

PLANNING COMMISSION AGENDA

Thursday, September 4, 2025

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 cityofdaytonmn.com Calendar for Zoom Invitation.

-
- 6:30 **1. CALL TO ORDER**
- 6:30 **2. PLEDGE OF ALLEGIANCE**
(Roll Call)
- 6:30 **3. ROLE OF THE PLANNING COMMISSION**
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.
- 6:30 **4. APPROVAL OF AGENDA**
- 6:30 **5. CONSENT AGENDA**
These routine or previously discussed items are enacted with one motion. Note: Commissioners absent from previous meetings may still vote to approve minutes.
A. Planning Commission Minutes, August 7, 2025
- 6:30 **6. OPEN FORUM**
Public comments are limited to 3 minutes for non-agenda items; 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.
- 6:35 **7. COUNCIL UPDATE**
A. August 12, 2025
B. August 26, 2025
- 6:40 **8. COMMISSION BUSINESS**
6:40 A. **PUBLIC HEARING:** Preliminary Plat of Dayton Field 5th Addition, Site Plan Review for a Contractor's Operation, and Conditional Use Permit for Outdoor Storage as an Accessory Use in the I-1, Light Industrial District (Roger Ops, LLC)
- 7:00 **9. NOTICES AND ANNOUNCEMENTS**
A. Staff & Commission Updates
B. Reschedule December 4th meeting due to HoliDayton
- 7:20 **10. ADJOURNMENT** (Motion to Adjourn)

The City of Dayton's mission is to promote a thriving community and to provide residents with a safe and pleasant place to live while preserving our rural character, creating connections to our natural resources, and providing customer service that is efficient, fiscally responsible, and responsive.

1. CALL TO ORDER

DeMuth called the August 7, 2025, Planning Commission meeting to order at 6:30 p.m.

Present: Browen, DeMuth, Grover, Sargent, and Crosland

Absent: Hayden Stensgard, Associate Planner II

Also in Attendance: Mayor, Dennis Fisher; Jason Quisberg, City Engineer; Jon Sevald, Community Development Director

2. PLEDGE OF ALLEGIANCE

3. ROLE OF THE PLANNING COMMISSION

4. APPROVAL OF AGENDA

There were no changes or corrections to the agenda.

***MOTION** by Browen, second by Crosland, to approve the agenda as presented. Motion passed unanimously, 5-0.*

5. CONSENT AGENDA

The consent agenda consisted of the approval of the July 10, 2025 Planning Commission meeting minutes. Grover raised corrections regarding the omission of recycling in the previous meeting's discussion on curbside waste, requesting clarification to reflect support for recycling, mixed opinion on construction debris, and a distinction regarding municipal waste.

DeMuth and Browen concurred with these corrections and emphasized the importance of accurately reflecting these positions in the record.

***MOTION** by Browen, second by Grover, to approve the July 10, 2025 Planning Commission minutes with the discussed amendments. Motion passed unanimously, 5-0.*

6. OPEN FORUM

Marcia Grover of 11320 Fernbrook Lane addressed two issues:

- Fire Suppression in Industrial Buildings: Grover raised concern after learning a recently-built industrial structure lacked fire suppression systems, such as sprinklers and smoke detectors, especially given its proximity to residential areas and farms. Grover encouraged the Commission to ask future applicants about fire suppression plans.
- Traffic on 113th & Fernbrook: Grover reported frequent side dump truck only traffic, estimating over 6,552 trucks per week with uncovered loads leading to dirt and debris on her property. Grover questioned why the trucks were not required to be covered.

7. COUNCIL UPDATE

A. July 22, 2025

Fisher provided an update on the July 22nd City Council meeting.

8. COMMISSION BUSINESS

A. PUBLIC HEARING: Amendment to City Code 1001.13, Home Occupations (Van Asten)

Sevald summarized a proposed amendment to allow Administrative Home occupations (e.g., cottage food sales) to sell items produced on the property, removing a current prohibition on on-site retail sales.

Applicant Sara Van Asten explained she sells eggs and sought to add home-baked goods under a state-issued cottage food license. Van Asten shared the regulatory conflict: while city code allowed customers or clients, it simultaneously prohibited on-site sales. Van Asten described her process to seek this change as a resident, not in her capacity as a Councilmember.

DeMuth opened the public hearing at 6:52 pm.

No one came forward.

DeMuth closed the public hearing at 6:52 pm.

Discussion confirmed that the state's cottage food rules allow cities to impose additional restrictions, but staff and Commissioners agreed current practice, as observed across the city, supported the allowance.

***MOTION** by Crosland, second by Grover, to approve the amendment to City Code 1001.13 as presented. Motion passed unanimously, 5-0.*

B. PUBLIC HEARING: Interim Use Permit for an Event Center, 17921 Dayton River Road (Bernens)

Sevald summarized the request from Thicket Hill Winery (the Bernens family) for an Interim Use Permit (IUP) to operate an Event Center on a 68-acre agricultural property. The proposed Event Center would be approximately 14,000 square feet, with a future wine production building also planned.

Jack Bernens and JT Bernens, the applicant, and commission discussed key points:

- **Parking:** Code requires 249 stalls for a maximum occupancy of 498. The proposed plan showed 177, with the remainder provided as "proof of parking" (land reserved for future stalls if demand increases). Commissioners requested a clear plan showing proof of parking.
- **Access and Traffic:** The proposed entrance is near Lawndale and Dayton River Road. Concerns were discussed regarding congestion and safety due to its proximity to the intersection. Commissioners advocated shifting the entrance south of the machine shed and asked for engineering input. Staff and Bernens discussed right-of-way, Lawndale's possible future realignment (not anticipated for at least 10 years), and interim solutions including traffic flaggers and right-turn-only exits.
- **Operations:** Bernens explained the event center would focus on weddings (average ~250 guests), with the ballroom accommodating up to 320 and the entire building up to about 498. Bernens answered the hours for wine tasting would be less than the IUP's permitted hours. Landscaping buffers and screening were discussed, with the applicant open to site plan modifications, especially near Outlot A.

- Term: Bernens requested a 50-year IUP for investment security.
- Transferability: Commissioners advised the Bernens family to consult legal counsel regarding IUP transfer provisions and LLC structuring.

DeMuth opened the public hearing at 7:28 pm.

Marcia Grover of 11320 Fernbrook Lane expressed worries about the adequacy of parking facilities and the potential for large event traffic spillover affecting nearby residential areas. Grover emphasized the need for clear plans to manage vehicular flow and parking to avoid congestion.

Terry McNeil of 15601 Brockton Lane raised inquiries regarding future utility connections for the residential developments in the vicinity and sought clarity on how the proposed infrastructure would align with city land use policies and utilities.

Bernie Kemp of 15281 Brockton Lane highlighted the potential impact on traffic in surrounding neighborhoods due to increased event activity.

Liz Tott of 14494 Empire Lane N mentioned similar event centers like Fisher Farms and Magnus that do not have ample parking.

DeMuth closed the public hearing at 7:43 pm.

The Planning Commission and staff responded by offering explanations on how the land use relationships would be governed and detailed the utility policies that would guide future expansions and connections in the area. This dialogue aimed to address community concerns while ensuring compliance with city planning goals.

Following extensive debate, the Commission agreed to the following conditions:

- Site plan and plat approval must return to the Planning Commission.
- The IUP term will be 50 years.
- The site access must be shifted south of the machine shed, subject to engineering review.
- Proof of parking for at least 249 stalls must be provided in the site plan.

MOTION by Brownen, second by Sargent, to recommend approval of the Interim Use Permit for the event center, subject to:

- *50-year term for IUP.*
- *Access shifted south of the machine shop now;*
- *Proof of parking for 249 stalls;*
- *Site plan and plat approval to return to Planning Commission;*
Motion passed unanimously, 5-0.

C. PUBLIC HEARING (cont.): Comprehensive Plan Amendment, and City Code Amendment related to the A-3 Agricultural district.

Sevald reviewed the background on the A3 zoning district, which allows unsewered rural residential development at net densities of two homes per 20 acres, with a minimum lot size of 1.5 acres. The proposed amendments responded to Met Council requirements, establishing a new Comprehensive Plan land use category and amending A3 code language to comply with six “flexible design guidelines.” These

include provisions for future urban development, clustering, preservation easements, ghost platting, and avoiding cluster septic systems.

