wide lots (where 65' is the minimum)*
 - *Proposed lot width on twin home lots*
 - *Front setback of proposed attached units is 25', code states 30'*
 - *Wetland buffer proposed 15' (requirement is average of 25' with a minimum of 10')*
 - *Rear setback proposed 20' (requirement is average of 25' with a minimum of 10')*
 - *Rear setback proposed 20' (requirement is 30' or 20' if conditions in 1001.05 subd.5(7)b*
 - *Cul-de-sacs on street 2, 13, 7 are longer than 500'*
4. The golf course includes a primary building consisting of the Club House, which includes a restaurant/bar, bowling alley, retail store and event space. The golf course includes multiple Accessory Buildings including maintenance and storage buildings and structures. The Applicant proposes to remove the existing maintenance building and construct a new maintenance building at a different location on the golf course. Accessory Buildings are considered subordinate to the use of the property as a golf course.
5. The proposed maintenance building and access driveway to be located on PID: 33-120-22-24-0005 and PID: 33-120-22-23-0009 is not within the plat boundary of Sundance Greens 12th Addition. However, these PID's are inclusive of Outlot A of the Sundance Greens Preliminary Plat, dated January 5, 2018, and therefore the relocation of the Maintenance Building is relative to the Sundance Greens PUD. The general location of the proposed Maintenance Building is consistent with plans included in the February 28, 2018 City Council packet.
6. As part of the PUD Amendment, a Site Plan Review was conducted of the maintenance building site. Consistent with City Code 1001.28, subd 3(3) (Final Site Plan and Building Plan Regulations; Findings), *The City Council shall find the following prior to the approval of final site and building plans:*
 - a. *The proposed development is not in conflict with the Comprehensive Plan;*

FINDING: The project has no significant relationship to the 2040 Comprehensive Plan.
 - b. *The proposed development is not in conflict with the zoning district provisions;*

FINDING: The PUD provides flexibility from City Code requirements. Deviations from requirements are included in the DECISION. Where applicable, plans shall be revised to comply with City Code requirements.

- c. *The proposed development is compatible with existing and anticipated future development; and*

FINDING: The maintenance building site is compatible with adjacent residential use, pending the revision of plans to comply with landscaping, screening and buffering requirements, unless otherwise approved as a Deviation in the DECISION.

- d. *Conform to the exterior building material requirements of the Zoning Code.*

FINDING: The application lacks detailed information, thus, material shall comply with Zoning Code requirements.

DECISION

1. The maintenance building shall be constructed consistent with Business zoning requirements, and shall be consistent with the elevation renderings include in the July 28, 2026 City Council packet. If conflict between Business zoning requirements and the renderings, the rendering shall prevail unless otherwise noted in this DECISION.
2. The maintenance building may deviate from the following City Code requirements:
 - 5' minimum driveway setback from residential property.
 - 25' minimum building setback from residential property.
 - 10' minimum landscape buffer between residential property and impervious surface area of parking and behind building.
 - 9' X 20' minimum parking stall dimensions.
 - LP siding shall be permitted as a major exterior material.
 - A flat or minimally pitched roof shall be accepted.
 - A second driveway on the golf course property shall be permitted to serve the maintenance building.
3. Prior to Final Plat approval, the Applicant shall submit a landscape plan specific to the maintenance building area, to include adequate screening adjacent to 11532 Brayburn Trail, and the pedestrian trail next to 11534 Brayburn Trail. Screening shall consist of 6' height, berming, trees, 90% opaque fencing, or a combination.

AMENDED PRELIMINARY PLAT

WHEREAS, the Preliminary Plat (Resolution 23-2018) and Amended Preliminary Plat (Resolution 19-2020) of Sundance Woods consist of a 310-acre project consisting of:

Single-Family Detached (existing)	1
Single-Family Detached	409
Twin Home Attached	28
Quad Home Attached	52
Senior Multi-Family	<u>100</u>
	645 units

WHEREAS, the area proposed as Sundance Greens 12th Addition differs from the Preliminary Plat relating to altering street layout and reducing the number of single-family lots from 58 lots to 48 lots. Staff determined that the altered street layout is a significant change, requiring an Amendment to the Preliminary Plat; and,

FINDING

1. Sundance Greens 12th Addition is consistent with the intent of the Preliminary Plat approved in Resolution 23-2018 and 19-2020.

DECISION

1. The Applicant shall revise plans to comply with the City Engineer's letter, June 26, 2026.
2. Prior to Final Plat approval, the Applicant shall revise the Preliminary Plat to include lot dimensions, lot area, and building setbacks based on City Code deviations detailed in Resolution 23-2018.
3. The Applicant shall dedicate Outlot A to the city for a city park, and shall pay full Park and Trail dedication fees.

Adopted by the City Council of the City of Dayton, this 28th Day of July, 2026

Dennis Fisher, Mayor

ATTEST:

Amy Benting, City Clerk

Motion by _____. Second by _____.

Ayes: ____

Nays: ____

*Motion **Approved**.*

To:	Jon Selvald, Planning	From:	Jason Quisberg, Engineering Nick Findley, Engineering Ben Otto, Engineering
Project:	Sundance Greens 12 th Addition	Date:	6/26/2026

Exhibits:

This Memorandum is based on a review of the following documents:

1. Sundance Greens 12th Construction Plans by Campion Engineering Services, Inc., dated 11/26/2025, 19 sheets
2. Sundance Greens 12th Grading Plans by Campion Engineering Services, Inc., dated 5/18/2026, 6 sheets
3. Sundance Greens 12th Addition Plat Amendment Exhibit by Campion Engineering Services, Inc., dated 1/8/2026, 6 sheets
4. Sundance Greens Twelfth Addition Final Plat by Westwood Professional Services, Inc., undated, 2 sheets
5. Stormwater Management Plan Sundance Greens by Civil Methods, Inc., dated 12/8/2025, 310 sheets

Comments:General

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. In addition to engineering related comments per these plans, the proposed plans are subject to additional planning, zoning, land-use, and other applicable codes of the City of Dayton.
3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
4. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of Polaris Lane and 115th Ave without the City's permission. Should any lane restrictions be necessary, the Contractor shall notify the City at least 48 hours in advance and provide a Traffic Control Plan.
5. Coordination will be required as the park plans develop for the area shown in the northwest corner of the site.
6. Approved record plans for all previous additions of the Sundance Greens development are required. Building permits for Sundance Greens 12th Addition will not be issued until the record plans are provided, reviewed, and accepted.

Plat

7. The 100-yr HWLs of ponds 3, 3a and 3b shall be encompassed in a Drainage and Utility Easement(s).

- The entirety of the pond is to be within drainage and utility easement. This can be provided as an Outlot included in the plat or as a separate agreement.
- 8. The 100-yr HWLs of all wetlands are to be contained by drainage and utility easement.
 - The entirety of the wetlands HWL is not covered by drainage and utility easement. This can be provided as an Outlot included in the plat or as a separate agreement.
- 9. The HWL of all backyard inlets are to be encompassed in drainage and utility easement. If HWL is not modeled, the EOF would be used in lieu of the HWL for determining the extent of drainage and utility easement.
- 10. All trails located outside of the ROW and not within an Outlot to be owned by the City of Dayton are to be covered by easement granting access and maintenance rights.

Erosion Control/SWPPP

- 11. It is recommended that the applicant consolidate the SWPPP and applicable erosion control notes to one sheet to assist with contractor implementation in the field.

Transportation

- 12. Provide a profile of the proposed trail running along the east side of the site. Additional discussion needs to be had on which development and contractor is responsible for the trail's construction.

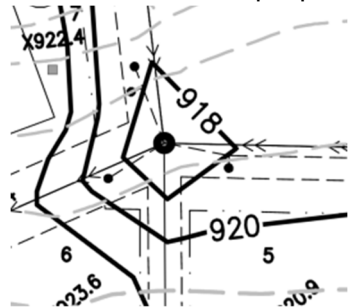
Site Plans

- 13. The provided intersection detail scales or slope labels appear to be incorrect.

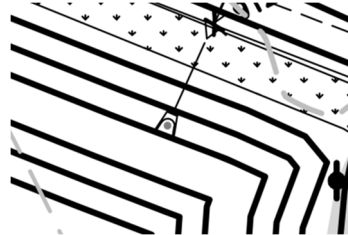
Grading /Stormwater

- 14. Revise the Storm Sewer Calculations to address the following:
 - Provide incremental flows (cfs) to each catch basin; spread shall be shown for flows over 2.5 cfs. Spread is not to exceed ½ of the drive lane.
 - Response: Inlets receiving over 2.5 cfs shall provide spread calculations. Double inlets shall be provided at low points such as CB-105 and CB-208 if spread is not provided for review.
- 15. TRM is to be provided at all EOFs from the NWL to the toe of slope or adjacent NWL per the standard detail plates.
- 16. Rational Method CB-201 shall include the offsite from the NE to verify pipe sizing. This may be done in HydroCAD.
- 17. Downstream manhole invert and slope from CBMH 113 to CBMH 301 shall be updated to match between rational method and plans.
- 18. Rational Method shall include Detail C. There are multiple instances of the same detail lettering being used in the storm sewer sheets, applicant may wish to update the lettering to avoid confusion.
- 19. Please re-attach stormsewer drainage area map.
- 20. All rear yard sump draintile located within drainage swales shall be perforated with the holes facing upwards. The current detail plates include additional information.

- Revise Storm Sewer Note 8 on sheet 3, only sump tile located within drainage swales are to be perforated. If the sump tile is located outside of drainage swales it is to be solid wall.
21. Pedestrian ramp details, showing ADA standards are met, are to be provided for all proposed ped ramps.
- Additional spot elevations for each pedestrian ramp need to be shown for each corner of the landing and ramp for all pedestrian ramps. Landings shall be identified with a hatch or other means.
 - The plans need to include all applicable MnDOT detail sheets, the most recent planset only has one MnDOT detail sheet which does not include all the necessary information for the proposed pedestrian ramps
22. All proposed retaining walls are to include top of wall and bottom of wall spot elevations.
- Provide a spot elevation on the west end of the retaining wall near wetland W3.
23. Provide spot elevations for all proposed or existing inlets and outfalls within the grading plans. Examples of where this is not complete include the following, correct all instances.
- Provide rim elevation for proposed storm sewer within grading plans.



- Provide invert elevation for proposed flared end sections within the grading plans.



24. There are multiple locations where contours do not tie into existing or end abruptly. All proposed contours are to tie into existing and be shown accurately.
- This has largely been completed except for the tie-in on the south side of 115th Ave near the proposed trail. Revise contours to ensure they are tying into the existing surface.
25. All grading within maintained areas is to be no steeper than 4:1, unmaintained areas are to be a maximum of 3:1. All drainage swales are to be a minimum of 2%, including side lot swales. The following lists are not inclusive, correct all instances.
- Maintained areas shown greater than 4:1.
 - Between Lots 6-7, Block 1
 - Between Lots 7-8, Block 1

- Between Lots 9-10, Block 1
 - Between Lots 11-12, Block 1
 - Between Lots 12-13, Block 1
 - Rear yard of Lot 24, Block 1
 - Between Lots 2-3, Block 3
 - Between Lots 3-4, Block 3
 - Between Lots 9-10, Block 3
 - There are numerous areas throughout the plans that show swales less than 2%.
 - Between Lots 9-10, Block 1
 - Between Lots 11-12, Block 1
 - Between Lots 23-25, Block 1
 - Between Lots 25-26, Block 1
 - Between Lots 27-28, Block 1
 - Between Lots 5-7, Block 2
 - Between Lots 7-8, Block 2
 - Between Lots 7-8, Block 3
 - Between Lots 8-9, Block 3
 - Between Lots 11-12, Block 3
26. There are numerous locations throughout the plans that show shared side lot swale drainage that is not within an easement. All drainage swales that share drainage between properties must be located within drainage and utility easement. This is not maintained in the following locations:
- Lots 4-8, Block 1
 - Lots 18-19, Block 1
 - Lots 23-24, Block 1
 - Lots 1-6, Block 3
 - Lots 8-9, Block 3
 - Lots 10-12, Block 3
27. Shared side lot swales shall be centered within the proposed easement. This is not maintained in the following locations:
- Lots 1-4, Block 1
 - Lots 23-24, Block 1
 - Lots 8-9, Block 3
28. The contours and spot elevation conflict for the portion of the proposed trail north of 115th Ave.
- Ensure the drainage is not directed towards the proposed home.
29. Spot elevations are to be provided for all highpoints including side lot swales.
- Provide spot elevations at highpoints for Lots 5-6 and Lots 6-7, Block 1
30. Provide spot elevations on all shared property corners for reference during the building permit process. This is not maintained for the following locations:
- Provide spot elevations near edge of easement line for Lots 6-10, Block 1
 - Lots 12-13, Block 1

- Lots 18-28, Block 1
 - Lots 9-12, Block 3
31. Lot 7, Block 3 does not provide 1' of separation from the street low point EOF (approximately station 6+50 of Polaris Lane) and the garage opening. Revise to ensure 1' of separation is maintained.
 32. Additional grading may be needed within the easement of the existing properties to the north upon removal of the existing cart path to ensure drainage is maintained.
 33. Wetland 3' existing NWL appears to be related to the overland outlet. The proposed conditions raise said outlet by approximately 2'. Adjust NWL to start at the outlet elevation or revise the design to provide a new outlet (pipe or overland) at the original elevation.
 34. Provide wetland impact table showing a percent change in volume and HWL bounce in a 1" storm event.
 - Based on the table provided (please provide within SWMP), the wetland is being indirectly impacted by the proposed development. Revise the design to provide a net change of 20% or less from existing conditions in a 1" storm event or a wetland application will be required.
 35. Label the EOF spot elevation (909.5) and flow path for the existing wetland to the north.
 36. Exact soil boring locations are not specific to the ponds. Submitted soil borings show potential pockets of sandy/B soils. If sandy soils are encountered in the field a clay liner is to be provided to prevent infiltration of the reuse ponds. Provide note or detail within the plans indicating this.
 37. Update outlet pipes in the modeling to match the storm sewer details and plan profiles.
 38. Update all EOF's in model to match the spot elevations and top of berms shown on the grading plan. For example, 3P has an EOF in the model shown at 913.50 while the plans show it higher at 914.30.
 39. Update stormwater management figures to be consistent with plans. Show the north pipe routed into basin 3a.
 40. Include future park treatment and impervious in subcatchment 3C. Include treatment calculations in SWMP.
 41. Provide existing conditions HydroCAD model.
 42. Update HydroCAD to provide modeling of the backyard CB's low points. HWL shall be shown for inlet depressions. The HWL shall be contained within Drainage and Utility easement. If HWL is not modeled, the EOF would be used in lieu of the HWL for determining the extent of drainage and utility easement.
 43. Within the Detail E profile both flared end sections are label 409, revise to ensure correct naming is used.
 44. STMH 301 has been moved to the curb line but was placed within a driveway. Shift CB to the north to ensure it is located outside of the driveway.
 45. Per the City of Dayton Design Guidelines RCP pipe class is to be a minimum of III. Revise Storm Sewer Note 1 to reflect the standard.

46. As the proposed maintenance building is not a dwelling, it is allowable for it to not meet the EOF separation requirement. It is recommended the applicant use caution and ensure the proposed separation is adequate for the proposed use. Raise the FFE elevation of the proposed maintenance building to be the same elevation as the adjacent pond EOF at a minimum.
47. Based on the current condition and historical aerals it appears the EOF for the existing wetland to the north is used frequently. The installation of a culvert underneath the proposed maintenance building drive is recommended to limit overtopping. Any proposed culvert must not be below the normal water level of the wetland.

Watermain/Sanitary Sewer

48. There are multiple locations where sewer and water services appear to conflict with storm sewer.
- Lot 4 Block 1
 - A proposed storm sewer structure is directly on top of service pipes, this will make future maintenance difficult. The structure also appears to be at the same depth as the service lines are typically installed at, based on the profile, this may result in the water line freezing. Revise services to be located in the driveway. Services located within driveways must be installed with Ford A1 or equal casting per the standard detail plate.
 - Between station 6+50 and 8+75 of Polaris Lane.
 - It is understood the sanitary sewer will not be in conflict, but the water service pipes will be in conflict. Call out that 2' of separation is to be maintained between the water service and storm sewer with insulation included.
49. Revise the watermain profile or hydrant location to ensure hydrants are located at all watermain highpoints.
- Hydrants at stations 4+50 and 15+10 on Polaris Lane are not at highpoints, revise profile or location of hydrants to ensure hydrants are installed at the watermain highpoints.
50. EOFs are shown within close proximity to existing sanitary sewer manholes. Ensure 1' of separation is provided from the EOF to the manhole.
- Raised rim elevation is 912.17 while the EOF for the adjacent pond is 912.55. Revise rim elevation to be above EOF and provide water tight casting if 1' of separation is not provided.
51. Show existing trunk watermain in the greenspace along the west side of the site adjacent to the existing sanitary sewer within the plans.
52. Less than 2' of separation is shown at the watermain and sanitary sewer located at the eastern intersection of 115th Ave and Polaris Lane. Provide insulation at the crossing.

Landscape

53. A landscape plan has not been provided with this submittal. A landscape plan must be provided.

June 26th, 2026

Sundance Greens 12th Addition

Jon Sevald

Page 7 of 7

- A landscape plan has not been provided with the most recent submittal, a landscape plan must be provided and reviewed by the City prior to start of construction.

End of Comments

Project: DCM Farms 2nd Addition

Re: Final Plat Application

Fee Owner: Sundance Development

Date: 2-2-26

Sundance Greens preliminary plat was back in 2018. The last portion of the golf course to be final platted is Sundance Greens Twelfth Addition. Originally there were 56 lots, I'm now proposing to develop 48 lots. This is due to 2 reasons requiring more parking at Sundance Entertainment.

First, the golf industry has rebounded since 2018. At the time of preliminary plat, I questioned if golf would be viable in the future, I since determined golf is very viable in the future.

Secondly, with all the homes built surrounding the golf course, the sports bar and bowling businesses also require more parking.

I hope the City of Dayton will appreciate the growth of a long-term business, Sundance Entertainment and its additional need for parking. I will submit an exhibit showing the net loss in homes from the original preliminary plat will be only one or two homes and, in the end, when the SE corner is platted, it may have an increase of 3-4 homes.

Thanks,

Tom Dehn

To Jon Sevald, City of Dayton

Narrative on why Sundance Development building location should be approved by the City of Dayton Dated 5/20/2026

I understand the Residents in Brayburn Trails do not prefer the location of the Sundance Entertainment Golf Course maintenance facility. Although I understand it, I feel that I am being penalized for the Residents not doing their due diligences first for the following reasons:

- 1- My preliminary plat was approved by the City of Dayton on March 28th, 2018. I have not changed from the plan. I had the location of the maintenance building on the original plans submitted and approved as the same location I do now. I also had a space at the far north portion to allow for a driveway entrance to the maintenance building. See highlighted area on attachment exhibit – the original Sundance Greens City of Dayton Submittal.
- 2- It is not my responsibility that the developer of their project did not inform them of the building. I discussed it with them when I allowed the Brayburn Developer to cross the golf course with the sewer pipe to serve their neighborhood. In hindsight I should have denied access, hence their houses wouldn't have been built yet, and I wouldn't need to deal with this issue.
- 3- This idea that the location shouldn't be approved as the property/parcel already has one driveway access is ridiculous. The city doesn't enforce zoning code 1001.14 stating no more than one driveway access per parcel, and it should be amended. Currently in the City there are more than 100 parcels with 2 driveways onto the property, and multiple with more than 2 driveways, a couple being City Hall, Fire Station #1 and Dayton School. See the attached list of parcels with more than one driveway. This list doesn't even cover the entire City. If the City feels strongly that it should enforce this code, I will move the driveway entrance into the main building of the golf course 15 feet south to PID# 3312022310108 as the current entrance splits 2 parcels. See Exhibit 1
- 4- The idea that the building isn't shown on the revised plat and/or plan drawings and is an inaccurate statement. First, buildings are not shown on plats, it is not only shown on the Sundance Greens 12th Addition plat, but it was also not shown on the Brayburn Trails plat that was approved by the city for their development.

(see attachments Exhibit 2,3 and 4 approved by the City of Dayton)

- 5- I was courteous from the beginning on the golf course maintenance building location. I wouldn't have had to disclose the location as the golf course is not part of the 12th Addition, it is a separate parcel that is zoned P-R Public Recreation which allows commercial buildings to build on it. This is a commercial building meeting all city codes, not an accessory building. Under city ordinance and landowner rights, all I need to do is submit a building permit that meets all the city's ordinances.
- 6- One resident made the statement that I developed Brayburn Trail development, that is incorrect; I did not develop it.
- 7- There was a complaint that the existing maintenance building's appearance looks terrible. I agree, the only reason I haven't built a new one was that our original plan was always to build it at our proposed location. I knew long term we couldn't have a fairway so close to their homes as golf balls would hit their homes. So, this was a perfect use of space as it couldn't be a fairway and would offer a perfect buffer between area in play and their property. If I was to keep the existing fairway location, I would have been at the public hearing for Brayburn Trails when it was first proposed complaining about the home location in relation to the golf course. Again, I was just trying to work with the adjacent property owners.
- 8- One resident mentioned fire hazards, and that there were 9 golf maintenance buildings that have burned down in the United States since 2023. My question is how many homes have burned down since 2023? Many more than 9. The proposed building is 120 feet away from his home, and he is only 15 feet away from his neighbor's home.
- 9- There was another concern about chemical storage, while we do store some chemicals, most of the the chemical application is done by subcontractor who is certified and brings the product with him the day of application. More importantly, Hennepin County does come out to inspect our facility annually to make sure we are in compliance with all regulations.

Although the Brayburn Trails residents dislike the location of the building, I am trying to be neighborly in the past and in the future.

In the Past:

- 1- Adjacent homeowners didn't like the balls hitting their homes, so we shortened the 6th hole multiple times. Thus, eliminating our longest hole to the dissatisfaction of our customers. It seems ironic that the homeowners say they were there first, and the building shouldn't be built at this location, but the same rational isn't considered when golf balls hit their homes, and the golf course was there first.
- 2- When residence dogs chase our golfers, we didn't call impound to pick the dogs up; we just tried to work through it.
- 3- When underage children were selling beer to our golfers, we didn't start a lot of drama by asking the busy City of Dayton Police to be involved by making a complaint but did the neighborly thing and asked them to stop.
- 4- Again, to reiterate, I approved the sanitary sewer line to be run through the golf course so their neighborhood could be built.

Future building design:

- 1- We changed the original building design from a basic pole shed to low pitched roof line building.

(see attached rendering EXHIBIT #5)
- 2- We changed the building material from metal to LP Siding and added additional aesthetics to the exterior
- 3- I made sure all the overhead doors face the south. There are no entrances or lighting to the building on the north side.
- 4- I will excavate the building site down 6 feet to maintain the building exposure to the Brayburn Trails residence. Code calls for a 25-foot maximum height, with a new building design and excavating 6 feet; their exposure will be half of that.
- 5- North of the building I will build decorative retaining walls.
- 6- On top of the retaining walls, I will plant very large pine and spruce trees as a buffer. This should benefit the residents in two ways, first provide natural screening and secondly benefit some homeowners who mentioned they didn't like less trees after we needed to cut down the boxelder and diseased ash trees.
- 7- All the above-mentioned items add approximately \$100,000 to the building cost.

In conclusion, I have put careful thought into this design since 2017 and have been consistent with my message from the beginning. I don't know if the homeowners understand I will have new homes that will be more expensive than their homes which will look at the front and garage door at the entrance side of the building. It will also be seen from the patio of the restaurant. I will need to keep the site clean and orderly.

Thanks,

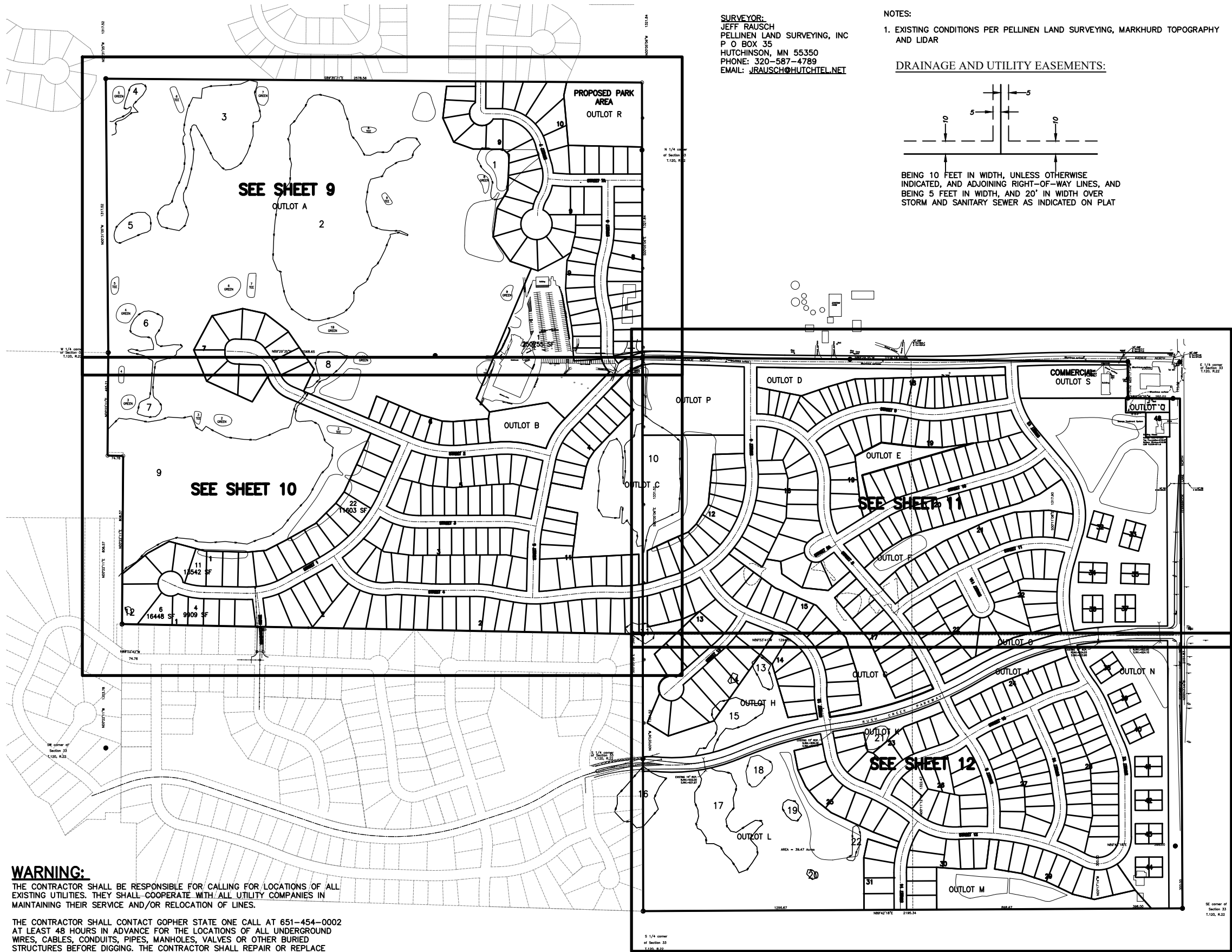
Tom Dehn

Sundance Development, President

SUNDANCE / DEHN PROPERTY

DAYTON, MN



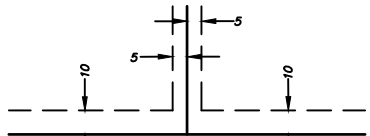


SURVEYOR:
JEFF RAUSCH
PELLINEN LAND SURVEYING, INC
P O BOX 35
HUTCHINSON, MN 55350
PHONE: 320-587-4789
EMAIL: JRAUSCH@HUTCHTEL.NET

NOTES:

1. EXISTING CONDITIONS PER PELLINEN LAND SURVEYING, MARKHURD TOPOGRAPHY AND LIDAR

DRAINAGE AND UTILITY EASEMENTS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, AND 20' IN WIDTH OVER STORM AND SANITARY SEWER AS INDICATED ON PLAT

LEGEND

- IRON MONUMENT FOUND
- UTILITY POLE
- FIRE HYDRANT
- EXISTING CONTOUR
- OVERHEAD WIRE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- EXISTING FENCE
- EXISTING ELEVATION.
- SOIL BORING
- ELECTRIC METER/BOX
- GAS METER/BOX
- REPRESENTS THE TAGGED TREE NUMBER FROM TREE INVENTORY
- PROPOSED CONTOUR
- DELINEATED WETLAND
- PROPOSED BUILDING SETBACK
- PROPOSED DRAINAGE & UTILITY EASEMENT
- PROPOSED 5' WIDE CONCRETE SIDEWALK
- PROPOSED 10' BITUMINOUS TRAIL
- PROPOSED 10' WOODCHIP TRAIL, LOCATION TO BE DETERMINED IN FIELD
- PROVIDED WETLAND BUFFER AREA
- REQUIRED WETLAND BUFFER AREA
- WETLAND IMPACTED AREA

EXISTING ZONING = A-1, P-R
PROPOSED ZONING = PUD

OUTLOT AREA TABLE	
OUTLOT	Area (ACRES)
OUTLOT A	79.80
OUTLOT B	1.30
OUTLOT C	9.02
OUTLOT D	1.81
OUTLOT E	1.01
OUTLOT F	1.93
OUTLOT G	2.63
OUTLOT H	4.52
OUTLOT I	9.67
OUTLOT J	0.74
OUTLOT K	0.77
OUTLOT L	16.17
OUTLOT M	3.18
OUTLOT N	5.25
OUTLOT O	0.61
OUTLOT P	3.79
OUTLOT Q	0.33
OUTLOT R	2.58
OUTLOT S	1.92

TOTAL PROPERTY 310.32 AC

EXISTING WETLAND AREA	35.1 AC
EXISTING WETLAND AREA - TO REMAIN	34.1 AC
COLLECTOR ROAD RIGHT OF WAY	
RUSH CREEK PARKWAY	4.34 AC
FERNBROOK LANE	2.61 AC
GOLF COURSE PARCEL (UPLAND - EXCLUDES WETLANDS)	53.12 AC
NET DEVELOPABLE AREA	216.1 AC
GROSS DENSITY	2.14 U/A
NET DENSITY	3.08 U/A
PARK	2.58 AC
RESIDENTIAL OPEN SPACE	55.1 AC

LOT STANDARDS - PUD ZONING

SETBACKS	
FRONT	25'
REAR	20'
SIDE	7.5'
SIDE - STREET	20'
SETBACK FROM WETLAND BUFFER	15'
SETBACK FROM COUNTY ROAD	35'

BLOCK	75' WIDE	65' WIDE	55' WIDE	50' WIDE	TWIN HOME	QUAD HOME	EXIST HOME	SENIOR HOUSING	EXIST CLUBHOUSE	TOTAL
1	19	7								26
2		26								26
3		12	12							24
4			9							9
5			21							21
6			10							10
7	10									10
8			13							13
9		20	12						1	33
10		12								12
11		6	4							10
12		11								11
13	5	4								9
14	8	6								14
15		14								14
16		19								19
17		9								9
18					28					28
19		6	28							34
20			18							18
21			16							16
22		5	18							23
23		9								9
24				10						10
25	7									7
26			12							12
27				18						18
28				26						26
29		9								9
30		8								8
31	4									4
32-44						52				52
48							1			1
TOTAL	53	195	161	54	28	52	1	100	1	645

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166



CAMPION
ENGINEERING
SERVICES, INC.

• Civil Engineering • Land Planning
1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Martin P. Campion -Lic. # 19901 Date:

SUNDANCE GREENS
SUNDANCE DEVELOPMENT, LLC
DAYTON, MINNESOTA

OVERALL PRELIMINARY PLAT

SHEET NO. 8 OF 45 SHEETS

PROJECT NO:

17-014

DATE:

01/05/2018

SUNDANCE GREENS TWELFTH ADDITION

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Sundance Development, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the South Half of the Northwest Quarter of Section 33, Township 120, Range 22, Hennepin County, Minnesota, described as follows: Commencing at the northeast corner of said South Half of the Northwest Quarter; thence South 00 degrees 05 minutes 06 seconds East, along the east line of said South Half of the Northwest Quarter, a distance of 959.52 feet; thence North 89 degrees 59 minutes 44 seconds West a distance of 394.80 feet; thence North 82 degrees 41 minutes 49 seconds West a distance of 58.36 feet; thence North 65 degrees 18 minutes 52 seconds West a distance of 91.51 feet; thence North 44 degrees 20 minutes 05 seconds West a distance of 89.19 feet; thence North 27 degrees 28 minutes 00 seconds West a distance of 56.34 feet; thence North 09 degrees 34 minutes 17 seconds West a distance of 100.58 feet; thence due, North a distance of 180.00 feet; thence North 00 degrees 56 minutes 55 seconds West a distance of 167.09 feet; thence North 67 degrees 39 minutes 41 seconds a distance of 26.73 feet; thence North 86 degrees 28 minutes 22 seconds West a distance of 39.92 feet; thence North 88 degrees 45 minutes 13 seconds West a distance of 49.53 feet; thence North 68 degrees 57 minutes 59 seconds West a distance of 161.98 feet; thence North 21 degrees 49 minutes 39 seconds West a distance of 131.12 feet; thence North 06 degrees 43 minutes 17 seconds East a distance of 142.58 feet; thence North 89 degrees 50 minutes 37 seconds East a distance of 138.57 feet; thence North 00 degrees 24 minutes 28 seconds East a distance of 24.00 feet to the north line of said South Half of the Northwest Quarter; thence North 89 degrees 35 minutes 32 seconds West, along said north line a distance of 800.84 feet to said northeast corner of the South Half of the Northwest Quarter.

Has caused the same to be surveyed and platted as SUNDANCE GREENS TWELFTH ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

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

Signed: Sundance Development, LLC

By Tom Dehn, Managing Member

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20 ____ , by Tom Dehn, Managing Member of Sundance Development, LLC , a Minnesota limited liability company, on behalf of the company.

(Signature) (Name Printed)
Notary Public, _____ County, Minnesota
My Commission Expires _____

I Ernest M. Wirtz Jr do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; 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, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20 ____.

Ernest M. Wirtz Jr, Licensed Land Surveyor
Minnesota License No. 63119

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20 ____ , by Ernest M. Wirtz Jr.

(Signature) (Name Printed)
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

This plat of SUNDANCE GREENS TWELFTH ADDITION was approved and accepted by the City Council of the City of Dayton, Minnesota, at a regular meeting thereof held this ____ day of _____, 20 ____ , and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Dayton, Minnesota

By Mayor By Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in 20 ____ and prior years have been paid for land described on this plat, dated this ____ day of _____, 20 ____.

Daniel Rogan, County Auditor By Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969) this plat has been approved this ____ day of _____, 20 ____.

Chris F. Mavis, County Surveyor By

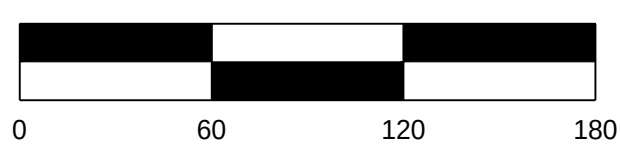
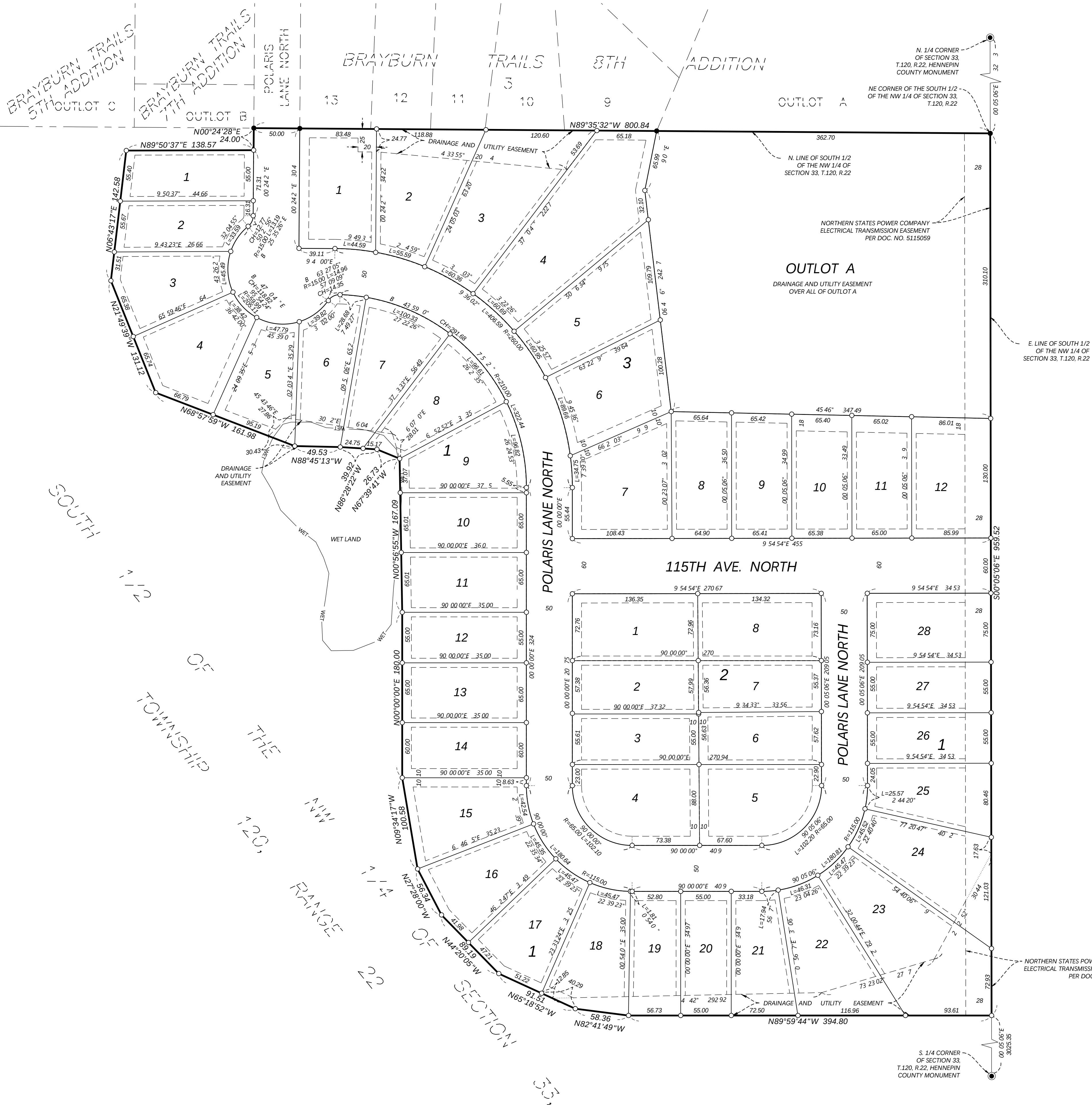
COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of SUNDANCE GREENS TWELFTH ADDITION was recorded in this office this ____ day of _____, 20 ____ , at __ o'clock ____M.