DeMuth opened the public hearing at 8:34 pm.

Terry McNeil of 15601 Brockton Lane voiced apprehensions about the potential acceleration of development, emphasizing the adverse impacts this could have on existing properties. McNeil also highlighted the risk of losing larger parcels that could be designated for parks and recreational areas, which he felt would be detrimental to the community's character and quality of life. Additionally, McNeil requested an EAW done for the development because water from the other side of the road goes through his property to the Crow River.

Zach Brown with BK Development added his perspective, emphasizing that any increase in density would need careful consideration to ensure that local amenities and infrastructure could support additional residents.

Jack Bernens of 14770 Thicket Lane shared his support of the A3 District and larger lots.

DeMuth closed the public hearing at 8:54 pm.

Discussion highlights:

- Commissioners reviewed and debated all six guidelines, especially the importance of lot width (increased from 140 to 160 feet in areas that can be sewerred for easier future subdivision) and flexible approaches to ghost platting and deed restrictions. Most agreed the approach balances rural character, long-term city needs, and market realities.
- Discussion of citywide density compliance with Met Council targets: Commissioners clarified these are citywide goals, not per-project minimums.
- Commissioners reaffirmed support for preserving rural character, offering larger-lot alternatives, and providing long-term flexibility for future urbanization.

These comments underscored the community's desire for balanced growth, safeguarding of existing property values, and thoughtful integration of new development into the current landscape.

***MOTION** by Browen, second by Crosland, to recommend approval of the Comprehensive Plan and A3 code amendments with an increase in minimum lot width to 160 feet. Motion passed unanimously, 5-0.*

D. PUBLIC HEARING: East French Lake Road Moratorium

Sevald and Quisberg reviewed three roadway and land use concepts for the area east of French Lake Road: "residential heavy," "industrial heavy," and "113th Avenue extension." Each concept aimed to resolve transportation connections and transition land use from industrial to residential areas.

Key discussion themes:

- **Roadway Connections:** Commissioners debated whether a new east-west road should connect directly to East French Lake Road. Some expressed strong opposition to connecting the new spur to East French Lake Road,

citing concerns over truck traffic infiltrating residential streets despite design or signage.

- Land Use Buffering: Consensus supported a transition through medium density or flexible uses between industrial areas (to the west) and existing residential neighborhoods (to the east). Most opposed high-density residential or commercial immediately adjacent to French Lake Road but favored flexible mixed use for certain parcels (notably the Stenslie property).
- Internal Circulation: The importance of enabling internal circulation and managing residential/industrial conflicts via design solutions was stressed.

DeMuth opened the public hearing at 9:34 pm.

Tom Addabbo of 16750 112th Avenue North questioned if the properties were willing to sell and the density zones. Addabbo reminded of the traffic concerns if the apartment buildings went in. Addabbo added that the HOA has to take care of the two ponds which would be impacted by the development.

Jim Tillotson of 11110 Territorial Trail inquired about the fire station coverage in the area.

Mark Anderson of Sambatek shared a concept for direct truck access from the roundabout near the Oppidan project and costs involved. Anderson encouraged option three.

Jim Yarosh on behalf of DDL Holdings shared the history when the project originated. Yarosh commented on the fees of a road and urged the 113th extension figure to the council and what was previously planned.

Bill Ramsey, a developer with property in the area, addressed the original comp plan, the additional fees, and did not see the benefit from the Industrial Heavy 1 plan.

Kurt Albeck of 11480 East French Lake Road commented on the gateway to Dayton being an industrial park. Albeck questioned putting in homes next to the industrial buildings. Albeck also commented on the traffic and semis ruining 113th and area roads. Albeck encouraged emergency services to be user friendly for them.

Jay Moore of Oppidan reminded the residents and commission they are not planning an industrial park only coming in with one building. Moore has a plan that is ready to be acted on.

Landon Ziemke of 11180 Black Oaks Court North is disappointed all the industrial buildings going up by the lakes and beautiful areas of Dayton. Ziemke encouraged the City to develop in a different direction.

Matthew Babcock of 16124 116th Avenue (online) questioned the zoning in the area and about spreading out the industrial areas.

Marcia Grover of 11320 Fernbrook Lane commented on the area being commercial for shopping rather than industrial since it is in the heart of the city.

DeMuth closed the public hearing at 10:10 pm.

After a detailed debate—and with additional engineering input on traffic and emergency access—the Commission recommended:

- Supporting the “residential heavy” roadway figure as the base but amending land use to guide the entire northern half of the subject area for industrial use, eliminating commercial; ensuring internal (possibly private) access circulation; and transitioning to medium density residential as a buffer west of existing neighborhoods, retaining low density east of French Lake Road. The Stenslie property was left intentionally flexible for high-density or industrial development as market conditions evolve.

MOTION by Crosland, second by Sargent, to recommend:

- *Adopting the general road pattern from the “residential heavy” concept;*
- *Amending the north half of the area (green, commercial, etc.) to industrial zoning;*
- *Allowing internal site circulation, and flexibility for the Stenslie parcel;*
- *Maintaining low density off Territorial Trail and medium density elsewhere as a transitional buffer.*

Motion passed 3-2 (Browen and DeMuth dissenting, preferring the “industrial heavy” road pattern).

9. NOTICES AND ANNOUNCEMENTS

Sevald invited Commissioners to review the Elsie Stephens Park master plan concepts at Riverfest, reminded them about Adopt-a-Park efforts and community events, and noted the next Planning Commission meeting is scheduled for September 4, 2025.

10. ADJOURNMENT

MOTION by Crosland, second by Grover, to adjourn. Motion passed unanimously, 5-0.

The meeting adjourned at 11:16 p.m.

ITEM

Consideration of a Preliminary Plat of Dayton Field 5th Addn, Site Plan Review for a Contractor's Operation, and Conditional Use Permit for Outdoor Storage as an Accessory in the I-1, Light Industrial District

APPLICANT

Roger Ops, LLC.

PREPARED BY

Hayden Stensgard, Planner II

BACKGROUND/OVERVIEW

Rogers Ops, LLC. has submitted a development application for an industrial building located near the intersection of West French Lake Road and 121st Avenue North. The plan consists of a 26,096-square-foot office and warehouse building for a potential Contractor's Operation for Telcom Construction. Telcom Construction is a utility contractor based in Clearwater, Minnesota. The subject property is 8.43 acres (366,903 square feet). The applicants also propose a dedicated area of Outdoor Storage as an Accessory Use.

In June, the Planning Commission and City Council reviewed this on a conceptual level and provided feedback to the applicants. The applicants have since revised their plans in accordance with the feedback provided. Staff has also processed an ordinance amendment related to Outdoor Storage surfacing requirements following discussions surrounding the concept review of this project.

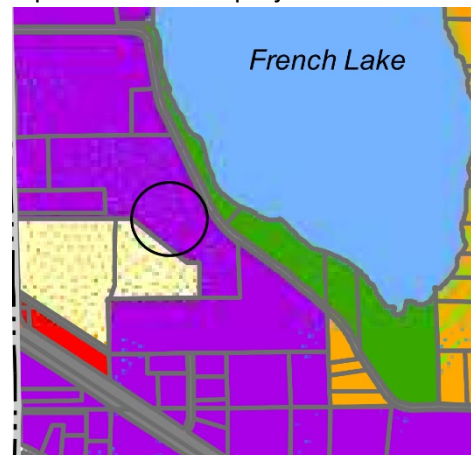
LAND USE & ZONING

The property is guided Industrial and is currently zoned I-1, Light Industrial District. A Contractor's Operation is a permitted principal use within the I-1 District, and Outdoor Storage is a conditional accessory use, subject to specific standards detailed within the Zoning Ordinance.

In 2023, this site was previously approved for a Contractor's Operation for a different business, but the property was never developed following approvals.