Amber Bougie, County Recorder By Deputy

SUNDANCE GREENS TWELFTH ADDITION

C.R. DOC. NO. _____



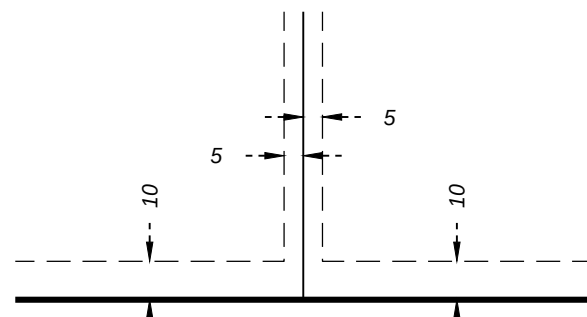
SCALE IN FEET

THE EAST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 120, RANGE 22, IS ASSUMED TO BEAR 00 05 06"E

LEGEND

- FOUND HENNEPIN COUNTY CAST IRON MONUMENT
- FOUND 1/2 IN. REBAR MONUMENT MARKED LS 42299 (UNLESS OTHERWISE NOTED)
- DENOTES SET 1/2 INCH X 14 INCH IRON REBAR MONUMENT MARKED WITH PLASTIC CAP INSCRIBED LS 53596
- WET — DENOTES WET LAND

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)
BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED ON THIS PLAT

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

GRADING PLANS FOR: SUNDANCE GREENS 12TH ADDITION DAYTON, MN

PROJECT DIRECTORY
OWNER/DEVELOPER
SUNDANCE WOODS DEVELOPMENT, LLC
TOM DEHN
6781 HWY 10
RAMSEY, MN 55303
PHONE (612) 328-2215
EMAIL TOM.DEHN@POWERLODGE.COM
ENGINEER
CAMPION ENGINEERING SERVICES, INC.
MARTY CAMPION
PO BOX 41486
PLYMOUTH, MN 55441
PHONE (763) 486-3799
EMAIL MCAMPION@CAMPIONENG.COM
SURVEYOR
MATT HALLS
WESTWOOD
12701 WHITEWATER DR, SUITE 300
MINNETONKA, MN 55343
PHONE (763) 486-7322
EMAIL MATT.HALLS@WESTWOODPS.COM

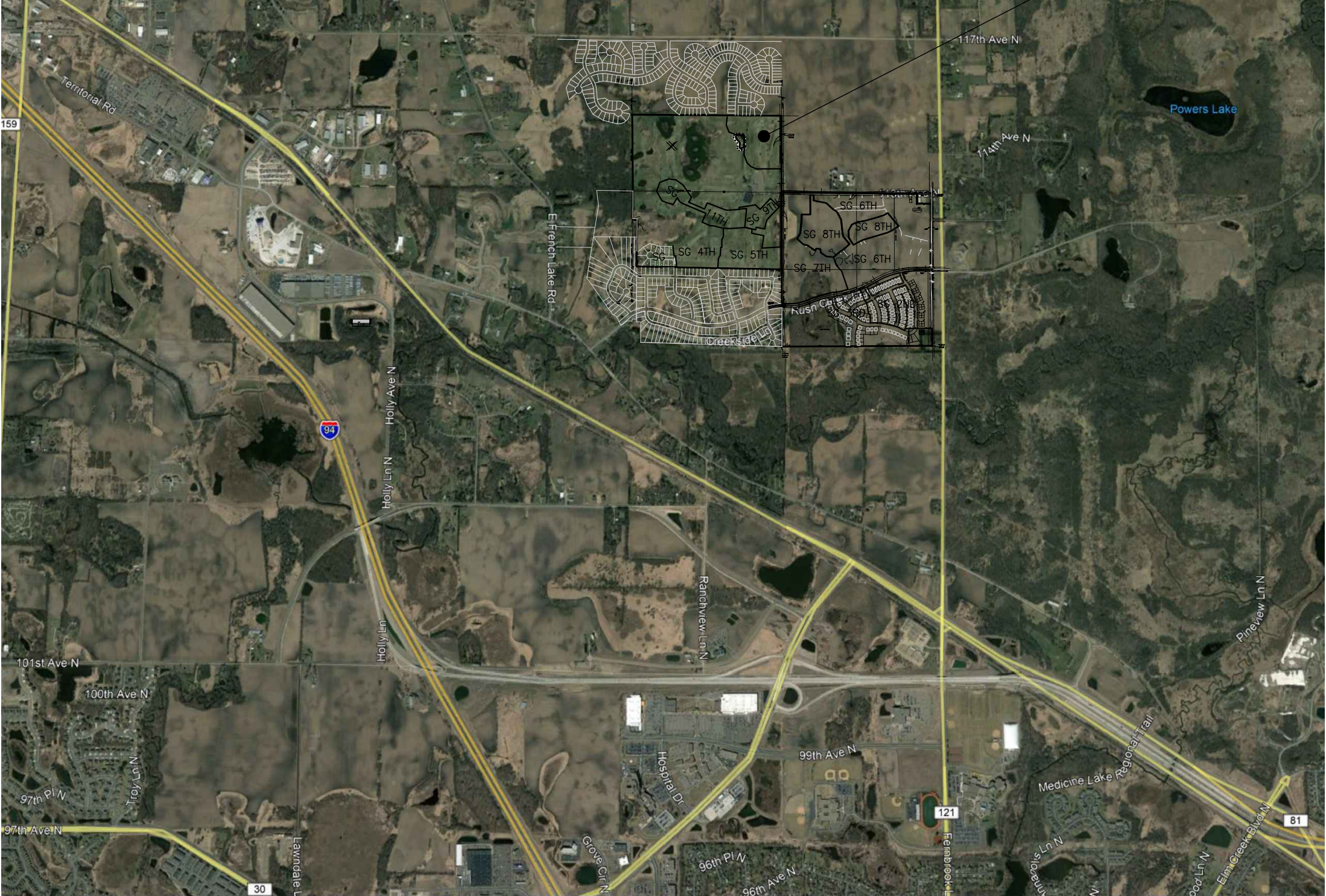
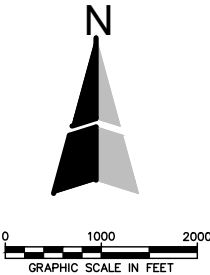
- GOVERNING SPECIFICATIONS:**
1. THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" LATEST EDITION & SUPPLEMENTS.
2. CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD UTILITIES SPECIFICATIONS. (LATEST EDITION)
3. ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCE WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

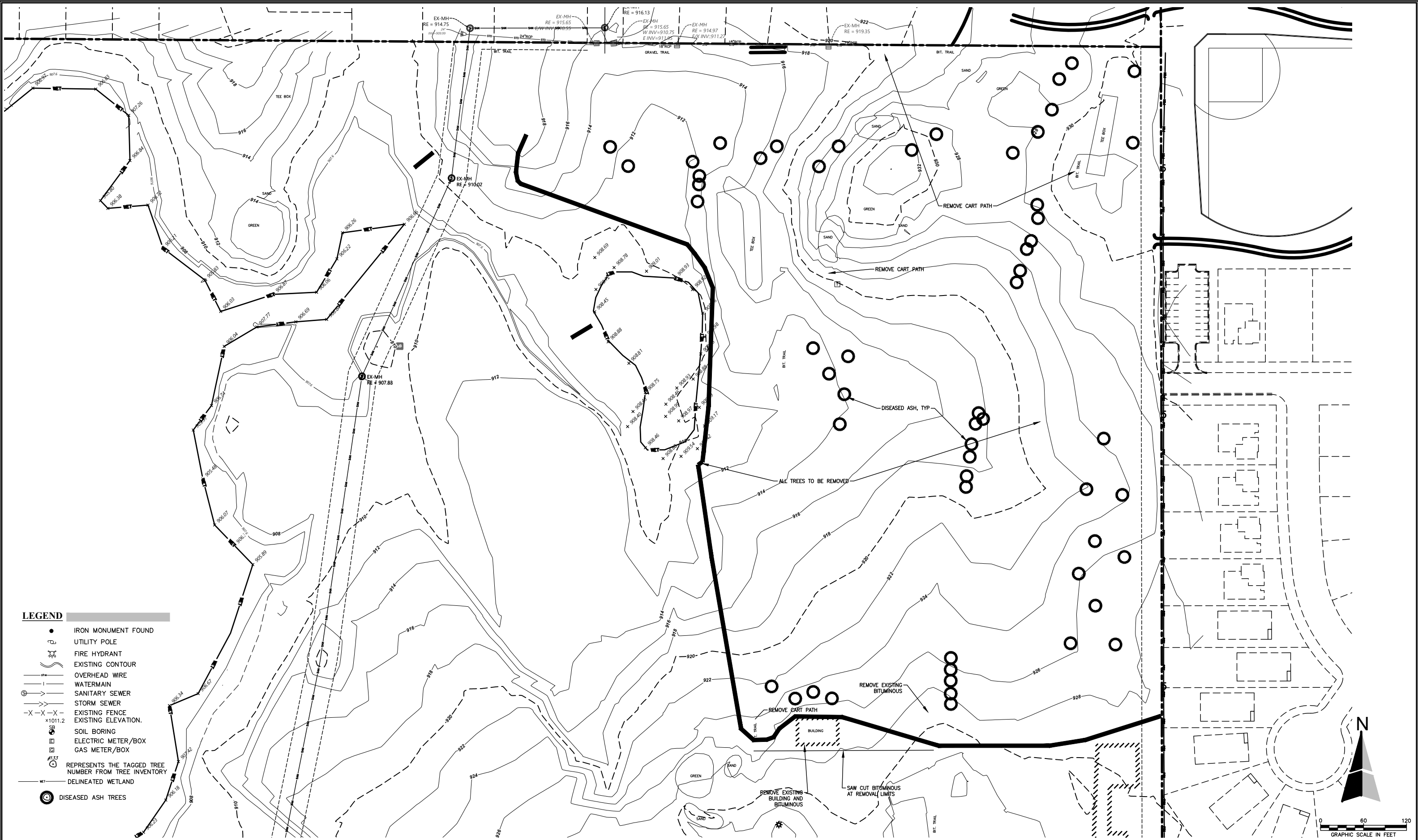
INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & REMOVAL PLAN
3	GRADING PLAN
4	STORM WATER POLLUTION PREVENTION PLAN
5	DETAILS
6	DETAILS, GRADING & SWPPP NOTES

- LEGEND**
- IRON MONUMENT FOUND
 - UTILITY POLE
 - FIRE HYDRANT
 - EXISTING CONTOUR
 - OVERHEAD WIRE
 - WATERMAIN
 - SANITARY SEWER
 - STORM SEWER
 - EXISTING FENCE
 - EXISTING ELEVATION.
 - SOIL BORING
 - ELECTRIC METER/BOX
 - GAS METER/BOX
 - REPRESENTS THE TAGGED TREE NUMBER FROM TREE INVENTORY
 - PROPOSED CONTOUR
 - DELINEATED WETLAND
 - PROPOSED BUILDING SETBACK
 - PROPOSED DRAINAGE & UTILITY EASEMENT
 - PROPOSED 5' WIDE CONCRETE SIDEWALK

BENCHMARKS:
TOP NUT HYDRANT - ON 112TH NORTH SIDE OF INTERSECTION WITH QUANTICO LANE ELEV=926.74
TOP NUT HYDRANT - ON 112TH 300' WEST OF INTERSECTION WITH NIAGARA LANE ELEV=931.14

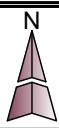




LEGEND

- IRON MONUMENT FOUND
- UTILITY POLE
- ⊕ FIRE HYDRANT
- EXISTING CONTOUR
- OVERHEAD WIRE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- X-X-X- EXISTING FENCE
- x1011.2 EXISTING ELEVATION.
- ⊙ SOIL BORING
- ⊙ ELECTRIC METER/BOX
- ⊙ GAS METER/BOX
- ⊙ REPRESENTS THE TAGGED TREE NUMBER FROM TREE INVENTORY
- DELINEATED WETLAND
- ⊙ DISEASED ASH TREES

1	05/18/2026	PER CITY REVIEW
REVISIONS		



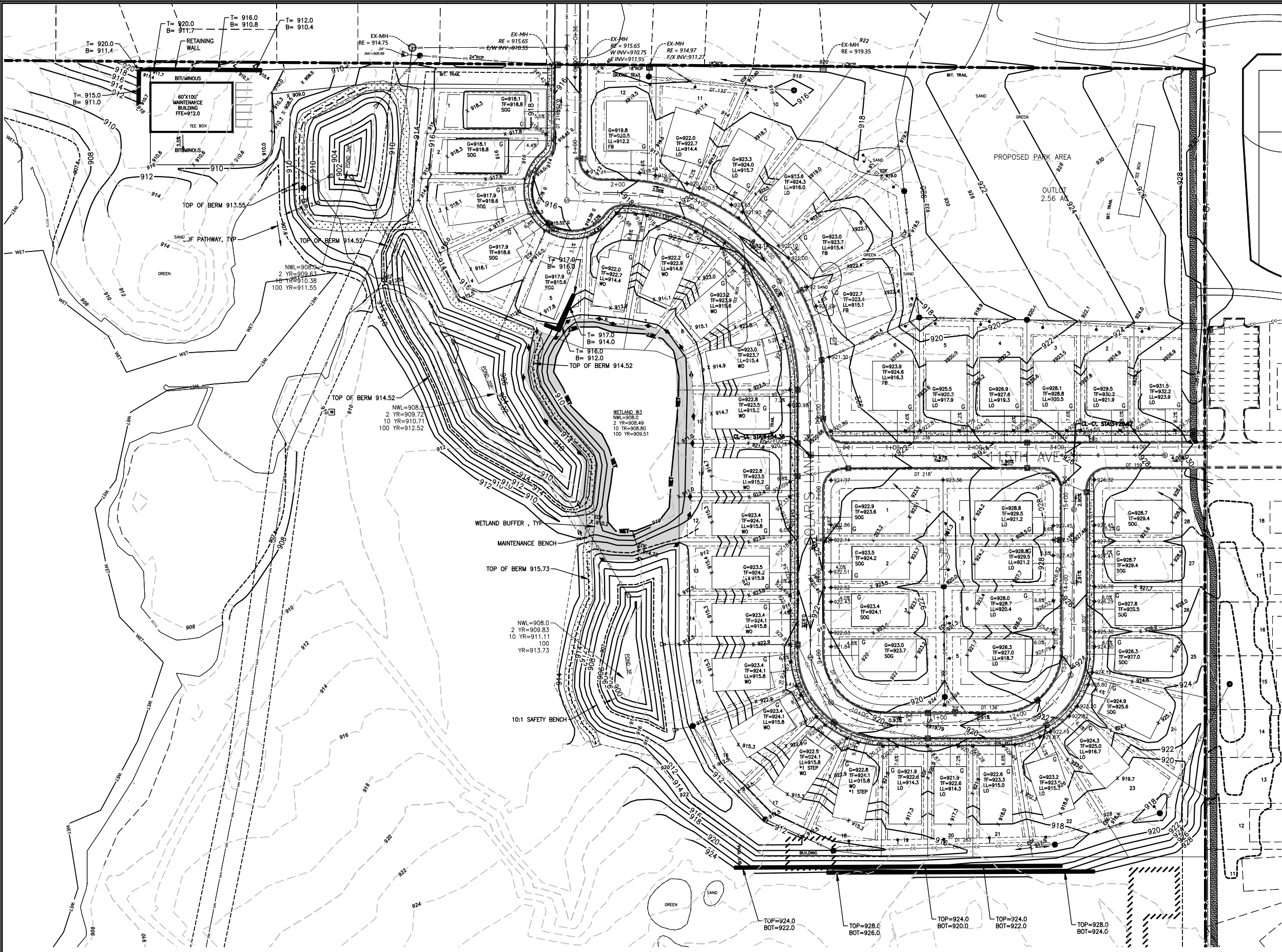
CAMPION
ENGINEERING
SERVICES, INC.

• Civil Engineering • Land Planning
PO BOX 41486
PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Martin P. Campion 05/18/2026
Martin P. Campion —Lic. # 19901 Date:

SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON, MINNESOTA

EXISTING CONDITIONS & REMOVAL PLAN	PROJECT NO: 25-010
SHEET NO. 2 OF 6 SHEETS	DATE: 12/09/2025



WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

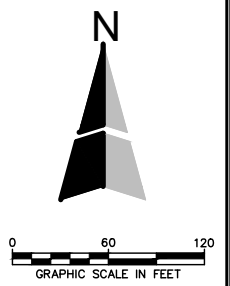
LEGEND

- IRON MONUMENT FOUND
- UTILITY POLE
- ⊕ FIRE HYDRANT
- EXISTING CONTOUR
- OVERHEAD WIRE
- WATERMAIN
- SANITARY SEWER
- DELINEATED WETLAND
- BUILDING SETBACK
- DRAINAGE & UTILITY EASEMENT
- INLET PROTECTION
- ⊕ ROCK CONSTRUCTION ENTRANCE
- STORM SEWER
- EXISTING ELEVATION.
- SOIL BORING
- PROPOSED CONTOUR
- SILT FENCE
- 5' WIDE CONCRETE SIDEWALK
- 10' BITUMINOUS TRAIL
- PROVIDED WETLAND BUFFER AREA
- G GARAGE SIDE OF PAD

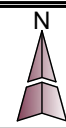
G=GARAGE ELEV (AT FRONT)
FF=FLOOR ELEV FOR SOG
TF=TOP OF FOUNDATION ELEV
LL=LOWER LEVEL ELEV

SOG=SLAB ON GRADE
WO=FULL BASEMENT WALKOUT
FB=FULL BASMENT
LO=FULL BASEMENT LOOKOUT

NOTE:
DRIVEWAY GRADES ARE THE GRADE FROM THE PROPERTY LINE TO THE GARAGE.



1	05/18/2026	PER CITY REVIEW
REVISIONS		



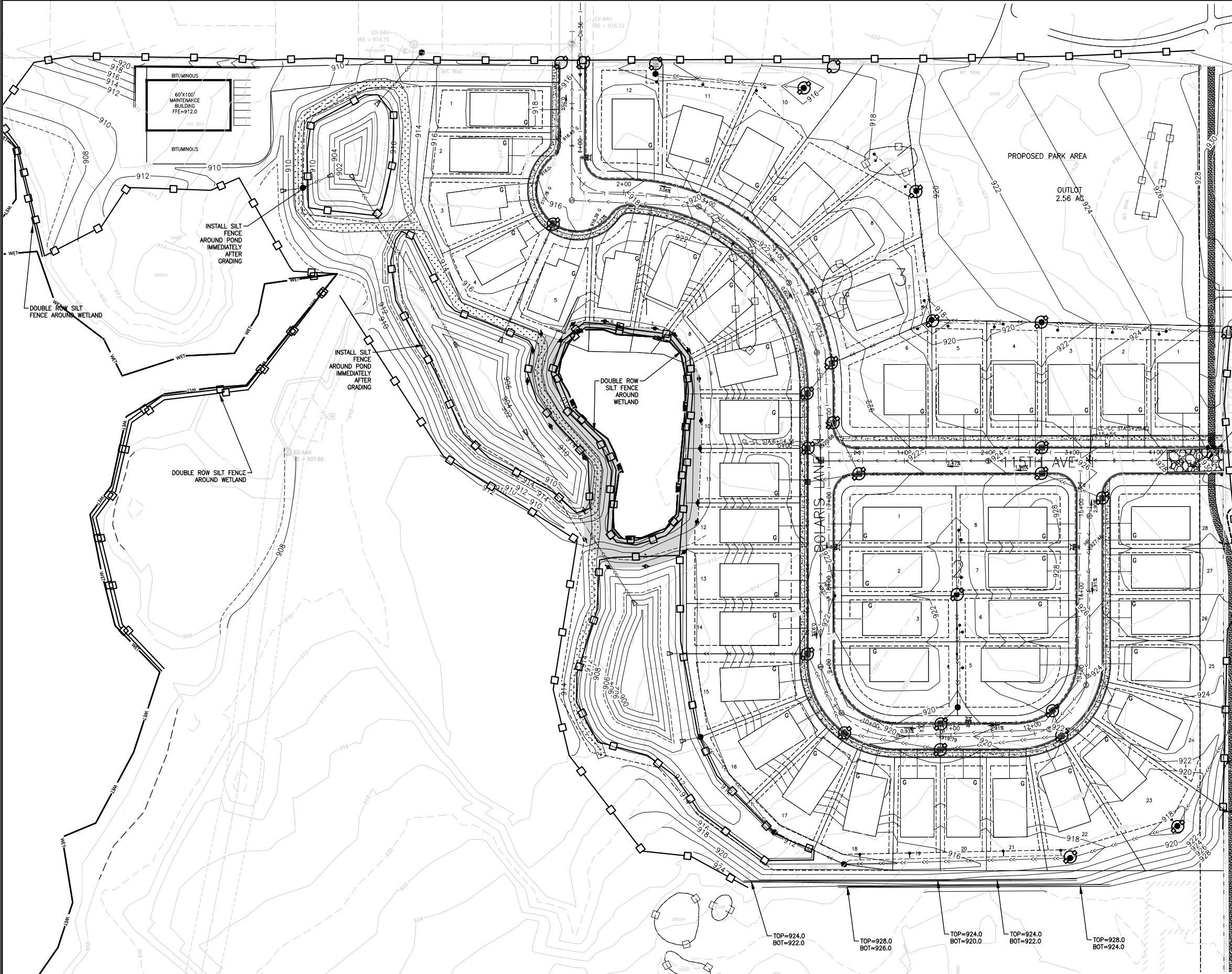
**CAMPION
ENGINEERING
SERVICES, INC.**

• Civil Engineering • Land Planning
PO BOX 41486
PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Martin P. Campion -Lic. # 19901 05/18/2026
Date:

SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON, MINNESOTA

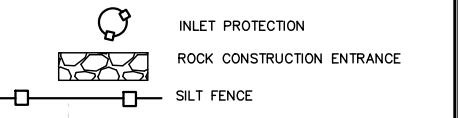
GRADING PLAN		PROJECT NO: 25-010
SHEET NO. 4 OF 6 SHEETS		DATE: 12/09/2025



PROJECT DIRECTORY
OWNER/DEVELOPER
SUNDANCE WOODS DEVELOPMENT, LLC
TOM DEHN
6781 HWY 10
RAMSEY, MN 55303
PHONE (612) 328-2215
EMAIL TOM.DEHN@POWERLODGE.COM
ENGINEER
CAMPION ENGINEERING SERVICES, INC.
MARTY CAMPION
PO BOX 41486
PLYMOUTH, MN 55441
PHONE (763) 486-3799
EMAIL MCAMPION@CAMPIONENG.COM
SURVEYOR
MATT HALLS
WESTWOOD
12701 WHITEWATER DR, SUITE 300
MINNETONKA, MN 55343
PHONE (763) 486-7322
EMAIL MATT.HALLS@WESTWOODPS.COM

EROSION CONTROL INSTALLER
NAME: _____
CONTACT: _____
ADDRESS: _____
PHONE: _____
CONTRACTOR
NAME: _____
CONTACT: _____
ADDRESS: _____
PHONE: _____
RESPONSIBLE PARTY
NAME: _____
CONTACT: _____
ADDRESS: _____
PHONE: _____

EROSION CONTROL QUANTITIES:
SITE RESTORATION SEED MIX 25-141 13.6 AC
SILT FENCE = 8500 LF
ROCK CONSTRUCTION ENTRANCE = 1 EA
INLET PROTECTION = 30
BUFFER RESTORATION SEED MIX 34-182 = 1.0 AC
POND RESTORATION SEED MIX 33-261 1.6 AC



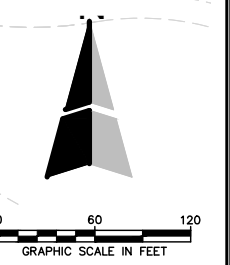
- NOTE:**
EACH INSPECTION SHALL PROVIDE DOCUMENTATION NOTING THE FOLLOWING:
1. DATE AND TIME OF INSPECTION
 2. INSPECTOR NAME/TITLE
 3. INSPECTION FINDINGS AND CORRECTIVE ACTIONS
 4. OBSERVED DISCHARGE AND DISCHARGE POINTS
 5. RECENT RAINFALL EVENTS OF 0.5 INCHES IN 24 HOURS
 6. PROPOSED AMENDMENTS TO SITE PLAN

DEGREASING ENGINES ONSITE SHALL BE PROHIBITED

CONTRACTOR SHALL AMEND SWPPP TO NOTE LOCATION OF CONCRETE WASHOUT AND HAZARDOUS MATERIALS STORAGE AREA.

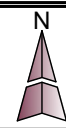
ALL SEDIMENT ACCUMULATION (IF ANY) SHALL BE REMOVED FROM POND.

INSTALL SILT FENCE AROUND POND IMMEDIATELY AFTER GRADING



SEE SHEET 6 FOR NOTES

1	05/18/2026	PER CITY REVIEW
REVISIONS		



**CAMPION
ENGINEERING
SERVICES, INC.**

• Civil Engineering • Land Planning

PO BOX 41486
PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

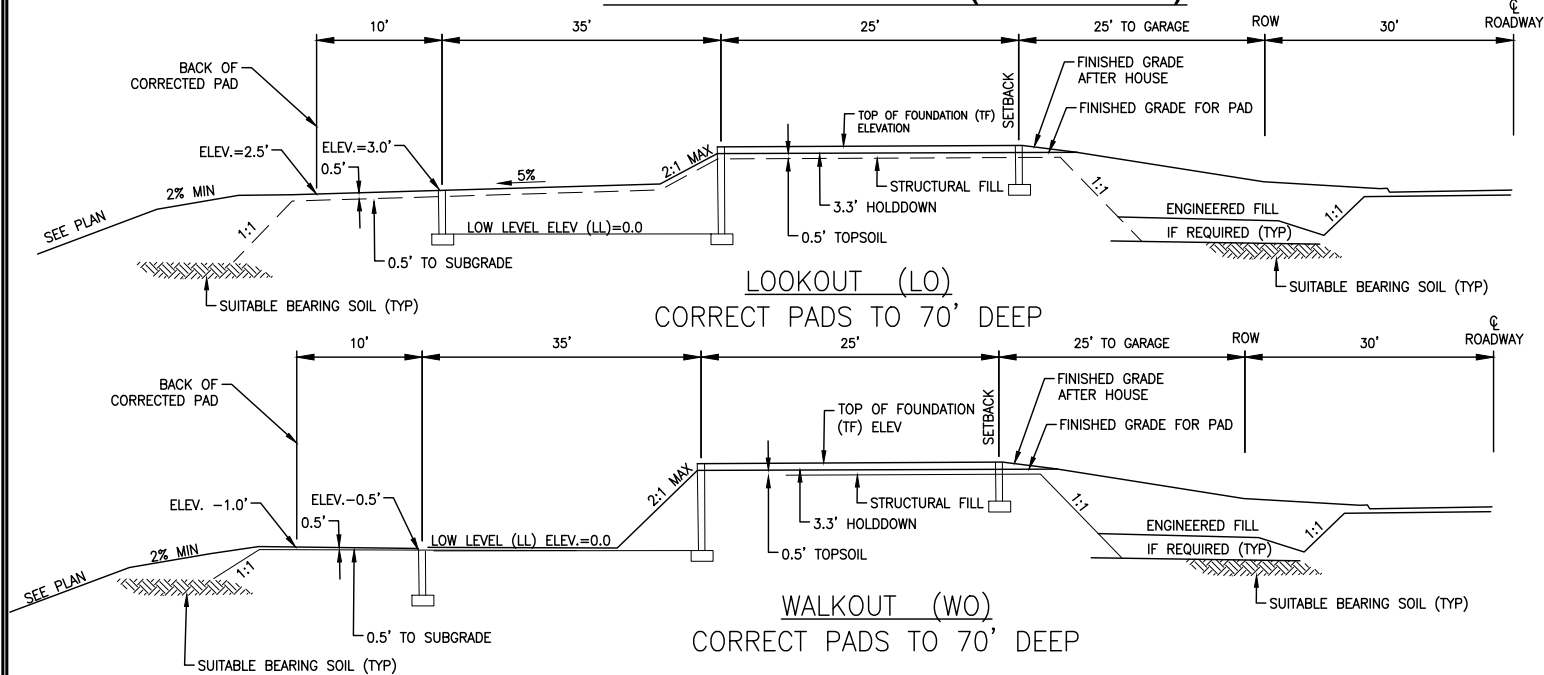
Martin P. Campion 05/18/2026
Martin P. Campion -Lic. # 19901 Date:

SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON, MINNESOTA

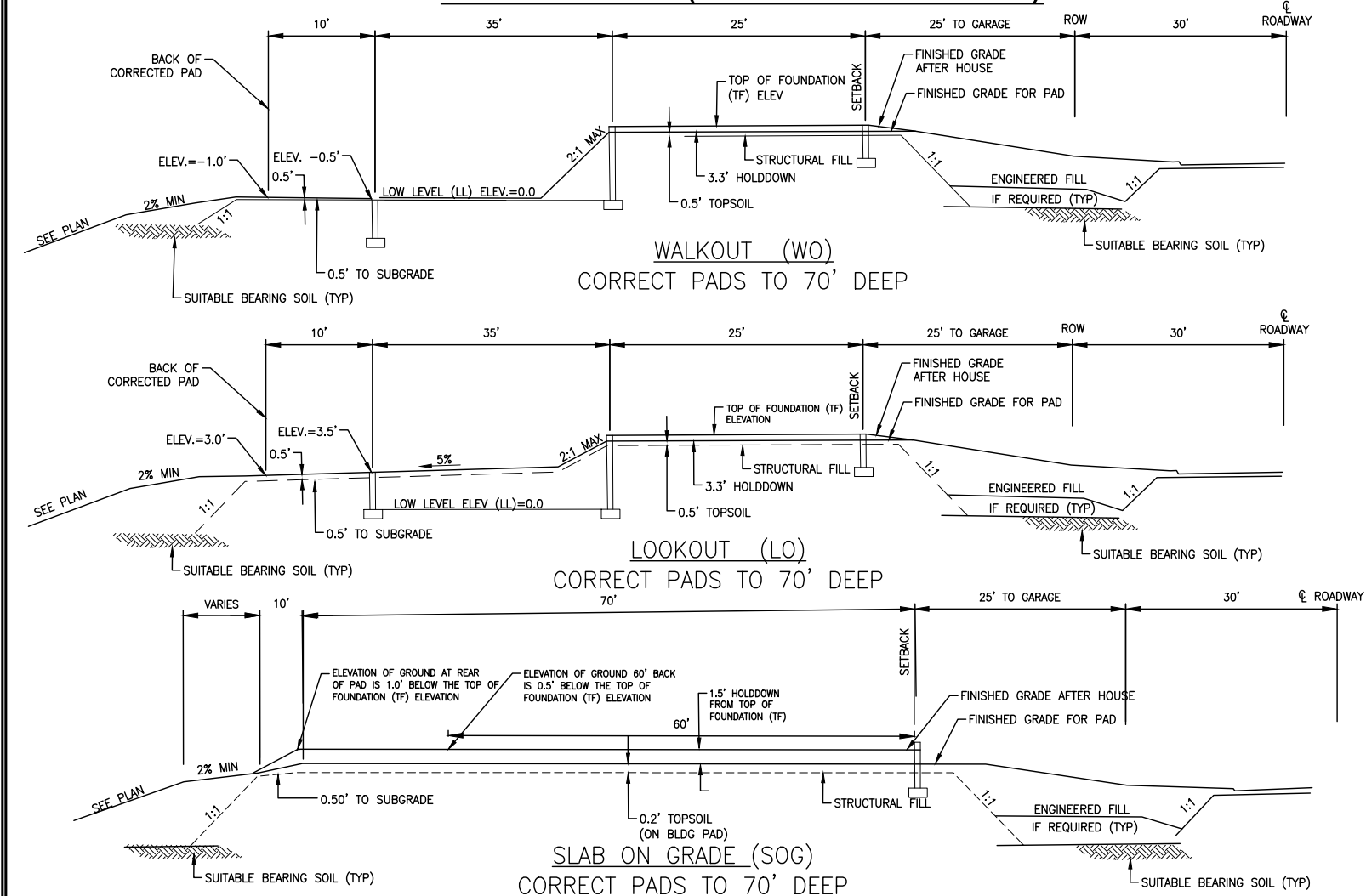
STORM WATER POLLUTION PREVENTION PLAN	PROJECT NO: 25-010
SHEET NO. 4 OF 6 SHEETS	DATE: 12/09/2025

SHEET NO. 5 OF 6 SHEETS	DATE: 12/09/2025
-------------------------	------------------

50' WIDE PADS (BLOCK3)



VILLA LOTS (BLOCKS 1 AND 2)



CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. THE CONTRACTOR MUST CONTACT ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING Gopher State One Call (1-800-252-1166).
4. THE CONTRACTOR SHALL MARK THE LOCATIONS OF EXISTING GATE VALVES AND MANHOLES WITH STEEL FENCE POSTS PRIOR TO BEGINNING GRADING.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
7. THE CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES PROHIBITED OUTSIDE THE CONSTRUCTION BOUNDARIES INCLUDE, BUT ARE NOT LIMITED TO: STOCKPILING SOILS AND OTHER MATERIAL, STORING EQUIPMENT OR OTHER MACHINERY, DRIVING VEHICLES, LEAKING OR SPILLING OF ANY "WASHOUT" OR OTHER TOXIC MATERIALS.
8. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
9. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A TEST ROLL SHALL BE REQUIRED ON THE SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER AND AS SPECIFIED.
10. THE EXISTING TOPSOIL ON THIS SITE VARIES IN DEPTH. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL SURFACE VEGETATION AND ANY TOPSOIL OR OTHER LOOSE, SOFT OR OTHERWISE UNSUITABLE MATERIAL BE REMOVED FROM THE PARKING LOT, AND BUILDING PAD AREAS PRIOR TO PLACEMENT OF ANY EMBANKMENT IN ACCORDANCE WITH THE SOILS REPORT AND RECOMMENDATION OF THE SOILS ENGINEER.
11. EMBANKMENT MATERIAL NOT PLACED IN THE PARKING LOT OR BUILDING PAD AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT 2105.3F2 OR AS DIRECTED BY THE SOILS ENGINEER.
12. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE AS REQUIRED BY THE SOILS ENGINEER. EMBANKMENT MATERIAL PLACED IN THE PARKING LOT SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MN/DOT 2105.3F1. EMBANKMENT MATERIAL PLACED IN THE BUILDING PAD AREA SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT.
13. TOLERANCES:
 - a. THE STREET SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - b. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.20 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED BY THE ENGINEER.
 - c. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/4 INCH OF THE SPECIFIED THICKNESS.
14. ALL DISTURBED UNSURFACED AREAS ARE TO IMMEDIATELY RECEIVE SIX INCHES OF TOPSOIL, SEED AND MULCH AND BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
15. SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
16. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
17. INSTALL RIPRAP AT ALL PIPE OUTLETS PER DETAIL ST09-09.
18. GRADES AS SHOWN ARE INTENDED FOR OVERALL GRADING OF THE SITE. FINAL INDIVIDUAL LOT GRADES MUST BE DETERMINED AT THE TIME OF THE INDIVIDUAL LOT BUILD, BUT MUST BE CONSISTENT WITH THE OVERALL DRAINAGE PATTERN AND KEY ELEVATIONS SHOWN ON THIS OVERALL GRADING PLAN.
19. NO FINAL GRADE IN GREEN SPACE MAY EXCEED 3:1, 4:1 PREFERRED.

CAUTION NOTES:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.

THE CONTRACTOR MUST CONTACT ALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.

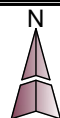
EROSION/SILTATION CONTROL

1. ALL EROSION CONTROL AND SILTATION CONTROL WILL COMPLY WITH MINNESOTA'S BEST MANAGEMENT PRACTICES MANUAL AND REGULATIONS OF THE CITY.
2. THE CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL REQUIREMENTS OF THE MPCA NPDES PHASE II PERMIT FOR CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO: EROSION CONTROL INSPECTIONS EVERY 7 DAYS, INSPECTION AFTER 0.5" RAINFALL OR MORE AND DOCUMENTATION OF ALL CORRECTIVE MEASURES. INSPECTIONS AFTER RAIN EVENTS SHALL BE CONDUCTED WITHIN 24 HOURS. BY BEGINNING CONSTRUCTION, THE CONTRACTOR ACKNOWLEDGES THE TERMS OF THIS PERMIT AND AGREES TO ABIDE BY THEM.
3. ALL NONFUNCTIONAL BMP'S SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY OR WHEN FIELD CONDITIONS ALLOW.
4. PERIMETER CONTROL DEVICES SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN NONFUNCTIONAL OR SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE.
5. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED WITHIN ONE CALENDAR DAY OF DISCOVERY. REMOVAL FROM EXISTING PAVEMENTS SHALL BE ACCOMPLISHED BY SWEEPING.
6. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION INCLUDING BUT NOT LIMITED TO ROCK ENTRANCES AND/OR SILT FENCES. CONTROL SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY, AT HIS/HER OPTION DIRECT THE CONTRACTOR IN HIS/HER METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS.
7. ALL SEDIMENT DEPOSITS AND DELTAS SHALL BE REMOVED FROM SURFACE WATERS (INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS) AND THE REMOVAL AREAS REESTABLISHED WITHIN 7 DAYS, ALL AT THE EXPENSE OF THE CONTRACTOR. THE SILT FENCES SHALL BE REMOVED AND THE SILT REMOVED FROM THE PONDING AREAS BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
8. CONTRACTOR MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH AND THE MONITORING REQUIREMENTS OF THE MPCA PERMIT.
10. ALL DISTURBED AREAS, EXCEPT ROADWAYS, BUILDING AREAS, AND SIDEWALKS, SHALL BE RESTORED WITH A MINIMUM 6 INCHES TOPSOIL, SEEDED AND MULCHED (TYPE I). SEEDING SHALL BE IN ACCORDANCE WITH MNDOT SPECIFICATION 2575, SEED MIX 25-141 SHALL BE USED TO RESTORE DISTURBED AREAS DORMANT SEEDING AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH MNDOT SPECIFICATIONS, STRAW MULCHING QUANTITY SHALL BE TWO TONS PER ACRE, FERTILIZER (10-10-20) SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE (CAN BE OMITTED IN LANDSCAPED AREAS IF LANDSCAPED SEEDING IS DONE CONCURRENTLY). MNDOT SEED MIX 21-113 APPLIED AT A RATE OF 110 LBS/ACRE SHALL BE USED FOR TEMPORARY SEEDING IF NEEDED. THE POND AREA SHALL BE RESTORED WITH SEED MIX 33-261, THE WETLAND BUFFER SHALL BE RESTORED WITH SEED MIX 34-182.
11. CONSTRUCTION SHALL PROCEED IN THE FOLLOWING SEQUENCE:
 - a. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY.
 - b. INSTALL EROSION CONTROL MEASURES AND ROCK CONSTRUCTION ENTRANCE.
 - c. CONTACT CITY FOR APPROVAL OF EROSION CONTROL INSTALLATION.
 - d. MAINTAIN EROSION MEASURE, I.E. SILT FENCE, ROCK CONSTRUCTION ENTRANCE.
 - e. COMPLETE SITE GRADING TOLERANCING.
 - f. INSTALL SEED AND MULCH ON AREAS THAT ARE NOT TO BE HARD SURFACES.
12. ALL STORM SEWER INLETS AND FLARED END SECTIONS SHALL BE ADEQUATELY PROTECTED BEFORE AND AFTER PAVEMENT CONSTRUCTION UNTIL ALL DISTURBED AREAS ARE STABILIZED. INLET PROTECTION SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAILS.
13. STOCKPILE AREAS WHICH REMAIN ON THE SITE FOR MORE THAN SEVEN DAYS SHALL BE SEEDED, MULCHED, AND SURROUNDED BY SILT FENCE.
14. BIO LOGS SHALL BE INSTALLED AT PIPE INLETS AND OUTLETS UNTIL RIPRAP IS INSTALLED. PERMANENT ENERGY DISSIPATORS SHALL BE INSTALLED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
15. EROSION AND SEDIMENT CONTROL PRACTICES MUST REMAIN IN PLACE UNTIL THE SITE SOILS HAVE BEEN PERMANENTLY STABILIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.
16. ALL STOCKPILES OF SOIL OR OTHER MATERIALS SUBJECT TO EROSION BY WIND OR WATER SHALL BE COVERED, VEGETATED, ENCLOSED, FENCED ON THE DOWN GRADIENT SIDE OR OTHERWISE EFFECTIVELY PROTECTED FROM EROSION IN ACCORDANCE WITH THE AMOUNT OF TIME THE MATERIAL WILL BE ON SITE AND THE MANNER OF ITS PROPOSED USE.
17. LOCATION OF CONCRETE WASHOUT AND HAZARDOUS MATERIALS STORAGE SHALL BE DETERMINED PRIOR TO START OF CONSTRUCTION. THE SWPPP WILL BE UPDATED AND LOCATIONS ADDED AT THAT TIME.
18. TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION AND SHALL BE COMPLETED NOT LATER THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED IMMEDIATELY MEANS TAKING AN ACTION TO COMMENCE STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE EARTH-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 7 DAY TIME FRAME.
19. THE CONTRACTOR SHALL PROVIDE AND INSTALL A SWPPP MAILBOX (INCIDENTAL).
20. THE WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF ALL SWALES MUST BE STABILIZED WITHIN 24 HOURS OF CONNECTING TO A PROPERTY LINE OR SURFACE WATER. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
21. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
22. MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE, OR SIMILAR EROSION PREVENTION PRACTICES CANNOT BE USED WITHIN THE NORMAL WETTED PERIMETER OF DRAINAGE DITCHES OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2%.
23. CONTRACTOR SHALL STRIP EXISTING TOPSOIL TO PRESERVE IN SUFFICIENT QUANTITY TO RESPREAD A MINIMUM OF 6" OVER LAWN AND LANDSCAPE AREAS.
24. CONTRACTOR SHALL TAKE CARE TO MINIMIZE COMPACTION IN LAWN AND LANDSCAPE AREAS. CONTRACTOR SHALL SCARIFY THE UPPER 12"-18" TO DECOMPACT AS NECESSARY.
25. DISCHARGES FROM BMP'S SHALL BE DIRECTED TO VEGETATED AREAS.
26. CONTRACTOR SHALL INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMP'S.
27. CONTRACTOR SHALL LIMIT VEHICLE AND EQUIPMENT WASHING TO A DEFINED AREA ONSITE.
28. CONTRACTOR SHALL PROVIDE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS. WASHOUT WASTES SHALL BE PREVENTED FROM CONTACTING THE GROUND

EROSION CONTROL BLANKET REQUIREMENTS

1. TEMPORARY EROSION BLANKET SHALL BE BIODEGRADABLE DOUBLÉ-NET STRAW (NORTH AMERICAN GREEN S150 OR APPROVED EQUAL) AND EROSION MATS SHALL HAVE A MINIMUM FUNCTIONAL LONGEVITY OF 10 MONTHS.
2. EROSION BLANKET PLACED ON SLOPE 4:1 OR GREATER SHALL BE ROLLED DOWN SLOPE AND WITH 4" MINIMUM LAP AND STAPLED AT 1' O.C.
3. CONSTRUCT A 6'X12" ANCHOR TRENCH 3' BEYOND CREST AND TOE OF SLOPE. STAPLE EROSION BLANKET IN TRENCH AT 1' O.C.
4. EOF'S SHALL BE STABILIZED PER CITY PLATE ST0-10.

1	05/18/2026	PER CITY REVIEW
REVISIONS		



CAMPION
ENGINEERING
SERVICES, INC.