ANALYSIS

Without the request of a Planned Unit Development, it is anticipated that the development will meet the standards set forth for the I-1 district in the Zoning and Subdivision Code. The proposed building is 26,096 square feet, including an 8,000 square foot section of offices at the front of the building. The site plan also shows an area dedicated to outdoor storage that is roughly 36,584 square feet, including 26,336 square feet of outdoor storage with gravel surfacing. This is a reduction of outdoor storage area by roughly 10,000 square feet since the concept plan reviewed earlier this summer. Through the Concept review, the City Council determined that, in certain situations, gravel surfacing is reasonable. The proposed screening of the outdoor storage area is an 8-foot-tall chain-link fence with opaque slats. Additional screening includes tree plantings around the outside of the fence line, as well as existing trees on the south and southwest sides of the property.



Below are the code standards for industrial-zoned lots in comparison to what is proposed in this concept plan. Based on the plans provided, the concept meets all the standards required in the table below.

	Required	Proposed
Minimum lot size¹	1 acre	8.42 Acres
Minimum lot width¹	150 feet	976 feet
Minimum lot depth¹	150 feet	590 feet
Maximum impervious surface coverage	80%	40%
Maximum building footprint coverage	50%	8.24%
Structure height limit	50 feet - above 50 feet requires a CUP	28' 8"
Setbacks²		
Building - Principal Structure		
Front yard	30 (50) feet - <i>Plus 1 foot for every 1 foot of building height over 30 feet (maximum setback of 80 feet)</i>	31.4 feet
Side yard	15 (40) feet	170 feet
Side yard (street)	30 (40) feet	268 feet
Rear yard	15 (50) feet	347 feet
Parking		
Front, side, or rear to a street	20 (20) feet	20.7 feet
Side interior	5 (20) feet	23 feet
Rear yard	15 (20) feet	348 feet
¹ Minimum lot size, width, depth, and the like shall not include area of street easements, right-of-way, or common areas.		
² Setbacks in parentheses apply adjacent to all Residential Districts. A 20-foot setback is required for any structure or parking adjacent to any other Residential District.		

Building Design. The building materials proposed consists of a combination of concrete panels windows and doors, with complimentary colors and both horizontal and vertical elements incorporated into the design. The overall building height is 28' - 8", with a clear height within the building of 24'. Overall the proposed architectural design of the building is consistent with the code standard for new construction in the I-1, Light Industrial District. The materials are consistent with the code, and the applicant has included design elements that address at least three of the following items:

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;*
- 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;*
- 5. A combination of horizontal and vertical design features;*
- 6. Irregular building shapes; or*
- 7. Other architectural features in the overall architectural concept.*

Parking. The parking schedule for this project are as follows:

- Office – One (1) space per 200 square feet of floor area
- Industrial – One (1) space per 2,000 square feet of floor area

Using these standards, the code requires this project to have a minimum 40 spaces for the office area, and at least 9 spaces for the industrial warehouse/storage portion of the building. The applicants have provided a plan with an overall parking count of 77 spaces. 37 spaces are proposed to be fenced in and not accessible to the public. The remaining 40 spaces are oriented toward the front of the building, allowing for customers to park on-site when visiting. It is anticipated that overall customer visits to this site, given the use, is low. Staff find the proposed parking on the site plan is sufficient for the proposed use.

Landscaping. Without including the undisturbed areas along the edge of the sites, including the wetland and wetland buffer areas, the proposed open space is roughly 113,000 square feet which sets the standard for landscaping requirements for new non-residential developments. Based on the amount of open space on the site, the landscape plan is subject to the following standards:

The landscape plan design shall, at a minimum, provide at least 3 of the following required numbers of trees and shrubs in addition to any trees and shrubs required for screening in Subdivision 7 of this Subsection:

- (a) One over-story tree per 3,000 square feet of open area.
- (b) One ornamental tree per 1,500 square feet of open space.
- (c) One evergreen tree per 3,000 square feet of open area.
- (d) One deciduous or evergreen shrub per 100 square feet of open area.

The landscape plan proposes meeting all 3 requirements for tree quantities, offering a variety of different tree species within the proposed counts that are consistent with the code requirement above. Additionally, the applicants are proposing 241 diverse shrubs on-site, whereas meeting the tree quantities would eliminate any requirements for shrub planting on the property.

Staff is recommending, as part of the conditions of approval, to replace the proposed elm and ash trees on site with a different species of tree. Elm and ash trees are not permitted as part of landscape plans for new developments, as they are prone to diseases that are specific to those species.

The landscaping plan provided shows a substantial amount of the tree plantings along the outdoor storage are fence lines, providing more screening of this area to the surrounding properties. Additionally, the shrub plantings are proposed to be up against the building, providing an accent to the front of the building. Parking lot islands on the site plan are also proposed to be landscaped with shrubs and trees.

CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE

The standards for outdoor storage outlined within the zoning ordinance do not allow outdoor storage adjacent to land guided residential¹. However, City staff reached out to the owner of the adjacent property, and they have no intention to develop the parcel into an expansion of the existing park, and are now entertaining purchase offers for all kinds of potential development. Given the surrounding area, it is anticipated that this property could see a change in zoning and land use guidance to something more commercial or industrial oriented.

FOR THE PLANNING COMMISSION'S CONSIDERATION

Fencing.

ROLE OF THE PLANNING COMMISSION

The role of the Planning Commission is to review the development proposal and consider providing a recommendation to the City Council. The Planning Commission shall also hold a public hearing on this matter.

Notice of public hearing was published in The Press on Thursday, August 21, 2025 and mailed to surrounding property owners within one-quarter of a mile.

RECOMMENDATION

Staff recommends approval of the preliminary plat of Dayton Field 5th Addn, as well as the Conditional Use Permit for Outdoor Storage. The approval would be subject to the following conditions, and any other conditions the Planning Commission and City Council recommend.

1. The applicants shall submit a petition for vacation of easements on the property prior to, or concurrently with, the submittal of a Final Plat application.
2. Site signage shall be in accordance with Zoning Section 1001.20.
3. Outdoor Storage lighting is limited to 20 feet in height, and the remaining site area lighting is limited to 30 feet in height. All lighting shall be downcast with a cutoff of 90 degrees or less.

¹ [Dayton Zoning Ordinance Section 1001.063 Subd. 2\(4\)\(i\)](#)

4. The outdoor storage area shall be limited to the area delineated for outdoor storage on Sheet number C2.1 attached to this report. The gravel surface area is limited to 27,000 square feet of the overall outdoor storage area. Such gravel area shall be surfaced with Class II aggregate.
5. Rooftop and ground-mounted mechanical equipment shall be fully screened from view.
6. The applicants revise the landscape plan provided, removing any proposed elm tree and ash trees, and replacing them with a different species for each (one being deciduous and the other being ornamental) while meeting the code required quantities.

ATTACHMENTS

Aerial Photo

Site Photos

Zoning Map & 2040 Comp Plan Future Land Use Map

Project Narrative

Civil Plan Set

Building Elevations & Floor Plans

Engineering Comment Letter, dated August 26, 2025

Resolution – Preliminary Plat

Resolution – Site Plan & CUP



SITE PHOTOS



Corner of West French Lake Road and 121st Avenue, looking west (photo Sep 22, 2023).

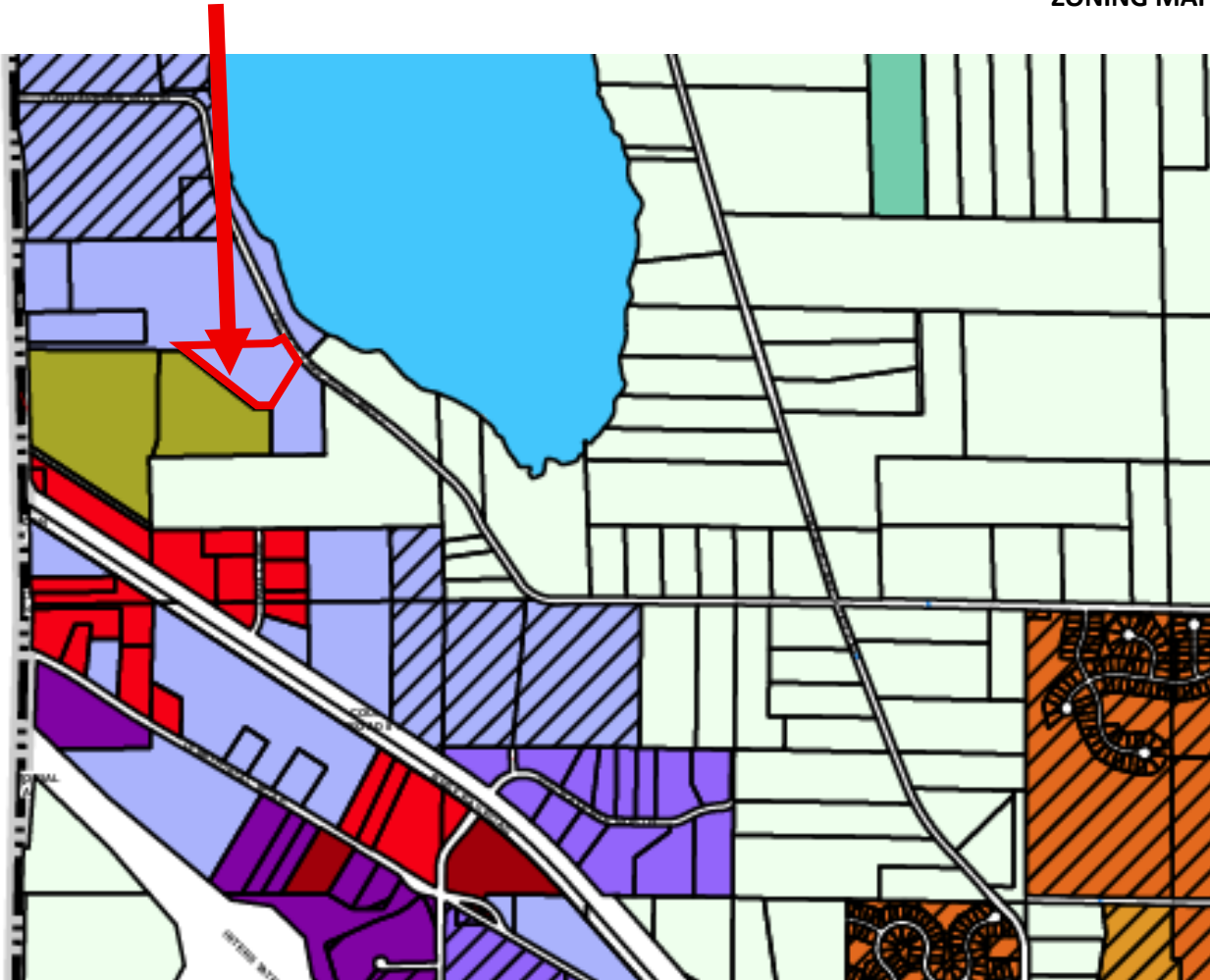


View looking east-northeast (photo Sep 22, 2023)



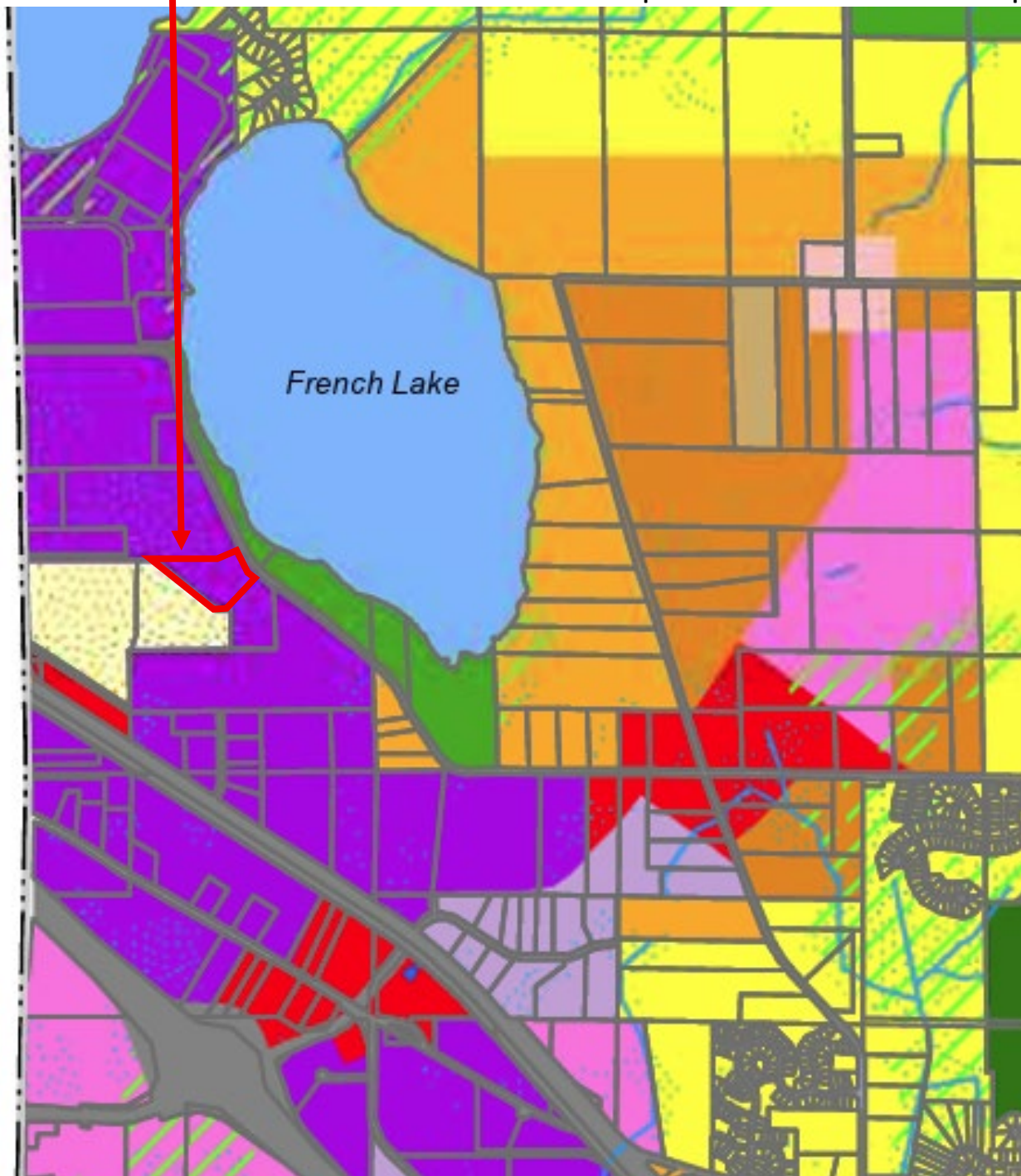
Panoramic view, looking east to south to west. Tree line = SW property line with land guided Mobile Home. French Lake at left. nVent at right. (photo Sep 22, 2023).

ZONING MAP



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

2040 Comprehensive Plan Future Land Use Map



Legend

	City Boundary		Greenway Overlay		Rural Estate		Existing Mobile Home Park		Mixed Use		Public/Institutional
	Parcel Boundary		Agricultural Preserve		Low Density Residential		Master Planned Development		Business Park		Open Water
	City Hall		Existing Unsewered Low Density Residential		Medium Density Residential		Neighborhood Commercial		Industrial		Right-of-Way
	Golf Course		Existing Sewered Low Density Residential		High Density Residential		Commercial		Park & Open Space		
	National Wetlands Inventory								Golf Course		

May 20, 2025

City of Dayton
12260 S Diamond Lake Rd
Dayton, MN 55327

Dear members of the Planning Commission and City Council of the City of Dayton.

Rogers Ops LLC on behalf of Telcom Construction is pleased to submit this narrative for your consideration.

Telcom Construction LLC is a self-performing, turn-key provider of Wireline Engineering, Design and Construction services with significant experience in the design/build of telecommunications projects. Our company has built over 150,000 fiber route miles and has the capacity to support over one million feet of underground fiber placement per month. Telcom Construction has the experience, people, and equipment to handle any type of telecommunications maintenance and construction project in both rural and metropolitan environments in a 16-state area.

Our team has extensive experience in the telecommunications industry with in-house staff consisting of planners, engineers, business professionals, construction managers, and financial analysts to offer a truly exceptional seamless experience to the industry. We develop strategic implementation plans and program management to create a unique turnkey solution to meet the individualized project goals and objectives of our customers.