- Civil Engineering
- Land Planning

PO BOX 41486
PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Martin P. Campion 05/18/2026

Martin P. Campion - Lic. # 19901 Date:

SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
 DAYTON , MINNESOTA

DETAILS & NOTES

SHEET NO. 6 OF 6 SHEETS

PROJECT NO:

25-010

DATE: 12/09/2025



Outlook

Neighborhood community opposition to Sundance Green maintenance building plans

From Caroline Schimunek <caroschim@gmail.com>**Date** Sat 2/28/2026 9:02 AM**To** Hayden Stensgard <hstensgard@daytonmn.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hayden Stensgard,

I am writing to oppose the plans for construction of a maintenance building and driveway directly South of the Brayburn trails neighborhood out of concern for negative impact on property values and neighborhood road safety. The proposed location of the building would increase work truck traffic directly at a path crossing connecting the community playground with trails to the new playground. This is a safety concern.

I request that alternative locations be considered, proposed, and discussed with community stakeholders.

Thank you for your time.

Sincerely,
Caroline Demro



Comments for upcoming public hearing re: the amendment & plat revision for Sundance Greens (12th addition)

From Anna Babcock <kistan08@gmail.com>

Date Sun 3/1/2026 5:30 PM

To Hayden Stensgard <hstensgard@daytonmn.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Mr. Stensgard,

My neighbors and I in Brayburn Trails share significant concerns regarding the proposed PUD amendment that would allow driveway access to the golf course from Polaris Lane as I understand it.

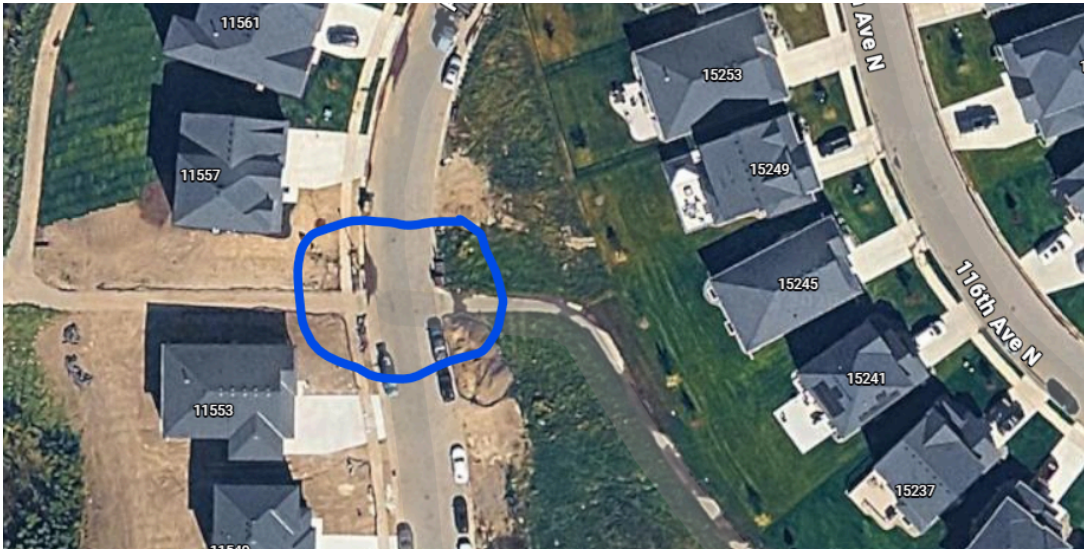
My children, along with many other young families in our neighborhood, use the trail system to access the City Park almost daily — even in the winter months. I am especially concerned about the intersection at the top of the hill along our route. From our direction of travel, children often run or bike ahead of parents, and visibility is limited due to the hill. It would be easy for a parent to temporarily lose sight of a child who may attempt to cross without supervision. We have already observed contractors and construction vehicles speeding excessively and failing to yield to pedestrians while traveling through the development during the build process. Introducing additional non-residential traffic from a golf course access point would likely compound these safety risks. Last summer, a [news story](#) reported a young family being hit in a marked crosswalk in Eden Prairie; I would hate for something like that to happen in our community.

Additionally, I would like to raise concerns about the proposed maintenance shed in close proximity to residential homes. Beyond aesthetic considerations, there are potential safety implications such as fire and theft risks. Many of us purchased our homes expecting a golf-course view, not the prospect of a large maintenance structure obstructing that view, which would negatively impact property values.

I respectfully ask that the Planning Commission carefully consider these concerns and ultimately deny the proposed amendment. I believe Sundance can continue to be successful without this change; however, I am not confident that the residents of Brayburn Trails would fare as well should it be approved.

Thank you for your service and for taking the time to consider the concerns of our community.

Sincerely,
Anna Babcock





Public Hearing, Amendment and Preliminary Plat Revision for Sundance Greens 12th division

From Stephanie C. <stephanieconroy81@gmail.com>

Date Tue 3/3/2026 9:56 PM

To Hayden Stensgard <hstensgard@daytonmn.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of the the Planning Commission for the city of Dayton,

I am writing to outline concerns with the proposed amendment to the PUD allowing additional driveway access to the golf course property from Polaris Ln N. The listed concerns justify my opposition to the proposed amendment given what the driveway would be created to service.

1. A non-residential driveway for a non-residential use and servicing a non-residential purpose along with the noise, vehicle light, and site lighting that would come with it adjacent to properties and HOA maintained trail corridor.
2. Safety concerns with non-residential traffic from staff and business deliveries added to residential streets, including Polaris Ln N and future 115th Ave N, both of which require pedestrian trail crossing to access Dayton Farms city park. Other impacted residential streets include Minnesota Ln N and Kingsview Ln N.
3. Untypical building type (staff labeled commercial) of 7,200 sq feet in size and its associated operations in a public recreation district adjacent to a residential neighborhood, threatening the integrity of residential neighborhood characteristics and altering current site characteristics.
4. Fire safety risk considering the operations expected at this building type along with the storage of potentially hazardous and/or flammable materials expected with golf course operations.
5. Negative impact on the sellable market value of neighboring properties due to the aforementioned concerns.

We feel a commission recommend denial of the amendment to the PUD providing additional access to the golf course property from Polaris Ln N will protect the wellbeing of Brayburn Trails residents and allow Brayburn Trails to maintain the characteristic integrity of a residential neighborhood within the Dayton community while not compromising the ongoing success of Sundance Entertainment.

We greatly appreciate your thoughtful consideration.

Concerned neighbor and resident,

Stephanie Maxson



Proposed Maintenance Building and Driveway (Polaris Lane)

From Gary Feldhege <garyfeldhege@gmail.com>
Date Tue 3/3/2026 10:19 PM
To Hayden Stensgard <hstensgard@daytonmn.gov>
Cc Ericm.sepp@gmail.com <Ericm.sepp@gmail.com>

 1 attachment (7 MB)

Proposed Polaris Ln Maintenance Building.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Stensgard,

In anticipation of Thursday's discussion regarding the proposed driveway and maintenance building off Polaris Lane, I am submitting this letter and the attached photographic evidence for the official record.

To provide a clear precedent for what this type of development entails, I have documented the current state of the existing Sundance maintenance facility. These photographs, taken from public roadways, reveal a stark reality that contrasts sharply with the original intent of such structures. While the Sundance facility may have been deemed adequate at its inception, it has evolved into a staging area for:

- **Heavy Industrial Equipment:** Multiple earth-moving machines and snow removal gear.
- **Hazardous Storage:** Two large bulk fuel tanks.
- **Site Neglect:** Abandoned vehicles and accumulating piles of wood, stone, and scrap debris.

As the City considers a similar development in our neighborhood, I stand firmly with Eric Seppelt and my fellow neighbors in opposition to the proposed Polaris Lane driveway and maintenance building.

The attached images are not merely photos of a building; they are a visual forecast of what this project will likely become. We must ask ourselves: is this the standard of land use we want for our community's backyard?

I respectfully request that the Commission deny this proposal to protect the character and safety of our residential area.

Sincerely,

Gary Feldhege

3/4/26, 2:09 PM

Inbox - Hayden Stensgard - Outlook

11637 Niagara Lane North
Dayton, MN 55369



Public Hearing; Amendment and Preliminary Plat Revision for Sundance Greens 12th Addition

From Trisha Clemas <trisha.clemas@gmail.com>

Date Wed 3/4/2026 10:51 AM

To Hayden Stensgard <hstensgard@daytonmn.gov>

Cc Stacy Dailey <stacy.clemas@gmail.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of the the Planning Commission for the city of Dayton,

I am writing to outline concerns with the proposed amendment to the PUD allowing additional driveway access to the golf course property from Polaris Ln N. The listed concerns justify my opposition to the proposed amendment given what the driveway would be created to service.

1. A non-residential driveway for a non-residential use and servicing a non-residential purpose along with the noise, vehicle light, and site lighting that would come with it adjacent to properties and HOA maintained trail corridor.
2. Safety concerns with non-residential traffic from staff and business deliveries added to residential streets, including Polaris Ln N and future 115th Ave N, both of which require pedestrian trail crossing to access Dayton Farms city park. Other impacted residential streets include Minnesota Ln N and Kingsview Ln N.
3. Untypical building type (staff labeled commercial) of 7,200 sq feet in size and its associated operations in a public recreation district adjacent to a residential neighborhood, threatening the integrity of residential neighborhood characteristics and altering current site characteristics.
4. Fire safety risk considering the operations expected at this building type along with the storage of potentially hazardous and/or flammable materials expected with golf course operations.
5. Negative impact on the sellable market value of neighboring properties due to the aforementioned concerns.

We feel a commission recommend denial of the amendment to the PUD providing additional access to the golf course property from Polaris Ln N will protect the wellbeing of Brayburn Trails residents and allow Brayburn Trails to maintain the characteristic integrity of a residential neighborhood within the Dayton community while not compromising the ongoing success of Sundance Entertainment.

We greatly appreciate your thoughtful consideration.

Concerned neighbors and residents,

Stacy and Trisha Clemas
11540 Brayburn Trail
Dayton, MN 55369



Planning comission hearing

From Roxane Peterson <rrkpeterson@gmail.com>
Date Wed 3/4/2026 11:29 AM
To Hayden Stensgard <hstensgard@daytonmn.gov>
Cc Roxane Peterson <rrkpeterson@gmail.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hayden Stensgard
Senior Planner, City of Dayton Planning & Zoning
hstensgard@daytonmn.gov
12260 S. Diamond Lake Rd
Dayton, MN 55327

Subject: Public Hearing; Amendment and Preliminary Plat Revision for Sundance Greens 12th Addition

Dear members of the the Planning Commission for the city of Dayton,

I am writing to outline concerns with the proposed amendment to the PUD allowing additional driveway access to the golf course property from Polaris Ln N. The listed concerns justify my opposition to the proposed amendment given what the driveway would be created to service.

1. A non-residential driveway for a non-residential use and servicing a non-residential purpose along with the noise, vehicle light, and site lighting that would come with it adjacent to properties and HOA maintained trail corridor.
2. Safety concerns with non-residential traffic from staff and business deliveries added to residential streets, including Polaris Ln N and future 115th Ave N, both of which require pedestrian trail crossing to access Dayton Farms city park. Other impacted residential streets include Minnesota Ln N and Kingsview Ln N.
3. Untypical building type (staff labeled commercial) of 7,200 sq feet in size and its associated operations in a public recreation district adjacent to a residential neighborhood, threatening the integrity of residential neighborhood characteristics and altering current site characteristics.
4. Fire safety risk considering the operations expected at this building type along with the storage of potentially hazardous and/or flammable materials expected with golf course operations.
5. Negative impact on the sellable market value of neighboring properties due to the aforementioned concerns.

We feel a commission recommend denial of the amendment to the PUD providing additional access to the golf course property from Polaris Ln N will protect the wellbeing of Brayburn Trails residents and allow Brayburn Trails to maintain the characteristic integrity of a residential neighborhood within the Dayton community while not compromising the ongoing success of Sundance Entertainment.

I am a resident living on Polaris Ln N. and this greatly concerns me to have commercial activity on our quiet residential street. Had I been aware of this proposal, we would not have built our dream home here. If passed, this would change the dynamic of the whole neighborhood. Please, please, do not allow this to go through.

We greatly appreciate your thoughtful consideration.

Concerned neighbor and resident,

Roxane and Randall Peterson



Outlook

Public comment Sundance Greens 12th Addition

From Nancy Niznik <nancyniznik@gmail.com>**Date** Wed 3/4/2026 1:30 PM**To** Hayden Stensgard <hstensgard@daytonmn.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Planning Commision,

This comment is in regards to the proposed changes to the Sundance Greens Parking Lot. I currently am a resident on Niagara Lane across the street from the Sundance Entertainment Center and my concern is that the entrance to the new parking area would be from Niagara Lane with the future closing of 113th Ave off Fernbrook. This could propose a safety issue for the children and youth that walk and ride their bikes to the community pool on Niagara Lane as well as access the golf course and entertainment center, amenities that this community appreciates. Should Niagara Lane become the direct access way to the new parking lot this will increase the traffic immensely down this neighborhood street. Please keep Niagara Lane a safe neighborhood street and not the main avenue into the parking lot.

Thank you for your consideration.

Sincerely, Nancy Niznik

11260 Niagara Lane N.

Sent from my iPhone



Public Hearing; Amendment and Preliminary Plat Revision for Sundance Greens 12th Addition

From Keary Tangen <kearytangen@gmail.com>

Date Wed 3/4/2026 4:20 PM

To Hayden Stensgard <hstensgard@daytonmn.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning Commission for the City of Dayton,

I'm writing to express my concerns with the proposed amendment to the PUD that would allow additional driveway access to the golf course property from Polaris Ln N. Based on what this driveway is intended to serve, I strongly oppose the amendment for the following reasons:

1. This would introduce a non-residential driveway serving a non-residential use directly adjacent to homes and the HOA-maintained trail corridor. With that comes increased vehicle traffic, noise, headlights, and site lighting — all of which are inconsistent with the character of the surrounding residential neighborhood.
2. There are clear safety concerns with adding staff traffic and business deliveries to residential streets, including Polaris Ln N and the future 115th Ave N. Both routes require crossing pedestrian trails that provide access to Dayton Farms City Park. Additional residential streets impacted would include Minnesota Ln N and Kingsview Ln N. Introducing this type of traffic into neighborhood roadways increases risk for pedestrians and families who use these trails daily.
3. The proposed 7,200-square-foot building — identified by staff as commercial in nature — is not typical for a public recreation district that directly borders a residential neighborhood. The size and operational nature of this structure threaten the residential character we rely on and significantly alter the existing site conditions.
4. There are also legitimate fire safety concerns given the anticipated operations of this building and the likely storage of potentially hazardous or flammable materials associated with golf course maintenance.
5. Finally, these combined factors present a real risk of negatively impacting the market value of neighboring homes.

For these reasons, I respectfully urge the Commission to recommend denial of the proposed PUD amendment allowing additional access from Polaris Ln N. Doing so will protect the wellbeing of Brayburn Trails residents and preserve the residential character of our neighborhood within the Dayton community — without compromising the continued success of Sundance Entertainment.

Thank you for your time and thoughtful consideration.

Sincerely,

Keary Tangen - A concerned neighbor and resident

To: City of Dayton Planning Council
Cc: Dayton City Council, Community Development Staff

Re: Sundance Greens 12th Addition Amendment – Proposed Driveway and Maintenance Facility

Dear Dayton City Council Members,

On behalf of the Brayburn Trails Homeowners Association, we respectfully submit the following statement regarding the proposed amendment to the Sundance Greens Planned Unit Development, specifically the addition of the 800-foot driveway extending west from Polaris Lane North and the proposed 7,200 square foot maintenance building located along the Brayburn Trails south property line.

While the Association recognizes the property owner's right to pursue development within the applicable zoning framework, the proximity and configuration of the proposed driveway and maintenance facility raise substantial concerns for the homeowners directly adjacent to this boundary.

Deviation from Approved Plans and Homeowner Expectations

This proposed driveway and maintenance building location were not included in the approved 2018 preliminary plat, nor were they reflected in the plans presented to residents prior to purchasing their homes. Homeowners relied on the approved development plans and the residential character represented at the time of purchase. Introducing a non-residential driveway and maintenance facility immediately along an established residential property line represents a material change to what was originally reviewed and approved, and what residents reasonably expected when investing in their homes.

Driveway Access and Zoning Compliance

City Code 1001.14 permits only one driveway access per parcel. The golf course parcel already has an established entrance. Granting an additional 800-foot driveway access appears inconsistent with the City's zoning standards and the stated intent of promoting orderly development and being a "good neighbor" to adjoining properties.

Further, the criteria required to justify an amendment do not appear to be met. The circumstances surrounding this parcel are neither unique nor unavoidable. Reasonable and less disruptive alternatives exist — particularly near the existing clubhouse and parking lot — that would avoid introducing a second access point directly abutting residential homes. Approving an additional access in this location would materially alter the residential character of the surrounding neighborhood and undermine the purpose and standards of the zoning code.

Operational and Compatibility Concerns

Based on materials obtained from the City, the proposed driveway would run immediately along the HOA property line, with minimal setback in certain areas, serving a non-residential maintenance facility located approximately 50 feet from the residential boundary. The anticipated operational use of this facility — including service vehicles, equipment transport, deliveries, equipment repair, and ongoing maintenance activity — differs substantially from typical residential driveway use.

The Association's concerns include, but are not limited to:

- Increased vehicular traffic directly behind residential lots
- Noise associated with maintenance operations, loading/unloading, and service vehicles
- Headlight glare and light spillover from vehicles and site lighting
- Safety considerations related to access and traffic flow
- Long-term impacts to homeowner property values and quiet enjoyment

Fire Safety and Hazardous Materials

The proposed maintenance building raises additional concerns related to fire safety and hazardous materials. Maintenance facilities commonly involve fuel storage, oil and fluid storage, equipment repair, and potential chemical storage. Locating such uses within close proximity to homes presents heightened fire risk and emergency response concerns that warrant thorough evaluation prior to approval.

Environmental and Stormwater Impacts

The addition of significant impervious surface near existing homes may impact nearby wetlands, stormwater systems, and groundwater. Approximately 28 homes could be affected by altered drainage patterns or runoff conditions. A detailed environmental and stormwater review should be completed before any action is taken.

Zoning Ambiguity

It remains unclear whether a maintenance or accessory operations building of this scale is expressly permitted within the Public Recreation zoning district. The introduction of what functions as an operational service facility adjacent to residential property warrants careful review to ensure compliance with both the letter and intent of the zoning code.

Request to Table and Deny the Amendment

Given the substantial change from the originally approved plans, the unresolved zoning questions, and the direct impacts to established residential homes, the Brayburn Trails HOA respectfully requests that the Council deny the requested amendment and proposed driveway access at this location.

At a minimum, if the Council is not prepared to deny the request outright, we strongly urge that the matter be tabled to allow for further analysis, including a detailed review of zoning compliance, amendment criteria, traffic impacts, fire and environmental safety considerations, and alternative site configurations that would utilize the existing entrance near the clubhouse.

The HOA is not opposing development in principle. However, this specific proposal — as currently configured — is inconsistent with prior approvals, incompatible with surrounding residential properties, and avoidable given more suitable alternative locations on the parcel.

We respectfully ask that the Council protect the health, safety, welfare, and reasonable expectations of existing homeowners and ensure full compliance with city standards before taking any final action.

Thank you for your time and thoughtful consideration.

Sincerely,
Brayburn Trails Master Association

A handwritten signature in black ink, reading "Elliott O'Donnell". The signature is fluid and cursive, with the first name "Elliott" written in a stylized, connected manner.

Elliott O'Donnell - Board Member

A handwritten signature in black ink, reading "Sarah Baso". The signature is written in a cursive style, with the first name "Sarah" and last name "Baso" clearly distinguishable.

Sarah Baso - Board Member

A handwritten signature in black ink, reading "Akankshya Shradhanjali". The signature is written in a cursive style, with the first name "Akankshya" and last name "Shradhanjali" clearly distinguishable.

Akankshya Shradhanjali - Board Member



Sundance proposal

From Timothy Johnson <mwpharma@yahoo.com>
Date Thu 3/5/2026 8:10 AM
To Hayden Stensgard <hstensgard@daytonmn.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Hayden

We live adjacent to Sundance Golf course on the north side where the proposed building is planned. When my wife and I moved to the neighborhood in 2020, there was a beautiful view of not only the course, but also a heavily wooded area and a partial view of the wetland. This view was part of our decision to move here; people visiting our home commented on how we were lucky to have the view that we had. Because we valued the outdoor space on our property, we invested tens of thousands of dollars in trees, landscaping, decking, and patio space.

Living next to the course has not been all wonderful, however, as errant golf balls have caused thousands of dollars of damage to our property including siding, deck, and aluminum privacy screens. I will add here that none of the golfers that hit our privacy screens was willing to pay for the cost of the repairs. I have heard the phrase "the golf course was here first-" and "you should know what you're getting when you move next to a golf course." These comments, while hurtful and disrespectful, are ultimately a way of avoiding responsibility.