Telcom has been headquartered in Clearwater Minnesota for the past 25 plus years with 18 offices spread throughout the Midwest; 5 of which are in Minnesota. We consistently have annual revenues of over \$250million with growth goals to take us far beyond where we are today. Our expansion into Dayton will allow us to provide service more efficiently to our largest market in Minnesota and provide 80 – 120 high quality jobs (including in office, some reporting to jobsites or working remotely from home) to the Dayton community. With its proximity to our headquarters and the metro area, Dayton is uniquely positioned as a satellite office to effectively contribute to our aggressive expansion goals as well as provide a central location for safety, OSHA and career training to our broader organization.

We are proposing a 26,096 square foot building with 8,000square feet of office space with 77 parking stalls. Critical to our business are the telecommunication materials as well as the utility trucks and machines required for the installation of our product. To that end, we are requesting 46,000 square feet of outside storage which is within the allowable area for this site. In addition, we are requesting gravel for a portion of the site rather than asphalt. We have track equipment which would cause repeated damage to asphalt and therefore is not practical in this situation.

We will have approximately 57 trucks and machines along with the telecommunication materials (all listed in detail on the site plan). All outdoor storage areas will be screened with an 8-foot opaque fence with the vast majority of material and equipment being 8 feet or less. The maximum height for any item will be 14'6". With the location of the outside storage area toward the back of the lot, the proposed 8' opaque fence, and the proposed landscaping, the stored equipment and materials will be well screened from public view.

We have been careful to design a very attractive building with ample landscaping throughout the plan.

We very much look forward to becoming a good corporate citizen of the Dayton community. Thank you for your consideration.

Sincerely,

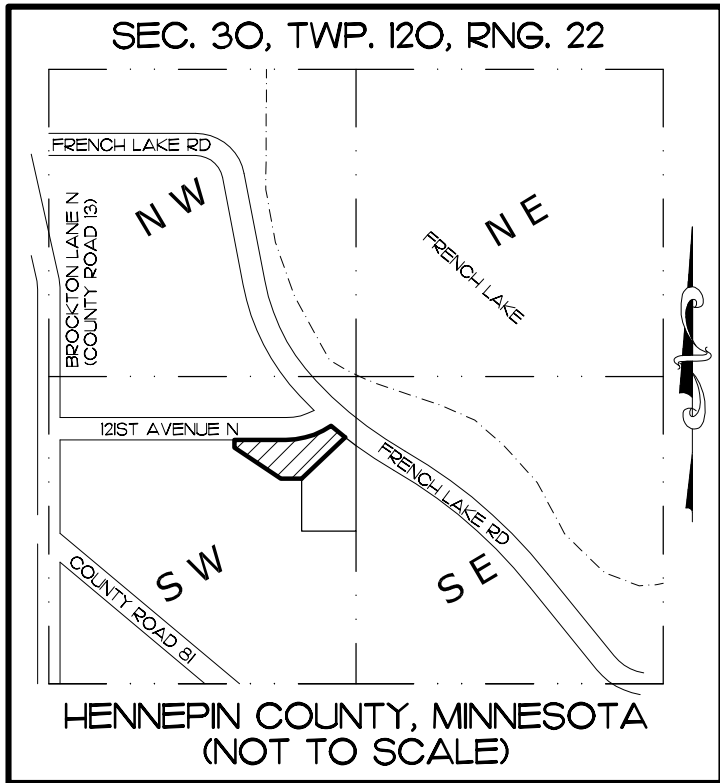
DocuSigned by:
Mark Muller
7C234DDDD1F74B0...

Mark Muller
President
Rogers Ops LLC

ALTA/NSPS LAND TITLE SURVEY

~for~ CONTOUR CIVIL & DEVELOPMENT
~of~ OUTLOT A, DAYTON FIELD 4TH ADDITION

VICINITY MAP



CERTIFICATION

I hereby certify to Rogers Ops, LLC, a Minnesota limited liability company and to Commercial Partners Title, a division of Chicago Title Insurance, that this is a survey of:

Outlot A, DAYTON FIELD 4TH ADDITION, according to the recorded plat thereof.

Hennepin County, Minnesota
Abstract Property

and is based upon information found in the commitment for title insurance prepared by Commercial Partners Title, a division of Chicago Title Insurance, File No. CP75022, dated effective March 6th, 2025 at 7:00 A.M., and that all easements, if any, listed in Schedule B-II on the herein referenced commitment for title insurance, are shown hereon; and that this map or plat and the survey, on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and (ii) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 11(b) and 16 of Table A thereof. The field work was completed on May 06, 2025.

I further certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: May 9th, 2025

E.G. Rud & Sons, Inc.

James E. Napier, Land Surveyor
Minnesota License No. 25343

GENERAL NOTES

- Fee ownership is vested in Landspec Fund 3 LLC, a Minnesota limited liability company. Parcel ID Number: 30-120-22-31-0009.
- Address of the surveyed premises: Unassigned Dayton, MN 55327
- Bearings shown hereon are based on the Hennepin County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map No. 27053C0045F Community No. 270157 Panel No. 0045 Suffix F by the Federal Emergency Management Agency, effective date November 4th, 2016.
- Boundary area of the surveyed premises: 366,903± sq. ft. (8.42 acres).
- A zoning endorsement letter was not furnished to the surveyor. A search of the City of Dayton's web site indicates that the surveyed premises shown on this survey is currently zoned I-1 Light Industrial. Under the applicable zoning regulations, the current setbacks are:

Minimum lot size ¹	1 acre
Minimum lot width ¹	150 feet
Minimum lot depth ¹	150 feet
Maximum impervious surface coverage	80%
Maximum building footprint coverage	50%
Structure height limit	50 feet - above 50 feet requires a CUP
Setbacks ²	
Building - Principal Structure	
Front yard	30 (50) feet - Plus 1 foot for every 1 foot of building height over 30 feet (maximum setback of 80 feet)
Side yard	15 (40) feet
Side yard (street)	30 (40) feet
Rear yard	15 (50) feet
Parking	
Front, side, or rear to a street	20 (20) feet
Side interior	5 (20) feet
Rear yard	15 (20) feet
¹ Minimum lot size, width, depth and the like shall not include area of street easements, right-of-way, or common areas.	
² Setbacks in parentheses apply adjacent to all Residential Districts. A 20 foot setback is required for any structure or parking adjacent to any other Residential District.	

- For additional information contact the Planning and Zoning Department at the City of Dayton at (763) 712-3221.
- There are no marked or striped parking areas onsite. (0 regular, 0 handicapped)
 - The surveyed premises abuts to 121st Avenue North and French Lake Road, both public streets.
 - Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence collected pursuant to Section 5.E.iv.
 - Markings requested by E.G. Rud & Sons, Inc. per Gopher State One Call Ticket No. 251042216.
 - Record drawings provided by the City of Dayton's engineering department.Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
 - Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
 - The site had been used for stockpiling dirt for the construction of 121st Avenue North back in 2022 and 2023. There was no construction observed in the process of conducting the field work.

DAYTON FIELD 3RD ADDITION

PIN No. 30-120-22-24-0009
Owner: ERG-CP Dayton Owner LLC
Address: Unassigned

LOT 1
BLOCK 1

PIN No. 30-120-22-24-0010
Owner: ERG-CP Dayton Owner LLC
Address: Unassigned

OUTLOT A

BENCHMARK

MINNESOTA DEPARTMENT OF
TRANSPORTATION GSID STATION #11199
(NAME: BRENNIA MNDOT AZ MK)
ELEVATION: 960.81 (NAVD 88)

PIN No. 30-120-22-24-0007
Owner: Graco Minnesota Inc
Address: Unassigned

ENCROACHMENT TABLE

Concrete Pedestrian ramp encroaches as shown.

PIN No. 30-120-22-31-0007
Owner: Dayton Estates MHC LLC
Address: Unassigned

GENERAL NOTES (CONTINUED)

- Commercial Partners Title, a division of Chicago Title Insurance, Commitment No. CP75022, Schedule B-II Survey Related Exceptions:
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land. [Surveyor's Note: Visible improvements are shown hereon.]
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- A portion of the property contains wetlands which may be subject to federal, state, or local regulation. The right to use or improve these wetlands is excepted herein. [Surveyor's Note: Duly Noted.]