The proposed storage facility threatens to upend everything that we have tried to create for ourselves at our home. Despite the fact that we have planted numerous trees in our backyard, there is no way that the screening we installed will mitigate the eyesore of the 25 ft high storage facility and driveway. The wooded area is gone and likely decreased our property value and now we are faced with the prospect of losing further property value due to this proposed 7200 square foot storage facility and driveway. We are requesting the city of Dayton to deny the request to allow this project to go forward.

Tim and Kathy Johnson



Formal opposition to PUD amendment, Sundance Greens 12th addition.

From Cody Johnson <coajohn28@gmail.com>

Date Thu 3/5/2026 1:08 PM

To Hayden Stensgard <hstensgard@daytonmn.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: City of Dayton Planning Commission

From: Cody Johnson, Resident of Brayburn Trails

Date: March 5, 2026

Subject: Formal Opposition to Proposed Maintenance Building and Polaris Lane Driveway Access

As a resident living only four homes north of the proposed site, I am writing to formally oppose the amendment to the Planned Unit Development (PUD) regarding the Sundance Greens 12th Addition. While I respect the growth of our local businesses, this specific proposal significantly compromises the residential integrity of the Brayburn Trails community.

Arguments for Denial

1. Incompatibility with Residential Character

The introduction of a 7,200 sq. ft. commercial/industrial maintenance building is fundamentally untypical for a public recreation district adjacent to a settled residential neighborhood. Placing an industrial-use facility in such close proximity to single-family homes threatens the established "Live the difference" characteristic of the Dayton community.

2. Safety and Infrastructure Concerns

The proposed driveway connecting to Polaris Lane N would route non-residential staff and business delivery traffic onto residential streets. This traffic creates a direct safety hazard for residents and children utilizing the HOA-maintained trail corridors and the pedestrian crossings required to access Dayton Farms city park. The presence of the driveway and building would introduce persistent noise, vehicle light, and site lighting pollution directly adjacent to existing home lots.

3. Environmental and Fire Safety Hazards

Golf course maintenance operations inherently involve the storage of flammable and potentially hazardous materials.

Situating these materials so close to high-density residential housing creates an unnecessary fire safety risk for the families in Brayburn Trails.

4. Negative Impact on Property Values

The visual and operational blight of a maintenance facility at the south end of our development will have a measurable negative impact on the sellable market value of neighboring properties.

As a homeowner in the immediate "impact zone," I believe this amendment fails to provide the "betterment" of the community required by PUD standards.

Conclusion and Request

I urge the Planning Commission to recommend denial of this amendment. Protecting the wellbeing and safety of Dayton residents should take precedence over the operational convenience of the developer. If the Commission considers approval, I request a mandatory requirement for a 30-foot evergreen sound buffer and a complete restriction on driveway access to Polaris Lane N.

Respectfully,

Cody Johnson
612-418-6942

Hayden Stensgard
Senior Planner, City of Dayton Planning & Zoning
hstensgard@daytonmn.gov
12260 S. Diamond Lake Rd
Dayton, MN 55327

Subject: Public Hearing; Amendment and Preliminary Plat Revision for Sundance Greens 12th Addition

Dear members of the the Planning Commission for the city of Dayton,

I am writing to outline concerns with the proposed amendment to the PUD allowing additional driveway access to the golf course property from Polaris Ln N. The listed concerns justify my opposition to the proposed amendment given what the driveway would be created to service.

1. A non-residential driveway for a non-residential use and servicing a non-residential purpose along with the noise, vehicle light, and site lighting that would come with it adjacent to properties and HOA maintained trail corridor.
2. Safety concerns with non-residential traffic from staff and business deliveries added to residential streets, including Polaris Ln N and future 115th Ave N, both of which require pedestrian trail crossing to access Dayton Farms city park. Other impacted residential streets include Minnesota Ln N and Kingsview Ln N.
3. Untypical building type (staff labeled commercial) of 7,200 sq feet in size and its associated operations in a public recreation district adjacent to a residential neighborhood, threatening the integrity of residential neighborhood characteristics and altering current site characteristics.
4. Fire safety risk considering the operations expected at this building type along with the storage of potentially hazardous and/or flammable materials expected with golf course operations.
5. Negative impact on the sellable market value of neighboring properties due to the aforementioned concerns.

We feel a commission recommend denial of the amendment to the PUD providing additional access to the golf course property from Polaris Ln N will protect the wellbeing of Brayburn Trails residents and allow Brayburn Trails to maintain the characteristic integrity of a residential neighborhood within the Dayton community while not compromising the ongoing success of Sundance Entertainment.

We greatly appreciate your thoughtful consideration.

Concerned neighbor and resident,

Candace Fisher 3/1/26


Hayden Stensgard
Senior Planner, City of Dayton Planning & Zoning
hstensgard@daytonmn.gov
12260 S. Diamond Lake Rd
Dayton, MN 55327

Subject: Public Hearing; Amendment and Preliminary Plat Revision for Sundance Greens 12th Addition

Dear members of the the Planning Commission for the city of Dayton,

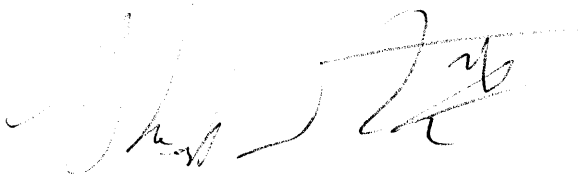
I am writing to outline concerns with the proposed amendment to the PUD allowing additional driveway access to the golf course property from Polaris Ln N. The listed concerns justify my opposition to the proposed amendment given what the driveway would be created to service.

1. A non-residential driveway for a non-residential use and servicing a non-residential purpose along with the noise, vehicle light, and site lighting that would come with it adjacent to properties and HOA maintained trail corridor.
2. Safety concerns with non-residential traffic from staff and business deliveries added to residential streets, including Polaris Ln N and future 115th Ave N, both of which require pedestrian trail crossing to access Dayton Farms city park. Other impacted residential streets include Minnesota Ln N and Kingsview Ln N.
3. Untypical building type (staff labeled commercial) of 7,200 sq feet in size and its associated operations in a public recreation district adjacent to a residential neighborhood, threatening the integrity of residential neighborhood characteristics and altering current site characteristics.
4. Fire safety risk considering the operations expected at this building type along with the storage of potentially hazardous and/or flammable materials expected with golf course operations.
5. Negative impact on the sellable market value of neighboring properties due to the aforementioned concerns.

We feel a commission recommend denial of the amendment to the PUD providing additional access to the golf course property from Polaris Ln N will protect the wellbeing of Brayburn Trails residents and allow Brayburn Trails to maintain the characteristic integrity of a residential neighborhood within the Dayton community while not compromising the ongoing success of Sundance Entertainment.

We greatly appreciate your thoughtful consideration.

Concerned neighbor and resident,

Theo Quant 11548 Brayburn 902-8075405


From: [Jeremy Miller](#)
To: [Jon Sevald](#)
Subject: Public Hearing; Amendment and Preliminary Plat Revision for Sundance Greens 12th Addition
Date: Monday, April 20, 2026 12:12:29 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of the Dayton Planning Commission,

I am writing to outline concerns with the proposed amendment to the PUD allowing additional driveway access to the golf course property from Polaris Ln N. The listed concerns are justification for opposing the proposed amendment given what the driveway would be intended to service.

1. This would be a non-residential driveway used for non-residential use and servicing a non-residential purpose along with the nuisance noise conditions, vehicle light, and site lighting that would come with it adjacent to residential properties and HOA maintained trail corridor.
2. Safety concerns with non-residential traffic types from staff and business deliveries added to residential streets, including Polaris Ln N and future 115th Ave N, both of which require pedestrian trail crossing to access Dayton Farms city park. Other impacted residential streets include Minnesota Ln N and Kingsview Ln N.
3. Untypical driveway and building type (staff labeled commercial) of 7,200 sq. feet in size and its associated operations in a public recreation district not in harmony with the adjacent residential neighborhood, threatening the integrity of residential neighborhood characteristics and altering current site characteristics.
4. Fire safety risk considering the operations expected at this building type along with the storage of potentially hazardous and/or flammable materials expected with golf course operations.
5. Negative impact on the sellable market value of neighborhood properties due to the aforementioned concerns.

Commission recommended DENIAL of the PUD amendment providing additional access to the golf course property from Polaris Ln N is in the best interest of protecting the wellbeing of Brayburn Trails residents and maintaining the characteristic integrity of a residential neighborhood within the Dayton community.

Your thoughtful consideration is very much appreciated.

Concerned neighbor and resident,

Jeremy L Miller

From: [Trisha Clemas](#)
To: [Jon Sevald](#)
Cc: [Stacy Dailey](#)
Subject: Proposed Golf Course Maintenance Shed and Driveway (Polaris Lane / Brayburn Trails)
Date: Tuesday, May 26, 2026 8:05:14 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning Commission and City Council,

As a homeowner residing just four doors down from the proposed project site on Polaris Lane, I am writing to express my strong opposition to the requested zoning approval for the golf course maintenance shed and its connecting driveway.

While we value the amenities our local golf course provides, placing a massive commercial infrastructure project directly between residential properties fundamentally threatens the safety, peace, and financial equity of our neighborhood. I urge the commission to deny this proposal based on the following critical concerns:

1. Incompatible Scale and Commercial Encroachment

The original proposed building size of 7,200 square feet is nearly double the footprint of the surrounding single-family homes, which average between 3,500 and 4,000 square feet. Introducing a structure of this industrial scale—and placing it a mere 25 to 30 feet from the residential property boundary—destroys the visual harmony and residential integrity of Brayburn Trails.

2. Operational Hazards and Quality of Life

Golf course maintenance sheds are active, industrial hubs. Granting this approval will introduce consistent, negative disruptions directly behind our homes:

Noise and Disruptions: Maintenance operations inherently begin in the early morning hours. Heavy machinery, commercial mowers, and staff arrivals will create significant noise pollution when families are sleeping.

Environmental and Health Risks: These facilities routinely store bulk fertilizers, chemical pesticides, and fuel. Placing these hazards so close to residential backyards poses unnecessary runoff and odor concerns for neighboring families.

Visual Blight: As evidenced by existing, dilapidated green maintenance structures near the clubhouse, these facilities inevitably weather poorly and become a permanent visual detriment to the surrounding community.

3. Traffic and Safety Risks via Polaris Lane

The proposed 300-to-400-foot driveway connecting directly to Polaris Lane between residential homes is a major safety hazard. Brayburn Trails is a vibrant, active neighborhood filled with young families and children who play outside and walk these streets daily.

Introducing consistent commercial truck traffic and maintenance equipment into a tight residential corridor places our children at direct physical risk.

4. Severe, Unfair Impact on Property Values and Resale

When homeowners invest in a premier residential community like Brayburn Trails, they do so with a reasonable expectation that the city's zoning guidelines will protect their investment. Families on the front lines of this proposal—specifically Eric and Lisa Seppelt, as well as Tim Johnson—should absolutely not have to question the hard-earned equity of their homes.

If this commission grants an exception to allow a commercial service road and a chemical/equipment storage shed right next to these properties, it forces an unjust reality upon these families if they ever decide to move:

Forced Value Depreciation: They will be forced to artificially lower their asking prices simply to compensate for the active noise and visual blight of a commercial yard in their backyards.

A Compromised Buyer Pool: Forcing a commercial driveway between these homes completely shifts the market dynamics. It shifts the property away from traditional families looking for a safe, quiet neighborhood, forcing these homeowners to market to a completely different type of client or investor willing to tolerate industrial encroachment.

Conclusion

The Seppelts, the Johnsons, and the rest of the residents in Brayburn Trails have invested deeply in our neighborhood. We should not be asked to shoulder a massive financial hit or navigate a compromised resale market just to accommodate the commercial convenience of the golf course.

Municipal protections exist precisely to shield residential neighborhoods from industrial encroachment. We strongly urge the Planning Commission to protect our homeowners, uphold the integrity of our neighborhood, and deny this proposal.

Sincerely,

Trisha & Stacy Clemas

11540 Brayburn Trail

From: [Suzy Wang](#)
To: [Jon Sevald](#)
Subject: Comments on DCM Farms / Sundance Woods PUD Amendment
Date: Tuesday, May 26, 2026 10:01:50 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Sevald,

I am writing regarding the proposed PUD amendment for DCM Farms / Sundance Woods scheduled for the June 4, 2026 Planning Commission hearing.

I oppose the proposed reduction in setbacks and increased garage-facing frontage allowance because I am concerned these changes could make the neighborhood feel more crowded and reduce the openness and character of the community.

Unfortunately, I am unable to attend the hearing, but I respectfully request that my comments be included in the public record.

Thank you for your consideration.

Sincerely,

Haixia Wang & Xianzhi Lin
15232 115th Ave N
Dayton MN 55369

[Sent from Yahoo Mail for iPhone](#)

From: [Kyle Johnson](#)
To: [Jon Sevald](#)
Subject: Public Hearing; Amendment and Preliminary Plat Revision for Sundance Greens 12th Addition
Date: Wednesday, May 27, 2026 7:54:55 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of the Dayton Planning Commission,

I am writing to outline concerns with the proposed amendment to the PUD allowing additional driveway access to the golf course property from Polaris Ln N. The listed concerns are justification for opposing the proposed amendment given what the driveway would be intended to service.

1. This would be a non-residential driveway used for non-residential use and servicing a non-residential purpose along with the nuisance noise conditions, vehicle light, and site lighting that would come with it adjacent to residential properties and HOA maintained trail corridor.
2. Safety concerns with non-residential traffic types from staff and business deliveries added to residential streets, including Polaris Ln N and future 115th Ave N, both of which require pedestrian trail crossing to access Dayton Farms city park. Other impacted residential streets include Minnesota Ln N and Kingsview Ln N.
3. Untypical driveway and building type (staff labeled commercial) of 7,200 sq. feet in size and its associated operations in a public recreation district not in harmony with the adjacent residential neighborhood, threatening the integrity of residential neighborhood characteristics and altering current site characteristics.
4. Fire safety risk considering the operations expected at this building type along with the storage of potentially hazardous and/or flammable materials expected with golf course operations.
5. Negative impact on the sellable market value of neighborhood properties due to the aforementioned concerns.

Commission recommended DENIAL of the PUD amendment providing additional access to the golf course property from Polaris Ln N is in the best interest of protecting the wellbeing of Brayburn Trails residents and maintaining the characteristic integrity of a residential neighborhood within the Dayton community.

Your thoughtful consideration is very much appreciated.

Kyle Johnson
15262 116th Ave N

From: [Keenan Meade](#)
To: [Jon Sevald](#)
Subject: Public Hearing; Amendment and Preliminary Plat Revision for Sundance Greens 12th Addition
Date: Wednesday, May 27, 2026 1:24:11 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of the Dayton Planning Commission,

I am writing to outline concerns with the proposed amendment to the PUD allowing additional driveway access to the golf course property from Polaris Ln N. The listed concerns are justification for opposing the proposed amendment given what the driveway would be intended to service.

1. This would be a non-residential driveway used for non-residential use and servicing a non-residential purpose along with the nuisance noise conditions, vehicle light, and site lighting that would come with it adjacent to residential properties and HOA maintained trail corridor.
2. Safety concerns with non-residential traffic types from staff and business deliveries added to residential streets, including Polaris Ln N and future 115th Ave N, both of which require pedestrian trail crossing to access Dayton Farms city park. Other impacted residential streets include Minnesota Ln N and Kingsview Ln N.
3. Untypical driveway and building type (staff labeled commercial) of 7,200 sq. feet in size and its associated operations in a public recreation district not in harmony with the adjacent residential neighborhood, threatening the integrity of residential neighborhood characteristics and altering current site characteristics.
4. Fire safety risk considering the operations expected at this building type along with the storage of potentially hazardous and/or flammable materials expected with golf course operations.
5. Negative impact on the sellable market value of neighborhood properties due to the aforementioned concerns.

Commission recommended DENIAL of the PUD amendment providing additional access to the golf course property from Polaris Ln N is in the best interest of protecting the wellbeing of Brayburn Trails residents and maintaining the characteristic integrity of a residential neighborhood within the Dayton community.

Your thoughtful consideration is very much appreciated.

Concerned neighbor and residents,
Keenan & Kathryn Meade
11620 Yuma Ln N
Dayton, MN 55369

From: [Letha Kunshier](#)
To: [Jon Sevald](#)
Subject: Public Hearing: Amendment and Revision for Sundance Greens 12th Addition
Date: Monday, June 1, 2026 7:53:12 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jon Sevald
Community Development Director
jsevald@daytonmn.gov
12260 S. Diamond Lake Rd
Dayton, MN 55327

Dear members of the Dayton Planning Commission,

I am writing to outline concerns with the proposed amendment to the PUD allowing additional driveway access to the golf course property from Polaris Ln N. The listed concerns are justification for opposing the proposed amendment given what the driveway would be intended to service.

I'd ask for a thoughtful review as a nearby resident of 11522 Brayburn Trail.

1. This would be a non-residential driveway used for non-residential use and servicing a non-residential purpose along with the nuisance noise conditions, vehicle light, and site lighting that would come with it adjacent to residential properties and HOA maintained trail corridor.
2. Safety concerns with non-residential traffic types from staff and business deliveries added to residential streets, including Polaris Ln N and future 115th Ave N, both of which require pedestrian trail crossing to access Dayton Farms city park. Other impacted residential streets include Minnesota Ln N and Kingsview Ln N.
3. Untypical driveway and building type (staff labeled commercial) of 6,000 sq. feet in size and its associated operations in a public recreation district not in harmony with the adjacent residential neighborhood, threatening the integrity of residential neighborhood characteristics and altering current site characteristics.
4. Fire safety risk considering the operations expected at this building type along with the storage of potentially hazardous and/or flammable materials expected with golf course operations.
5. Negative impact on the sellable market value of neighborhood properties due to the aforementioned concerns.

Commission recommended DENIAL of the PUD amendment providing additional access to the golf course from Polaris Ln N for a relocated maintenance building is in the best interest of protecting the wellbeing of Brayburn Trails residents and maintaining the characteristic integrity of a residential neighborhood within the Dayton community.

Your thoughtful consideration is very much appreciated.

Concerned neighbor and resident,

The Kunshier Family

--

Letha Kunshier
612-432-1090 Cell
lkunshier@gmail.com

Report Opposing Proposed Sundance Greens Maintenance Facility and Fire Apparatus Access Road

Submitted for the July 9 Planning Commission Meeting Record
and for distribution to Planning Commission members

Bruce Gaertner
11521 Polaris Lane
Dayton, Minnesota
Submitted June 29, 2026

Executive Summary / Requested Action

Requested action: I respectfully ask the Planning Commission to recommend denial of the proposed Sundance Greens maintenance facility and fire apparatus access road at the Brayburn Trails boundary. If the Planning Commission is unable to deny the application at this time, it should be tabled until an Environmental Assessment Worksheet is directed by the Council and completed.

Main points:

- **The proposed facility will have a detrimental effect upon the neighborhood and area in which it is proposed to be located.**
- The proposed facility is a large workplace facility like a farm or auto repair shop—not appropriate for the location.
- The access road is no ordinary residential driveway—it serves a nonresidential purpose abutting a residential neighborhood.
- The proposed building is within 75 feet of the nearest dwelling and 25 feet from adjacent residential lots—virtually in the backyards of Brayburn Trails. Sundance asks the City to use PUD discretionary authority to reduce setbacks mandated by both R and P-R zoning.
- The 2018 record shows that Sundance had the opportunity to include the proposed facility in its 2018 preliminary plat/ PUD application.
- The true nature of the proposed facility is not represented in Sundance’s submissions, nor is its future use and appearance accounted for.
- Any attempt to screen the building or the road proves why the facility simply doesn’t belong—it would punish homeowners by blocking their views of the green, open spaces they bargained for.
- A maintenance-building fire involving fertilizers, pesticides, fuels, oils, plastics, and equipment is a public-safety and environmental-response event, not just an ordinary structure fire.
- Comparable Twin Cities golf-course maintenance buildings are typically much farther from dwellings. At approximately 75 feet from the nearest home, the proposed Sundance location would be an extreme outlier.
- Alternative locations near the existing Sundance facility appear available and would place the maintenance building farther from homes, closer to existing utilities, and in a location better suited to access, monitoring, and shared parking.
- The proposed PUD amendment is in opposition to the City’s own code: 1001.10 Subd. 3(1)c. “The Planned Unit Development can be planned and developed to harmonize with any existing or proposed development in areas surrounding the project site. **The development *shall not* have a detrimental effect upon the neighborhood or area in which it is proposed to be located.**”

Introduction and 2018 Approval Record

In 2018 Sundance Development LLC submitted a preliminary plat and PUD application named Sundance Greens, which the city of Dayton approved in March 2018. The plan involved converting roughly half of the golf course to residential homesites, in addition to homesites on adjacent land to the south also controlled by Sundance. A large area adjacent to the course to the north had been platted October of 2017 as Brayburn Trails. Both Sundance Greens and Brayburn Trails involved numerous phases, which are ongoing.