FACILITY OPERATORS NOTIFIED

(PER GOPHER STATE ONE TICKET NO. 251042216)

CODE	COMPANY NAME	MARKING CONCERNS	DAMAGE	CUSTOMER SERVICE
ACMSPO1	ARVIG	(218)346-8174	(218)346-5500	(218)346-8248
CCMN01	COMCAST	(800)778-9140	(317)516-2512	(800)778-9140
CTLMN01	CENTURYLINK - CTLQL	(800)778-9140	(877)366-8344	(877)366-8344
DAYTON01	CITY OF DAYTON	(763)427-3224	(763)427-4589	(763)427-4589
MINGAS05	CENTER POINT ENERGY	(812)483-7923	(612)321-5200	(800)722-9326
XCEL04	XCEL ENERGY	(800)848-7558	(888)968-9235	(800)895-4999

LEGEND

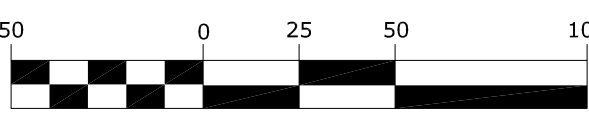
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES GUY WIRE
- OHU DENOTES HYDRANT
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES STORM SEWER APRON
- DENOTES WATER VALVE
- DENOTES WET LAND PER DAYTON FIELD 4TH ADDITION
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE

PIN No. 17-119-22-14-0008
Owner: City of X
Address: Unassigned

- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER HENNEPIN COUNTY TAX INFORMATION)
- DENOTES TITLE COMMITMENT SCHEDULE B PART II EXCEPTION NUMBER.

NORTH

GRAPHIC SCALE



1 INCH = 50 FEET

DRAWN BY: JEN	JOB NO.: 230350PP	DATE: 05/09/25
CHECK BY: JEN	FIELD CREW: BH/BJ	
1		
2		
3		
NO.	DATE	DESCRIPTION
BY		



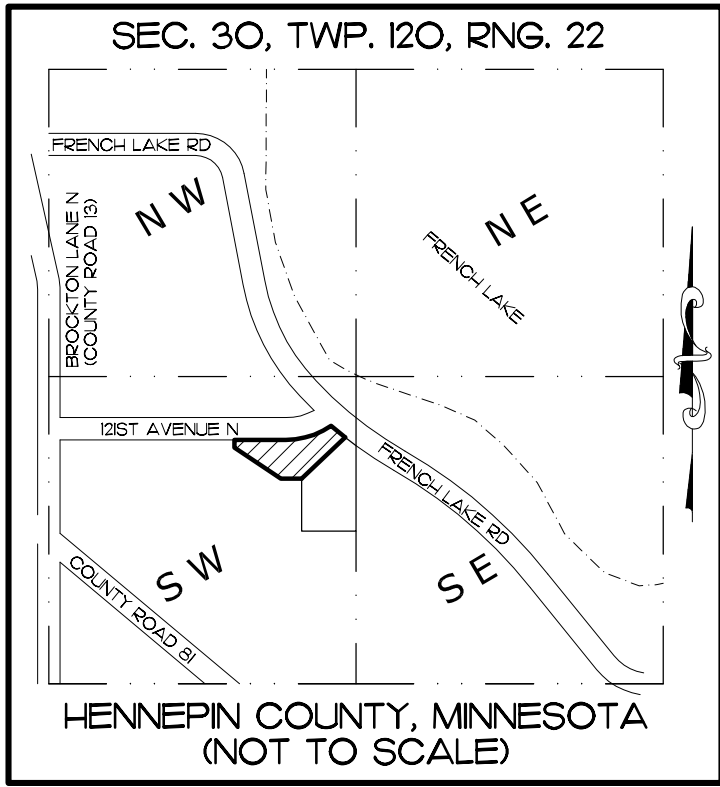
E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

www.egrud.com

PRELIMINARY PLAT

~of~ DAYTON FIELD 5TH ADDITION
~for~ TELCOM CONSTRUCTION, LLC

VICINITY MAP



PARCEL DESCRIPTION

Outlot A, DAYTON FIELD 4TH ADDITION, according to the recorded plat thereof.

Hennepin County, Minnesota
Abstract Property

GENERAL NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 5/06/25.
- This survey was prepared based on Title Commitment No. CP75022 dated March 6th, 2025 at 7:00 AM, prepared by Commercial Partners Title, a division of Chicago Title Insurance Company
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Owner: ERG-CP Dayton Owner LLC
Address: Unassigned

LOT 1
BLOCK 1

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Owner: ERG-CP Dayton Owner LLC
Address: Unassigned

OUTLOT A

BENCHMARK

MINNESOTA DEPARTMENT OF
TRANSPORTATION GSID STATION #11199
(NAME: BRENNIA MNDOT AZ MK)
ELEVATION: 960.81 (NAVD 88)

PIN No. 30-120-22-24-0007
Owner: Graco Minnesota Inc
Address: Unassigned

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Concrete Pedestrian ramp encroaches as shown.

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 7/31/2025 License No. 25343

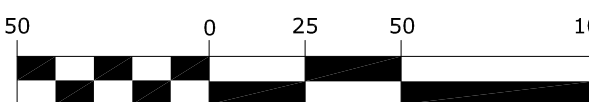
LEGEND

● DENOTES IRON MONUMENT FOUND AS LABELED
□ DENOTES CATCH BASIN
— DENOTES EXISTING SPOT ELEVATION
— DENOTES GUY WIRE
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— DENOTES BITUMINOUS SURFACE
— DENOTES GRAVEL SURFACE
— DENOTES ADJACENT PARCEL OWNER INFORMATION (PER HENNEPIN COUNTY TAX INFORMATION)
— DENOTES BUILDING SETBACK LINE
— DENOTES PARKING SETBACK LINE

NORTH

GRAPHIC SCALE



1 INCH = 50 FEET

DRAWN BY: JEN	JOB NO.: 230350PP	DATE: 07/31/25
CHECK BY: JEN	FIELD CREW: BH/BJ - CB/MR	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY



E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

www.egrud.com

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE PAVEMENT
		CURB LINE
	AS NOTED	STORM SEWER
		SANITARY SEWER
		WATER MAIN
		FORCEMAIN
SEE SURVEY		OVERHEAD UTILITY
SEE SURVEY		STORM CATCH BASIN
SEE SURVEY		STORM MANHOLE
SEE SURVEY		STORM FLARED END SECTION
SEE SURVEY		HYDRANT
SEE SURVEY		GATE VALVE
SEE SURVEY		OTHER SYMBOLS
		WETLAND LINE
		WATER LINE
		10' CONTOUR
		2' CONTOUR

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #11199, NAMED BRENNIA MNDT AZ MK
ELEVATION: 960.81 (NAVD 88)

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND TYPES OF EXISTING UTILITIES AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND STRUCTURES NOT INDICATED FOR REMOVAL. DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS SHOWN ON THE PLANS AND SHALL CONFORM/ADHERE TO ALL GOVERNING STATE AND LOCAL REGULATIONS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL SAWCUTS SHALL BE FULL-DEPTH CUTS.
6. ALL WORK WITHIN THE ADJACENT STREET RIGHTS OF WAY MUST BE COORDINATED WITH AND APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.

1. EXISTING CONDITIONS BASED ON CERTIFICATE OF SURVEY PREPARED BY E.G. RUD & SONS, INC. DATED 5/9/25.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS 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

NAME: JOSEPH T RADACH PE

SIGNATURE: Joe T. R.

REVISIONS	ISSUE DATE: 08/01/25	BY: JTR
1.		
2.		
3.		
4.		
5.		
6.		
7.		