Now Sundance asks the city to amend both the Sundance Greens preliminary plat and the PUD. This application is on the July 9 agenda. Included in the amendment request is a new access from Polaris Ln and a road at the northern property line leading to a new 6,000 square foot golf course maintenance building, and an overall facility footprint of 16,000 square feet.

The proposed building is 25 feet from the adjacent backyards of Brayburn Trails homes. The zoning code specifies a 50-foot setback for land zoned P-R—the golf course’s zoning classification, so Sundance would have the City use its PUD discretionary authority to reduce the setback from residential property by half. The proposed building itself is less than 75 feet from the nearest home. This proposed facility feels and looks like it’s literally in the neighborhood’s backyards.

The proposed fire apparatus access road—described as a driveway—is 20 feet wide and 365 feet long from a new access on Polaris Ln. As drawn, the driveway is a foot from the north property line and a foot from the south property line. This means Sundance would have the City use its PUD discretionary authority to reduce the setback even under residential zoning from 5 feet and from an Agricultural setback of 10 feet to just a foot in order to preserve its adjacent proposed new lot to the south, allowing traffic—including large trucks—to pass within what appears to be just 11 feet of that home’s north wall.

The new access from Polaris asks the City to use its PUD discretionary authority to grant a variance, since Sundance has an access already on 113th Ave. The access would be used by large commercial vehicles hauling materials and fuel to the maintenance buildings and by numerous employees every day—vehicles, materials and traffic not meant for residential driveways and detrimental to the neighborhood they pass through.

As shown in Exhibit 1 on the following page, the 2018 preliminary plat and PUD application submission package included a landscaping plan, which is a set of survey plans much like the plat itself. The building, the facility footprint and the road with access to Polaris LN were on the landscape plan, but not on the plat. I can find nothing in the 2018 plat/PUD record referring to or acknowledging the presence of the maintenance facility in the landscape plan or any discussion of the maintenance facility at the time the plat was approved. It isn’t clear why the current facility proposal appears in the 2018 submission, even if only on the landscape plan. But since the landscape plan is a required part of the Master Development Plan PUD application, we know that the maintenance facility belonged to the submission but was not approved. Because if it was approved it would appear on the plat. Therefore it is reasonable to infer that the maintenance building, the road and the access were either withdrawn or rejected. Whatever the case, Sundance had an opportunity to do in 2018 what it asks approval to do now—but failed to do so.

Exhibit 1 - 2018 Plat and Landscape Plan Discrepancy

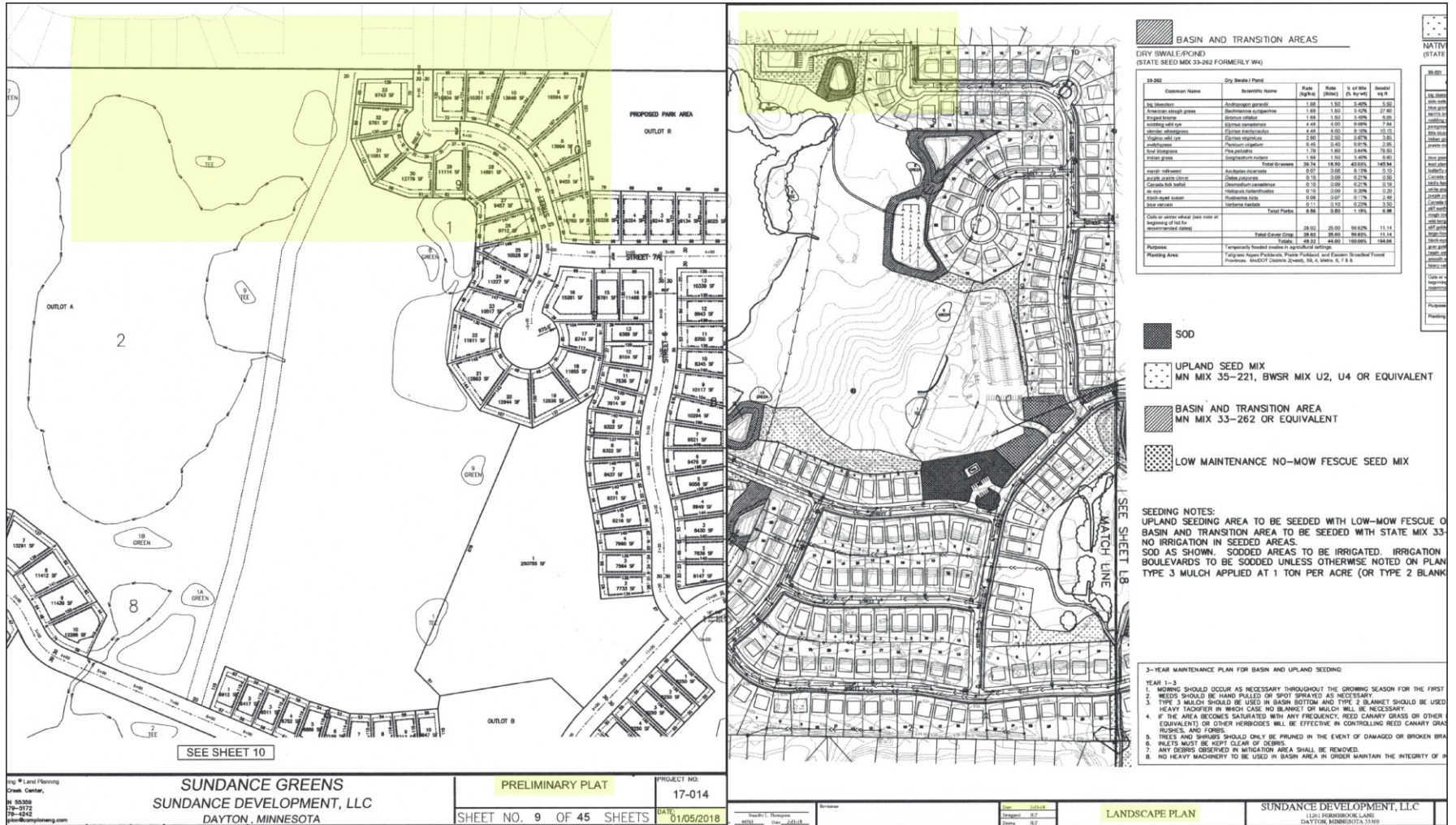


Exhibit 2 - Backyard View / Visual Impact

This is the view of the proposed maintenance building seen from the south facing deck of 11534 Brayburn trail. The rendering uses the corner stakes placed by the landowner to accurately depict the building at its intended site, based on the landowners submitted rendering of the building. The distance from the backyard patio to the building is 86 feet.



Exhibit 3 - Proposed Facility Under 2018 Site Conditions

This is a rendering of the proposed building, facility footprint and road as the site appeared in March 2018. Note that the fields to the north had been platted as Brayburn Trails 5 months earlier, in October 2017. It isn't clear whether David Weekley Homes, Brayburn Trails' builder, had knowledge of Sundance's intentions at any time between 2017 and 2026, but there is no reasonable expectation that any subsequent home buyers would have known, since the official record is the approved preliminary plat.



Exhibit 4 - Proposed Facility Under Current Neighborhood Conditions

Here is the proposed maintenance facility on the site as it appears today. The 3 homes at lower right below the facility entrance are proposed as part of the revised Sundance Greens preliminary plat and PUD application—they're not yet built. Several things to point out in this picture. As proposed, the entrance road—20 feet wide by 365 feet long—is called a driveway. It is a foot from the north property line and a foot from south property line. The image accurately depicts the scene as a busy workplace. Note the stockpiles of materials at the northwest corner and the two large fuels tanks—likely 500 and 200 gallons—near the northeast corner. Note the kinds of vehicles present in the picture. Note that the site does not conform to the fire-related access code. See Minnesota State Fire Code (MSFC) § 503.2.5 (Dead ends), § 503.1.1 (Buildings and facilities), § 503.2.1 (Dimensions). Is this access road actually a driveway, and then under what zoning? It clearly doesn't serve a residence or have a residential purpose.



Exhibit 5 - Applicant Rendering Compared with Existing Maintenance Facility

Here is a rendering of the proposed building submitted by Sundance. Below it is the current Maintenance facility located just north of the Sundance Entertainment establishment's 113th Ave entrance. Note the 500- and 200-gallon fuel tanks and material stockpiles at the existing facility don't appear in the rendering of the new building. The existing facility is typical of golf courses around the twin cities. The depiction of the new building is not. Sundance's depiction of the building fails to show its actual use and purpose—as seen in the appearance of the existing building. And once the building is built and in use, what determines how it appears then?



Exhibit 6 - Elevation, Screening, and Loss of Open-Space View

The retaining wall depicted behind the north side suggests the building sits substantially below the grade at the north property line. Yet the plan itself indicates the building floor is at an elevation of 915 feet. The earlier depiction of the building as seen from 11534 Brayburn Trail in exhibit 1 shows the floor as it would appear at 915 feet. At this elevation, screening the building amounts to screening the view of the beautiful golf course open space. The same is true of the access road. The idea that a new building the neighbors find objectionable must be screened from view, and that the screening blocks the desirable view—this is a strong indication that the building doesn't belong here, not a remedy.

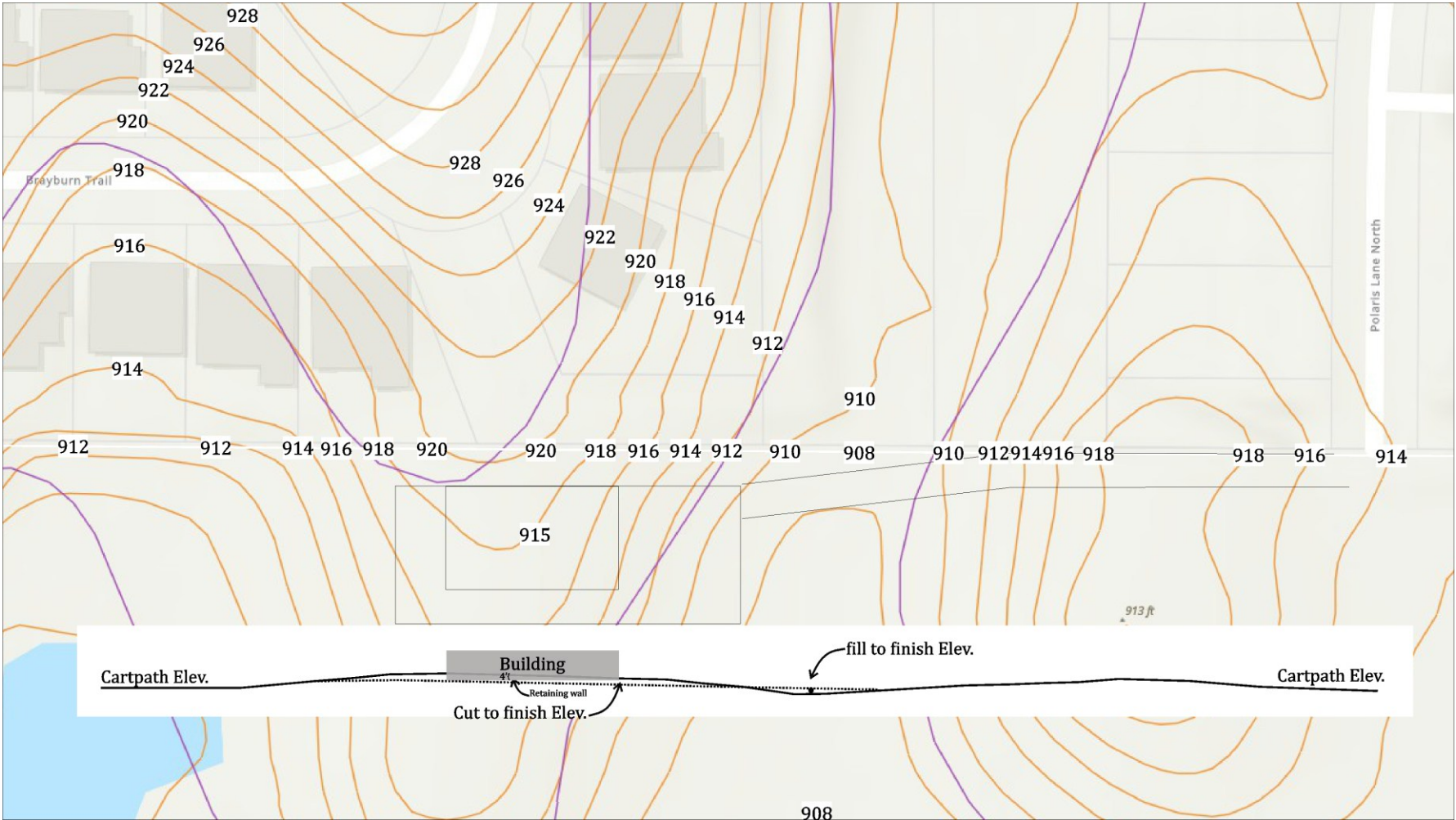


Exhibit 7 - Maintenance Facility as a Working Shop

Here you see a closer view of the proposed site as it would appear now. The right side of the image shows six shop floors—two golf course maintenance buildings, two farm maintenance buildings, and two auto repair shops. Fundamentally, they're all the same. The proposed building is a workplace, like a farm or a mechanic's shop. All three kinds of shops produce flames, sparks, and intense heat—"hot work" zones as defined by OSHA. They all store flammables near equipment regularly serviced and maintained, where batteries are charged, and where grinding, welding, cutting, and other ignition-producing work is performed.



Exhibit 8 - Golf Course Maintenance Building Fires

Here you see a collection of screen shots from youtube videos of local news outlets reporting golf course maintenance building fires. Fires are not uncommon in and around maintenance buildings. The Chaska Town Course maintenance building burned down. The fire was so hot it burned a separate chemical storage building 60 feet away—here the closest home isn't much further. A maintenance-building fire involving fertilizers, pesticides, fuels, oils, plastics, and equipment is a public-safety and environmental-response event, not just an ordinary structure fire.



Exhibit 9 - Fire and Environmental-Response Concern

Here's what the building might look like on fire. And it isn't just the risk of fire that concerns us. The nature of the work performed here, and the materials delivered and stored here involve a wide range of environmental hazards. An Environmental Assessment Worksheet is needed. Outside agencies will need to be consulted.



Exhibit 10 - Twin Cities Area Maintenance Building Proximity List

This list compares the distance from privately owned Twin Cities area golf course maintenance buildings to the nearest dwelling.

Golf Course	Feet	County	Golf Course	Feet	County
Wilds	Very far	Scott	Woodhill	394	Hennepin
Lost Spur	Very far	Dakota	Southview	391	Ramsey
Mystic Lake	Very far	Scott	Majestic Oaks	387	Anoka
StoneRidge	Very far	Washington	Cedar Creek	376	Wright
Elk River	1399	Sherburne	Island View	365	Carver
Windsong	1323	Hennepin	Rush Creek	341	Hennepin
Links of Norfolk	1313	Anoka	Princeton	295	Sherburne
Spring Hill	1288	Hennepin	Refuge	286	Anoka
Wayzata	989	Hennepin	Burl Oaks	282	Hennepin
Minnesota Valley	925	Hennepin	Dellwood	250	Washington
Bear Path	871	Hennepin	Loggers Trail	245	Washington
Somerset	857	Dakota	Minikahda	241	Hennepin
Tanners Brook	840	Washington	Stillwater	232	Washington
Hazeltine	823	Carver	Mendota	224	Dakota
Riverwood	727	Wright	Dahlgren	218	Carver
Oak Marsh	716	Washington	Royal	214	Washington
Oneka Ridge	643	Washington	TPC	212	Anoka
Shamrock	642	Hennepin	Stonebrooke	208	Scott
Halla	609	Carver	Vintage	200	Wright
Bluff Creek	607	Carver	Rum River	184	Anoka
Forest Hills	603	Washington	Bent Creek	178	Hennepin
White Bear	557	Washington	Layfayette	174	Hennepin
Town & Country	551	Ramsey	Buffalo Heights	171	Wright
Edina	510	Hennepin	Wild Marsh	161	Wright
Indian Hills	493	Washington	Oak Ridge	156	Hennepin
Pheasant Run	470	Hennepin	Interlochen	154	Hennepin
Daytona	467	Hennepin	Monticello	121	Wright
Ponds	457	Anoka	Hiddern Haven	121	Anoka
Deer Run	439	Carver	Minneapolis	120	Hennepin
Golden Valley	431	Hennepin	Sundance	75	Hennepin
Medina	396	Hennepin	Olympic Hills	Very near	Hennepin
Fox Hollow	396	Wright	Oak Glen	Very near	Washington
Median distance	394	9 Metro Counties			
Mean distance	498				

Exhibit 10 Continued - Distance Summary

I have examined the locations of 64 privately owned twin cities area golf course maintenance buildings—all the courses I could find in the 9-county metro area—and determined their location in proximity to the nearest dwelling. The median average distance between a maintenance building and the nearest dwelling is 394 feet. Only two other maintenance buildings are closer: Oak Glen in Stillwater and Olympic Hills in Eden Prairie. In both cases the homes were built after the maintenance building. Of all the courses that built maintenance buildings in proximity to dwellings already there, the closest is Rush Creek's building—341 feet from the dwelling. What this data tells us is that golf course industry best practices keep unwanted maintenance buildings away dwellings. Below is the next closest dwelling to a maintenance building—after Sundance as proposed—the Minneapolis Golf Club in St. Louis Park. The Sundance maintenance building would be 75 feet from 11532 Brayburn Trail, as depicted below.



Exhibit 11 - Alternative Maintenance Building Sites Near Existing Sundance Facility



Notes: The existing parking spaces shown are totals after subtracting the building footprint. The new parking area is calculated based on Dayton's 10' x 20' stall and 24' two-way aisle requirement, the raw double-loaded 90-degree parking module is approximately 320 square feet per space; after allowing for Dayton's required landscaped breaks, parking-court division, circulation, stormwater, and layout inefficiencies, I estimate 350–400 square feet per space. After subtracting the new facility footprint, I estimate a 225-250 additional spaces @ 350-400 square feet per space.

Exhibit 11 Continued - Alternatives and Parking

Finally there is the question of parking—the problem, we’re told, that compels Sundance to build the new building in our backyards— it needs more parking. But this seems like a preference, not a necessity. Are homeowners expected to bear the burden of Sundance’s preferences when there are other viable sites available? And if Sundance itself foreclosed many other site options over the years by its own choices, is that the homeowners’ burden to bear now? After all, Sundance has had many years— since well before the Sundance Greens plat and PUD were approved— to build a new maintenance building but waited—for some unknown reason—until the golf course was completely surrounded by homes. Now it asks the city to weigh its preferences, and mistakes and omissions, against the interests of homeowners—and in the way least favorable to its neighbors. Or perhaps Sundance’s maintenance building proposal was rejected by the city in 2018. We don’t know because there seems to be no mention of the building in the record of 2018, nor any explanation for why it appears on one set of landscape plans but not on the plat. In any case, here is a rendering of the area surrounding the main Sundance Entertainment building that illustrates alternative sites for the building there and the potential for additional parking.

Based on 28 years’ experience as a golf course owner— and a developer of homesites on a golf course under a PUD— my opinion is there are better locations available for a new maintenance building. You can see four examples shown—the same building Sundance proposes. All are safer than the Brayburn Trails site because each one is more than twice the distance from dwellings and the fire access is better. Mishaps of all kinds are more likely to be detected sooner in a busier location. All have existing access to public utilities. Three of the sites can share customer parking and serve as overflow parking at night. The fourth is removed from existing and future parking areas as shown above.

There are drawbacks to a maintenance building in public view. Some superintendents would object to the scrutiny that comes with a public facing facility. But if you look at the 64 golf courses on the proximity list, you will see that maintenance buildings close to club houses are usually better maintained than those far away—therefore safer.

I estimate Sundance currently has between 200 and 225 nonconforming parking spaces. And I estimate it can add another 225-250 conforming parking spaces. I expect these estimates are in the ballpark, but Sundance should specify what it has, what it needs and why. This potential total number of spaces likely exceeds the number required by Dayton’s code standards. But even if Sundance needs still more spaces, the city itself can and should help Sundance address his parking needs without allowing a maintenance building bordering Brayburn Trails. For example, Sundance could gain many more spaces if the city allowed new spaces to be non-conforming like the old spaces.

Conclusion - PUD Standard and Neighborhood Impact

Dayton Code of Ordinances 1001.10 Subd. 3 (1) c.

“The Planned Unit Development can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site. **The development plan *shall not* have a detrimental effect upon the neighborhood or area in which it is proposed to be located.**”

The proposed PUD and plat amendment *does* have a detrimental effect on the neighborhood where it is proposed. And the city can only approve it by using its discretionary authority to interpret every detrimental effect in the way that's least favorable to the affected homeowners, and every consequence that results from Sundance's own actions in the way most favorable to Sundance.