OWNER

TELCOM CONSTRUCTION, LLC

2218 200th Street East
Clearwater, MN 55320

EXISTING CONDITIONS & REMOVALS PLAN

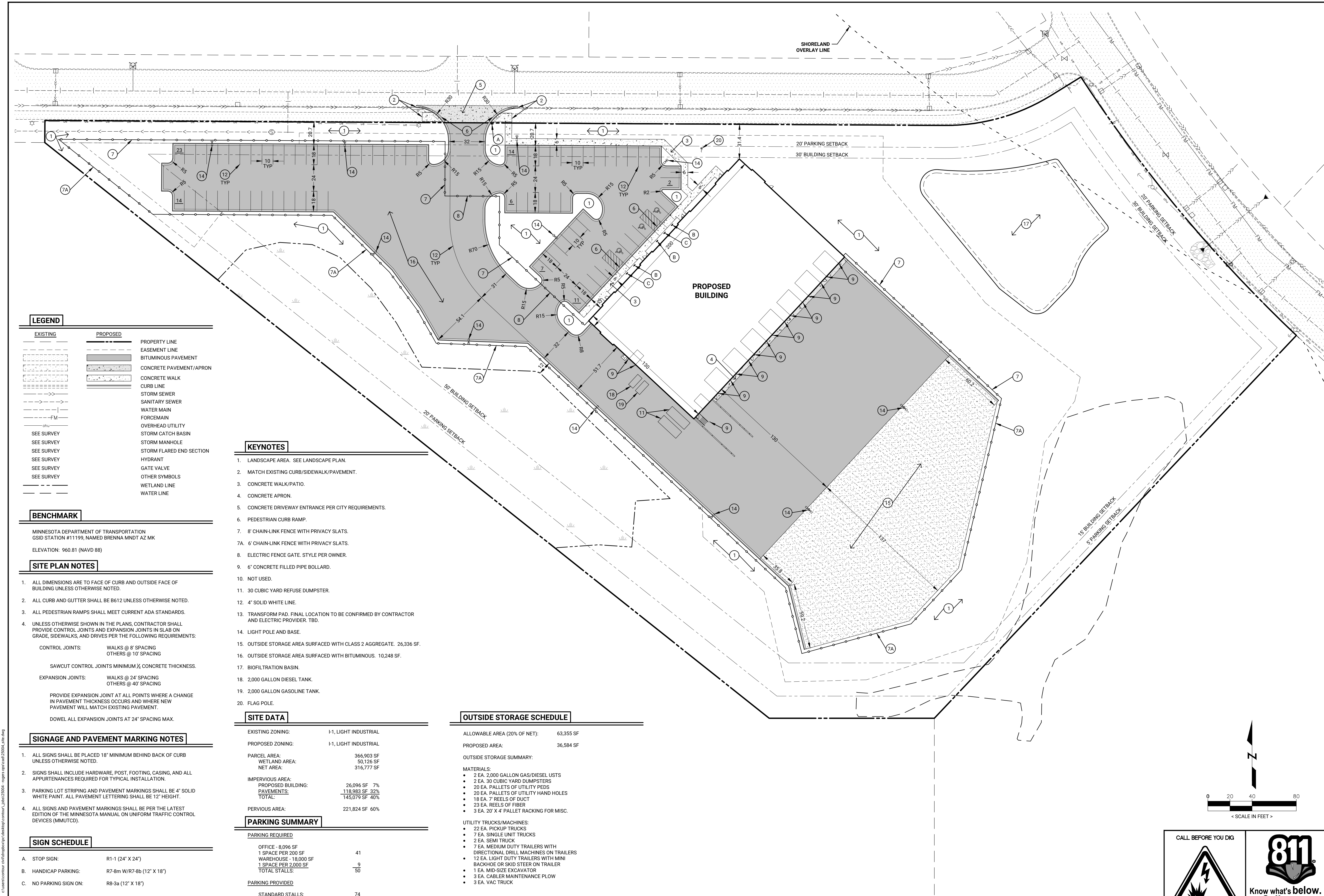
**TELCOM CONSTRUCTION
NEW OFFICE/SHOP**

Dayton, Minnesota

SHEET NUMBER

C1.1

07/29/25 c:\users\contour\appdata\local\temp\contour\c246125264 - project\site\c246125264.dwg



LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE PAVEMENT/APRON
		CONCRETE WALK
		CURB LINE
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		FORCEMAIN
		OVERHEAD UTILITY
		STORM CATCH BASIN
		STORM MANHOLE
		STORM FLARED END SECTION
		HYDRANT
		GATE VALVE
		OTHER SYMBOLS
		WETLAND LINE
		WATER LINE
		SEE SURVEY
		SEE SURVEY
		SEE SURVEY
		SEE SURVEY
		SEE SURVEY
		SEE SURVEY

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #11199, NAMED BRENNA MNDT AZ MK
ELEVATION: 950.81 (NAVD 88)

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS.
- UNLESS OTHERWISE SHOWN IN THE PLANS, CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS, AND DRIVES PER THE FOLLOWING REQUIREMENTS:

CONTROL JOINTS: WALKS @ 8' SPACING
OTHERS @ 10' SPACING

SAWCUT CONTROL JOINTS MINIMUM 1/4 CONCRETE THICKNESS.

EXPANSION JOINTS: WALKS @ 24' SPACING
OTHERS @ 40' SPACING

PROVIDE EXPANSION JOINT AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT.

DOWEL ALL EXPANSION JOINTS AT 24" SPACING MAX.

SIGNAGE AND PAVEMENT MARKING NOTES

- ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- SIGNS SHALL INCLUDE HARDWARE, POST, FOOTING, CASING, AND ALL APPURTENANCES REQUIRED FOR TYPICAL INSTALLATION.
- PARKING LOT STRIPING AND PAVEMENT MARKINGS SHALL BE 4" SOLID WHITE PAINT. ALL PAVEMENT LETTERING SHALL BE 12" HEIGHT.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE PER THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

SIGN SCHEDULE

- | | |
|------------------------|---------------------------|
| A. STOP SIGN: | R1-1 (24" X 24") |
| B. HANDICAP PARKING: | R7-8m W/R7-8b (12" X 18") |
| C. NO PARKING SIGN ON: | R8-3a (12" X 18") |

KEYNOTES

- LANDSCAPE AREA. SEE LANDSCAPE PLAN.
- MATCH EXISTING CURB/SIDEWALK/PAVEMENT.
- CONCRETE WALK/PATIO.
- CONCRETE APRON.
- CONCRETE DRIVEWAY ENTRANCE PER CITY REQUIREMENTS.
- PEDESTRIAN CURB RAMP.
- 8" CHAIN-LINK FENCE WITH PRIVACY SLATS.
- 6" CHAIN-LINK FENCE WITH PRIVACY SLATS.
- ELECTRIC FENCE GATE. STYLE PER OWNER.
- 6" CONCRETE FILLED PIPE BOLLARD.
- NOT USED.
- 30 CUBIC YARD REFUSE DUMPSTER.
- 4" SOLID WHITE LINE.
- TRANSFORM PAD. FINAL LOCATION TO BE CONFIRMED BY CONTRACTOR AND ELECTRIC PROVIDER. TBD.
- LIGHT POLE AND BASE.
- OUTSIDE STORAGE AREA SURFACED WITH CLASS 2 AGGREGATE. 26,336 SF.
- OUTSIDE STORAGE AREA SURFACED WITH BITUMINOUS. 10,248 SF.
- BIOFILTRATION BASIN.
- 2,000 GALLON DIESEL TANK.
- 2,000 GALLON GASOLINE TANK.
- FLAG POLE.

SITE DATA

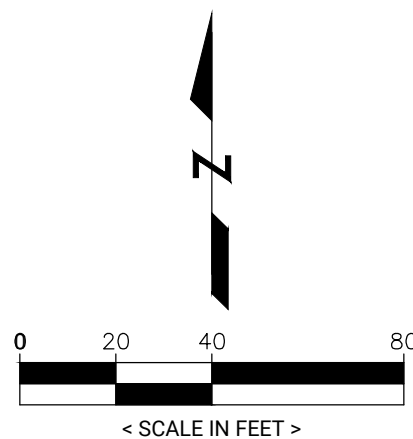
EXISTING ZONING:	I-1, LIGHT INDUSTRIAL
PROPOSED ZONING:	I-1, LIGHT INDUSTRIAL
PARCEL AREA:	366,903 SF
WETLAND AREA:	50,126 SF
NET AREA:	316,777 SF
IMPERVIOUS AREA:	
PROPOSED BUILDING:	26,096 SF 7%
PAVEMENTS:	118,993 SF 32%
TOTAL:	145,079 SF 40%
PERVIOUS AREA:	221,824 SF 60%

PARKING SUMMARY

PARKING REQUIRED	
OFFICE - 8,096 SF	41
1 SPACE PER 200 SF	
WAREHOUSE - 18,000 SF	
1 SPACE PER 2,000 SF	9
TOTAL STALLS:	50
PARKING PROVIDED	
STANDARD STALLS:	74
HANDICAP STALLS:	3
TOTAL STALLS:	77