From: [Kathy Johnson](#)
To: [Jon Sevald](#)
Subject: Agenda item
Date: Thursday, July 2, 2026 7:40:44 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Members of the Dayton City Council,

We are writing to respectfully ask you to reconsider the proposed location of the golf course's new 15,000-square-foot maintenance building. Our family is not opposed to improvements to the golf course or to its continued success. However, we strongly believe that placing an industrial maintenance facility just 75 feet from our residential property line is incompatible with the surrounding neighborhood and would have a significant and lasting negative impact on our home, our quality of life, and our property value.

When we purchased our home, we understood that we would be living next to a golf course. We welcomed the open green space, scenic views, and peaceful character that come with a recreational land use. We never anticipated that our backyard would border a large maintenance complex where commercial equipment would be stored, serviced, fueled, repaired, and operated.

This is not another golf hole, cart path, or clubhouse improvement. It is the golf course's operational maintenance center—a facility where equipment is stored, repaired, fueled, maintained, and dispatched each day. This use is fundamentally different from the recreational golf course that has historically bordered our property and is not compatible with a residential property only 75 feet away.

A maintenance facility introduces industrial activities that extend far beyond the game itself. We are deeply concerned about the daily impacts this facility would create, including:

- Noise from commercial lawn equipment, tractors, utility vehicles, loaders, and maintenance operations.
- Early morning activity as equipment is prepared before golfers arrive, along with employee traffic, deliveries, and the loading and unloading of materials.
- Backup alarms, engines idling, power tools, pressure washers, and equipment repairs that would carry well beyond the building itself.
- Security lighting, parking lot lights, motion-activated lighting, and vehicle headlights that would introduce light pollution into what has always been a quiet residential setting.

These impacts would not be occasional inconveniences—they would become part of our daily lives. The peaceful enjoyment of our backyard, patio, gardens, and home would be permanently altered. Opening our windows, sitting outside with family, entertaining guests, or simply enjoying the quiet beauty that drew us to this property would no longer be the same.

Our family has invested a significant amount in this home. It represents the largest financial investment we have ever made. We purchased it because of its unique setting adjacent to open golf course land, not because we wanted to live next to an industrial maintenance operation. While we understand that property values are influenced by many factors, the proximity of a large maintenance facility would negatively affect both the desirability and marketability of our home.

Perhaps most importantly, this proposal raises the broader question of compatibility. Is it appropriate to place a 15,000-square-foot maintenance facility only 75 feet from an existing residential property when other locations on the golf course may be available? The burden of accommodating this operational building should not fall so heavily on neighboring homeowners who purchased their properties in good faith, expecting to live beside recreational open space.

We respectfully ask the Council to carefully evaluate whether this location is truly the only feasible site. Alternative locations on the golf course should be thoughtfully considered before permanently burdening adjacent residential

properties, while still meeting the operational needs of the golf course.

We respectfully request that any maintenance facility be placed at a different location and that meaningful protections accompany that relocation, including increased setbacks, substantial berms and evergreen landscaping, fully shielded lighting, restrictions on outdoor maintenance activities, limits on operating hours, and a professional noise assessment.

This decision will affect our family every single day for years to come. Once this building is constructed, its impacts cannot be undone. We cannot move our backyard, our home, or the years of memories we have built here. The maintenance building, however, can still be relocated before construction begins.

We respectfully ask you to protect the homeowners who placed their trust in this community by ensuring that an industrial maintenance facility is not placed just 75 feet from an existing residence. We ask that you carefully balance the operational needs of the golf course with the rights of the families who call this neighborhood home. Thank you for your thoughtful consideration and for your service to the residents of Dayton.

Respectfully,
Tim and Kathy Johnson
11532 Brayburn TRL
Dayton
Sent from my iPhone

ITEM:

PUBLIC HEARING. Ordinance 2026-XX, adopting a six-month Interim Ordinance (moratorium) related to Site Plan Review.

APPLICANT/PRESENTERS:

Jon Sevald, Community Development Director

PREPARED BY:

Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Motion to Recommend Approval of a six-month Moratorium on Site Plan Reviews.

BACKGROUND/OVERVIEW:

In recent months, the Planning Commission and City Council have had extensive discussions regarding the appropriate setback and buffer in between proposed non-residential development and residential.^{1 2} The City Council suggested a moratorium be considered to study the matter further.

A Site Plan Review is required *prior to the issuance of any permits for new development or building construction expansion in any Non-Residential Zoning district.*³

The proposed six-month moratorium would be in effect August 1, 2026 thru January 31, 2027, and would prohibit the city from accepting or approving applications for Site Plan Reviews.

The alternative is *not* to adopt a moratorium, and to work on an Ordinance Amendment independent of any pending Site Plan Review application.

Where Business districts abut Residential districts, 6' tall screening is required consisting of a berm, fence, evergreen trees, hedge or a combination.⁴ Non-residential building setbacks to residential varies by zoning district, 20' – 60' with some exceptions.

CRITICAL ISSUES:

Staff regularly have communications with developers considering applications for non-residential developments. It is expected that several will submit applications prior to August 1st to avoid the moratorium. To staff's best ability, developers and consultants considering applicable projects since 2024 have been notified of the proposed moratorium.

¹ Oppidan Concept Plan. April 2, 2026 Planning Commission, and April 28, 2026 City Council meetings.

² Dayton Assisted Living Site Plan Review. May 7, 2026 Planning Commission, and May 26, 2026 City Council meetings.

³ City Code 1001.28, Subd 3(1)(a) (Final Site Plan and Building Plan Regulations)

⁴ City Code 1001.056, Subd 1(9) (Abutting districts)

LEVEL OF CITY DISCRETION IN DECISION MAKING

Action taken on the proposed Interim Ordinance is Legislative in nature; the City has broad discretion in making land use decisions based on the Comprehensive Plan and advancing the health, safety, and general welfare of the community. The basic question is does the city want to pause non-residential development and take time to consider if there are better options for buffers and screening between residential and non-residential projects.



ROLE OF THE PLANNING COMMISSION:

1. Recommend **Approval**.
2. Recommend **Denial**, with reasoning.
3. **Table** for more information (define what information is needed).

STAFF RECOMMENDATION:

Staff does not have a recommendation. Staff predicts that projects planned for an August/September submittal will be submitted prior to August 1st to avoid the moratorium. Results from the moratorium will be applicable to projects planned for 2027 construction starts (vs. 2026 starts).

A Public Hearing notice was published by the Minnesota StarTribune on June 25, 2026.

60/120 DAY RULE

	Complete Application	60-Days	120-Days
N/A			

RELATIONSHIP TO COUNCIL GOALS:

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	- Review housing type and lot size by %'s.	- Proportionate housing types available	A) Begin work on Comp Plan – Create Timeline for Completion
	Encourage healthy lifespan of both residential and commercial operations	- Total amount of Funding provided. - Number of rental available and where they are located.	- Maintain grant program - Manage number of rentals	B) Develop Rental Housing Ordinance C) Seek out businesses more often
	Healthy Commercial Sector with services and job growth	- Net difference of businesses movement including their employment	- Maintain a positive difference in business movement	D) Work with EDA to find niche businesses that are not in surrounding communities E) Complete Lage Area Plan – Breakdown of Comp Pan Decades

PLANNING COMMISSION MEETING

				F) Require Parking Code Requirements
--	--	--	--	--

BUDGET IMPACT

N/A

ATTACHMENT(S):

Ordinance 2026-__

Developer notification, July 3, 2026

ORDINANCE NO. 2026-_____

**CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA**

**AN INTERIM ORDINANCE PROHIBITING THE SUBMITTAL, PROCESSING, AND
APPROVAL OF SITE PLAN REVIEWS FOR NEW NON-RESIDENTIAL USES
WITHIN THE CITY**

WHEREAS, pursuant to Minnesota Statutes, Section 462.355 subdivision 4, municipalities have the authority to adopt interim ordinances in order to study the impacts of certain uses and determine whether regulations are appropriate for the purpose of protecting the public health, safety and welfare of their citizens; and

WHEREAS, the City of Dayton desires to undertake a study to consider possible changes to the Dayton Zoning Ordinance and City Code that would address the regulations that apply to new non-residential development and may implement many of the suggestions from the study.

THE CITY COUNCIL OF THE CITY OF DAYTON, MINNESOTA, ORDAINS:

SECTION 1. PROHIBITIONS. No site plan reviews shall be submitted, processed, or approved by the City for new non-residential development for a period of up to six (6) months from August 1, 2026. Unless rescinded by action of the City Council, the moratorium established by this Interim Ordinance shall remain in full force and effect until January 31, 2027. The moratorium may be extended as provided in Minn. Stat. §462.355, subd. 4(d).

SECTION 2. STUDY. The Community Development Department, in cooperation with other applicable departments, is authorized to conduct a study to evaluate the impact of non-residential development and to propose amendments to the Dayton Zoning Ordinance and City Code that it deems necessary and advisable. The study area is the entire City.

SECTION 3. EFFECTIVE DATE AND EXPIRATION. This Interim Ordinance shall become effective immediately upon its passage and publication according to law.

Adopted by the City Council of the City of Dayton, this 28th day of July, 2026.

By _____
Dennis Fisher, Mayor

ATTEST:

Amy Benting, City Clerk

Motion by _____. Second by _____.

Ayes:

Nays:

Motion passed

Published by THE PRESS on _____, 2026.

Moratorium Public Hearing
Notifications

Alliant

Mark Rausch

Anderson Engineering

Lee Koppy
Connor Lichty

BK Land Development

Zach Brown
Luke Konewko

**Brockton Rush Creek
Partners**

Roger Skare
Steve Chirhart

Christian Builders

Chad Christian

Civil Site Group

David Knaeble
Nathan Dingels
Mat Pavek

CBRE

Brian Pankratz
Dan Swartz
James DePietro

CRG

Susan Bergdoll
Ben Weinstein

David Weekley Homes

Amanda Dagenhardt Joe Flynn
Ryan Jackson
Dean Lotter
Michael Ramme

Dayton Automotive

Tom Lithgow
Aaron Beachy

Dayton Properties

Tom Spanier
Bob Johnson

Dehn's Pumpkins

Bruce Dehn

DR Horton

John Helmer
Travis Matthew
David Schmit

Enclave

Patrick Brama

Fisher Farms

Amy Fisher

Foltz Buildings

Madhu Kolan

Graco

Kirsten Mussman

Gonyea Companies

Craig Allen

Hempel

Bill Katter

Holy Spirit Academy

Andy Weitnauer
Thomas Wratokowski
Jay Vogel

Kimley-Horn

Alan Catchpool

Kinghorn Construction

Grady Kinghorn

Kwik Trip

Steven Lowe
Mike Crivello

Landmark Development

Nathan Fair

Landspec

Jon Rausch

Lennar

Kurt Niska
Kevin Conway
Collin Coffman
Elisha Scrogum
Josh Metzner

Measure Group

Josh McKinney

MN Towing

Michael Murdock Jr
Darin Peterson

Nottingham Construction

Glen Harstad

Oppidan

Ryan Durand,
Jay Moore
Dan Curry

Opus

Grace McGuire
Joe Mahoney
Anna Bode

Pride of Homes

Eric Lucerio

Pulte Homes of MN

Nate Heisick
Haley Daily-Sievers
David Von Ruden

QT Farms

Jason Quilling

Quarterra

Peter Koopman

Ramsay Development

Bill Ramsay

Rush Creek Development

Michael Elzufon
Mike Gehling
Ben Delwiche

Sambatek

Trevor Conway
Jerry Muldowney
Mark Anderson

Sather-Bergquist, Inc

Bob Molstead
Eric Johnson
Cole Tvete

Scannell Properties

Dan Salzer
Scott Moe
Rutger Heffelfinger

SEH

Kari Franklin

Source Group, LLC

Dave Link
Gurdeep Singh

SR Weidema

Scott Weidema

Streeter Companies

Ken Streeter
Jeff Streeter

Sundance Greens, LLC

Tom Dehn

Tegra

Nate Pearson

Terra Land

Nate Herman

Thicket Hill Vinyard

Jack Bernens
John Bernens

Transwestern

Alex Baron

**Twin Cities Land
Development**

Carla Dunham
Tracey Rust

United Properties

Nicole Fontaine
Conner McCarthy

ITEM:

PUBLIC HEARING: Ordinance 2026-___, adopting a six-month Interim Ordinance (moratorium) related to Preliminary Plats

APPLICANT/PRESENTERS:

Jon Sevald, Community Development Director

PREPARED BY:

Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Motion to Recommend adoption of a six-month Moratorium prohibiting the submittal, processing and approval of Preliminary Plats.

BACKGROUND/OVERVIEW:

City staff is beyond its workload capacity to process and accurately analyze planning cases, while completing day-to-day tasks such as permit review, zoning enforcement, and answering general questions from the public. Additionally, there is a growing list of projects requested by the City Council and Commissions for which Staff is struggling to keep up with.

The intent of a six-month moratorium on Preliminary Plats is to pause time devoted to plat review and catch up on other projects. The moratorium does not impact Concept Plans, Final Plats, or any Preliminary Plat application submitted prior to August 1st. Staff estimates it will take 3-4 months to clear current plat projects before focusing on other tasks. A moratorium will also allow time for new staff (not yet hired) to acclimate to the City Code and standard practices.

Projects and tasks which Staff are unable to make progress on due to lack of time:

- City Council Strategic Plan, which includes multiple studies & ordinance amendments
- 2050 Comprehensive Plan preparation
- Code Enforcement
- EDA tasks
- Business Retention & Expansion visits
- Standard Operations & Procedures (SOP) manual

An alternative to a Moratorium is to assign all escrowed projects to consultants (all planning cases, except city-initiated projects). It is Staff's opinion that certain cases are best handled by city staff vs. consultants due to project history, predicted controversy or other reasons (e.g. these are the projects that consume lots of staff time).

CRITICAL ISSUES:

Staff anticipate several projects to be submitted prior to August 1st to avoid the moratorium, whereas it would be better if they had more time to prepare plans. A lack of preparation time is not helpful to staff nor developers.

PLANNING COMMISSION MEETING

The moratorium will impact a handful of projects likely to have submitted late summer or fall. These plat submittals will need to wait until the moratorium's expiration (January 31, 2027), whereas if preliminarily approved in the fall, they could have started site work prior to winter.

ROLE OF THE PLANNING COMMISSION:

1. Recommend **Approval**.
2. Recommend **Denial**, with reasoning.
3. **Table** for more information (define what information is needed).

STAFF RECOMMENDATION:

Staff recommends approval. Because of the time it will take to clear current projects, the benefits of the moratorium will not be noticeable until the winter months. Historically, project submittals are minimal mid-November thru mid-January (this is the time to catch up on projects). The moratorium should add a month to catch-up time.

A Public Hearing notice was published by the Minnesota StarTribune on June 25, 2026. Notice was emailed to developers and interested persons who may be affected.

60/120 DAY RULE

	Complete Application	60-Days	120-Days
N/A			

RELATIONSHIP TO COUNCIL GOALS:

N/A

BUDGET IMPACT

\$0

ATTACHMENT(S):

Ordinance 2026-__
List of Developer notification

ORDINANCE NO. 2026-_____

**CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA**

**AN INTERIM ORDINANCE PROHIBITING THE SUBMITTAL, PROCESSING, AND
APPROVAL OF PRELIMINARY PLATS WITHIN THE CITY**

WHEREAS, pursuant to Minnesota Statutes, Section 462.355 subdivision 4, municipalities have the authority to adopt interim ordinances for the purpose of protecting the planning process and the public health, safety and welfare of their citizens; and

WHEREAS, the City of Dayton desires to undertake a study to consider possible changes to the Dayton Subdivision Ordinance and City Code that would address the regulations that apply to preliminary plats and may implement many of the suggestions from the study.

THE CITY COUNCIL OF THE CITY OF DAYTON, MINNESOTA, ORDAINS:

SECTION 1. PROHIBITIONS. No preliminary plat shall be submitted, processed, or approved by the City for a period of up to six (6) months from August 1, 2026. Unless rescinded by action of the City Council, the moratorium established by this Interim Ordinance shall remain in full force and effect until January 31, 2027. The moratorium may be extended as provided in Minn. Stat. §462.355, subd. 4(d).

SECTION 2. STUDY. The Community Development Department, in cooperation with other applicable departments, is authorized to conduct a study to evaluate the impact of preliminary plats, land use and subdivision regulations, and staffing levels and to propose amendments to the Dayton Subdivision Ordinance and City Code that it deems necessary and advisable. The study area is the entire City.

SECTION 3. EFFECTIVE DATE AND EXPIRATION. This Interim Ordinance shall become effective immediately upon its passage and publication according to law.

Adopted by the City Council of the City of Dayton, this 28th day of July, 2026.

By _____
Dennis Fisher, Mayor

ATTEST:

Amy Benting, City Clerk

Motion by _____. Second by _____.

Ayes:

Nays:

Motion passed

Published by THE PRESS on _____, 2026.

DRAFT

Moratorium Public Hearing
Notifications

Alliant

Mark Rausch

Anderson Engineering

Lee Koppy
Connor Lichty

BK Land Development

Zach Brown
Luke Konewko

**Brockton Rush Creek
Partners**

Roger Skare
Steve Chirhart

Christian Builders

Chad Christian

Civil Site Group

David Knaeble
Nathan Dingels
Mat Pavek

CBRE

Brian Pankratz
Dan Swartz
James DePietro

CRG

Susan Bergdoll
Ben Weinstein

David Weekley Homes

Amanda Dagenhardt Joe Flynn
Ryan Jackson
Dean Lotter
Michael Ramme

Dayton Automotive

Tom Lithgow
Aaron Beachy

Dayton Properties

Tom Spanier
Bob Johnson

Dehn's Pumpkins

Bruce Dehn

DR Horton

John Helmer
Travis Matthew
David Schmit

Enclave

Patrick Brama

Fisher Farms

Amy Fisher

Foltz Buildings

Madhu Kolan

Graco

Kirsten Mussman

Gonyea Companies

Craig Allen

Hempel

Bill Katter

Holy Spirit Academy

Andy Weitnauer
Thomas Wratokowski
Jay Vogel

Kimley-Horn

Alan Catchpool

Kinghorn Construction

Grady Kinghorn

Kwik Trip

Steven Lowe
Mike Crivello

Landmark Development

Nathan Fair

Landspec

Jon Rausch

Lennar

Kurt Niska
Kevin Conway
Collin Coffman
Elisha Scrogum
Josh Metzger

Measure Group

Josh McKinney

MN Towing

Michael Murdock Jr
Darin Peterson

Nottingham Construction

Glen Harstad

Oppidan

Ryan Durand,
Jay Moore
Dan Curry

Opus

Grace McGuire
Joe Mahoney
Anna Bode

Pride of Homes

Eric Lucerio

Pulte Homes of MN

Nate Heisick
Haley Daily-Sievers
David Von Ruden

QT Farms

Jason Quilling

Quarterra

Peter Koopman

Ramsay Development

Bill Ramsay

Rush Creek Development

Michael Elzufon
Mike Gehling
Ben Delwiche

Sambatek

Trevor Conway
Jerry Muldowney
Mark Anderson

Sather-Bergquist, Inc

Bob Molstead
Eric Johnson
Cole Tvete

Scannell Properties

Dan Salzer
Scott Moe
Rutger Heffelfinger

SEH

Kari Franklin

Source Group, LLC

Dave Link
Gurdeep Singh

SR Weidema

Scott Weidema

Streeter Companies

Ken Streeter
Jeff Streeter

Sundance Greens, LLC

Tom Dehn

Tegra

Nate Pearson

Terra Land

Nate Herman

Thicket Hill Vinyard

Jack Bernens
John Bernens

Transwestern

Alex Baron

**Twin Cities Land
Development**

Carla Dunham
Tracey Rust

United Properties

Nicole Fontaine
Conner McCarthy

ITEM:

PUBLIC HEARING: Ordinance 2026-__, Amending City Code 1001.19 (Parking Regulations, and 1001.05 (Residential Districts) related to minimum garage size.

APPLICANT/PRESENTERS:

Jon Sevald, Community Development Director

PREPARED BY:

Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Motion to Table.

BACKGROUND/OVERVIEW:

During the June 4th Planning Commission meeting, the Commission requested Staff prepare an Ordinance amendment related to minimum garage size.

Staff did not have adequate time to draft an Ordinance. However, a Public Hearing notice was published. Staff is requesting the Commission open the Public Hearing and Table action.

CRITICAL ISSUES:

None.

ROLE OF THE PLANNING COMMISSION:

1. Recommend **Approval**.
2. Recommend **Denial**, with reasoning.
3. **Table** for more information (define what information is needed).

STAFF RECOMMENDATION:

Staff recommends Tabling.

A Public Hearing notice was published by the Minnesota StarTribune on June 25, 2026.

60/120 DAY RULE

	Complete Application	60-Days	120-Days
N/A			

RELATIONSHIP TO COUNCIL GOALS:

N/A

BUDGET IMPACT

\$0

ATTACHMENT(S):

None.