OUTSIDE STORAGE SCHEDULE

ALLOWABLE AREA (20% OF NET):	63,355 SF
PROPOSED AREA:	36,584 SF
OUTSIDE STORAGE SUMMARY:	
MATERIALS:	
• 2 EA. 2,000 GALLON GAS/DIESEL USTS	
• 2 EA. 30 CUBIC YARD DUMPSTERS	
• 20 EA. PALLETS OF UTILITY PEDS	
• 20 EA. PALLETS OF UTILITY HAND HOLES	
• 18 EA. 7' REELS OF DUCT	
• 23 EA. REELS OF FIBER	
• 3 EA. 20' X 4' PALLET RACKING FOR MISC.	
UTILITY TRUCKS/MACHINES:	
• 22 EA. PICKUP TRUCKS	
• 7 EA. SINGLE UNIT TRUCKS	
• 2 EA. SEMI TRUCK	
• 7 EA. MEDIUM DUTY TRAILERS WITH DIRECTIONAL DRILL MACHINES ON TRAILERS	
• 12 EA. LIGHT DUTY TRAILERS WITH MINI BACKHOE OR SKID STEER ON TRAILER	
• 1 EA. MID-SIZE EXCAVATOR	
• 3 EA. CABLER MAINTENANCE PLOW	
• 3 EA. VAC TRUCK	



REVISIONS	ISSUE DATE:	BY:
1.	08/01/25	JTR
2.		
3.		
4.		
5.		
6.		
7.		

OWNER
TELCOM CONSTRUCTION, LLC
2218 200th Street East
Clearwater, MN 55320

SITE PLAN
TELCOM CONSTRUCTION
NEW OFFICE/SHOP
Dayton, Minnesota

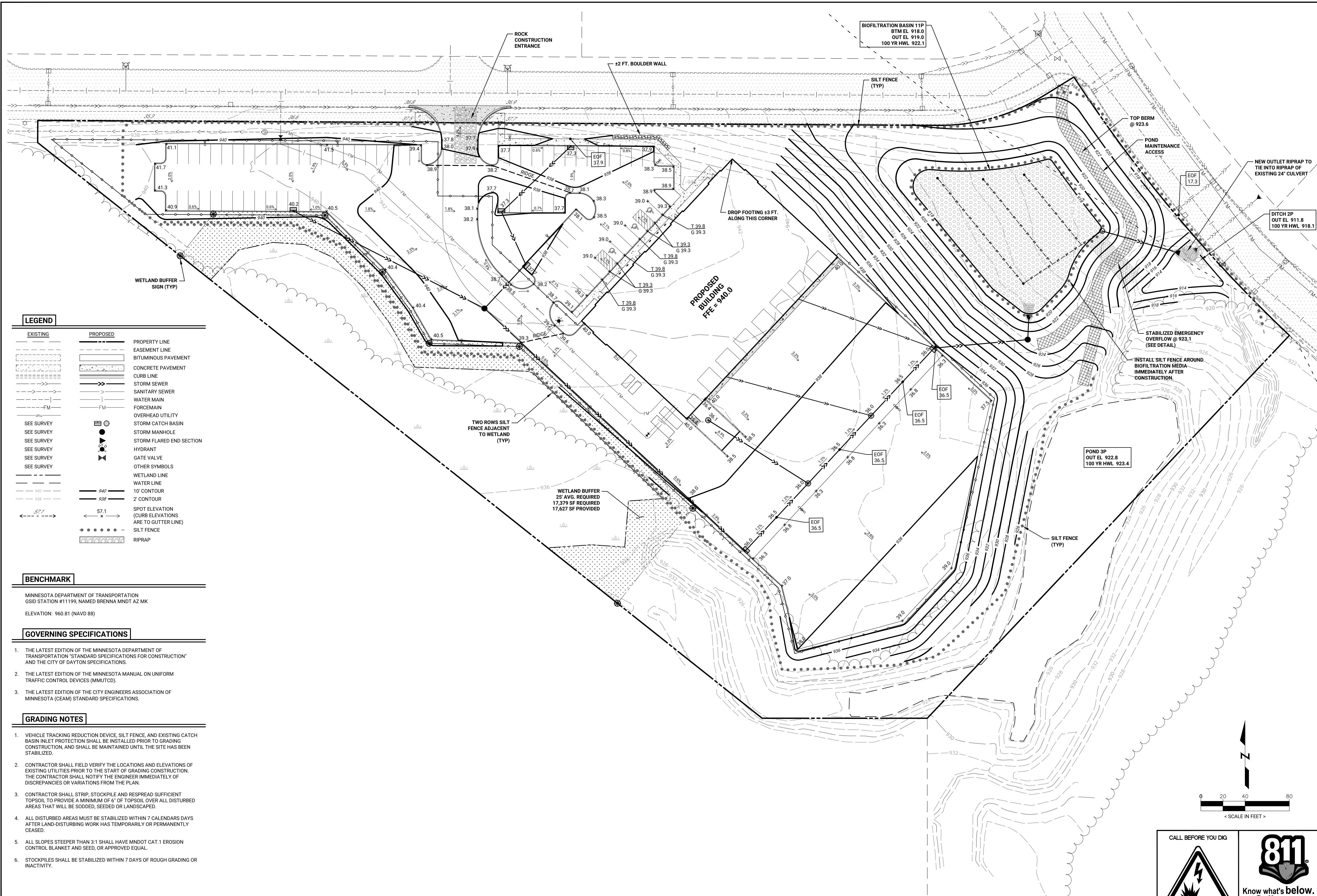
SHEET NUMBER
C2.1



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS 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

NAME: JOSEPH T RADACH PE
SIGNATURE: *Joseph T. Radach*
DATE: 08/01/25 LIC #: 45889

CONTOUR
CIVIL DESIGN
P.O. BOX 89 DOCKFORD, MINNESOTA 55373
TEL: 612.730.2265 | WWW.CONTOURCD.COM



LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE PAVEMENT
		CURB LINE
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		FORCEMAIN
		OVERHEAD UTILITY
		STORM CATCH BASIN
		STORM MANHOLE
		STORM FLARED END SECTION
		HYDRANT
		GATE VALVE
		OTHER SYMBOLS
		WETLAND LINE
		WATER LINE
		10' CONTOUR
		2' CONTOUR
		SPOT ELEVATION
		(CURB ELEVATIONS ARE TO GUTTER LINE)
		SILT FENCE
		RIPRAP

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #11199, NAMED BRENNIA MNDT AZ MK
ELEVATION: 960.81 (NAVD 88)

GOVERNING SPECIFICATIONS

- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION 'STANDARD SPECIFICATIONS FOR CONSTRUCTION' AND THE CITY OF DAYTON SPECIFICATIONS.
- THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
- THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

- VEHICLE TRACKING REDUCTION DEVICE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
- CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDED OR LANDSCAPED.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
- ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.
- STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING OR INACTIVITY.

CONTOUR
CIVIL DESIGN

P.O. BOX 89, ROCKFORD, MINNESOTA, 55373
TEL: 612.730.2265 | WWW.CONTOURCD.COM

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NAME: JOSEPH T RADACH PE
SIGNATURE:
DATE: 08/01/25 LIC #: 45889

REVISIONS	ISSUE DATE:	BY:
1.	08/01/25	JTR
2.		
3.		
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OWNER

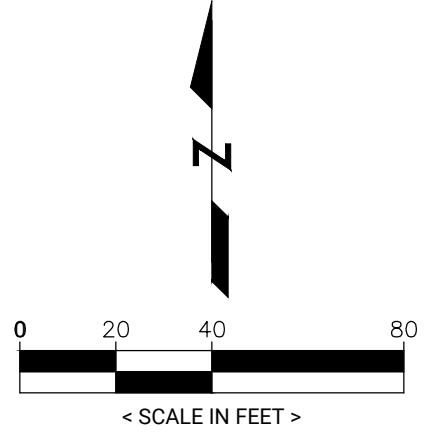
TELCOM CONSTRUCTION, LLC
2218 200th Street East
Clearwater, MN 55320

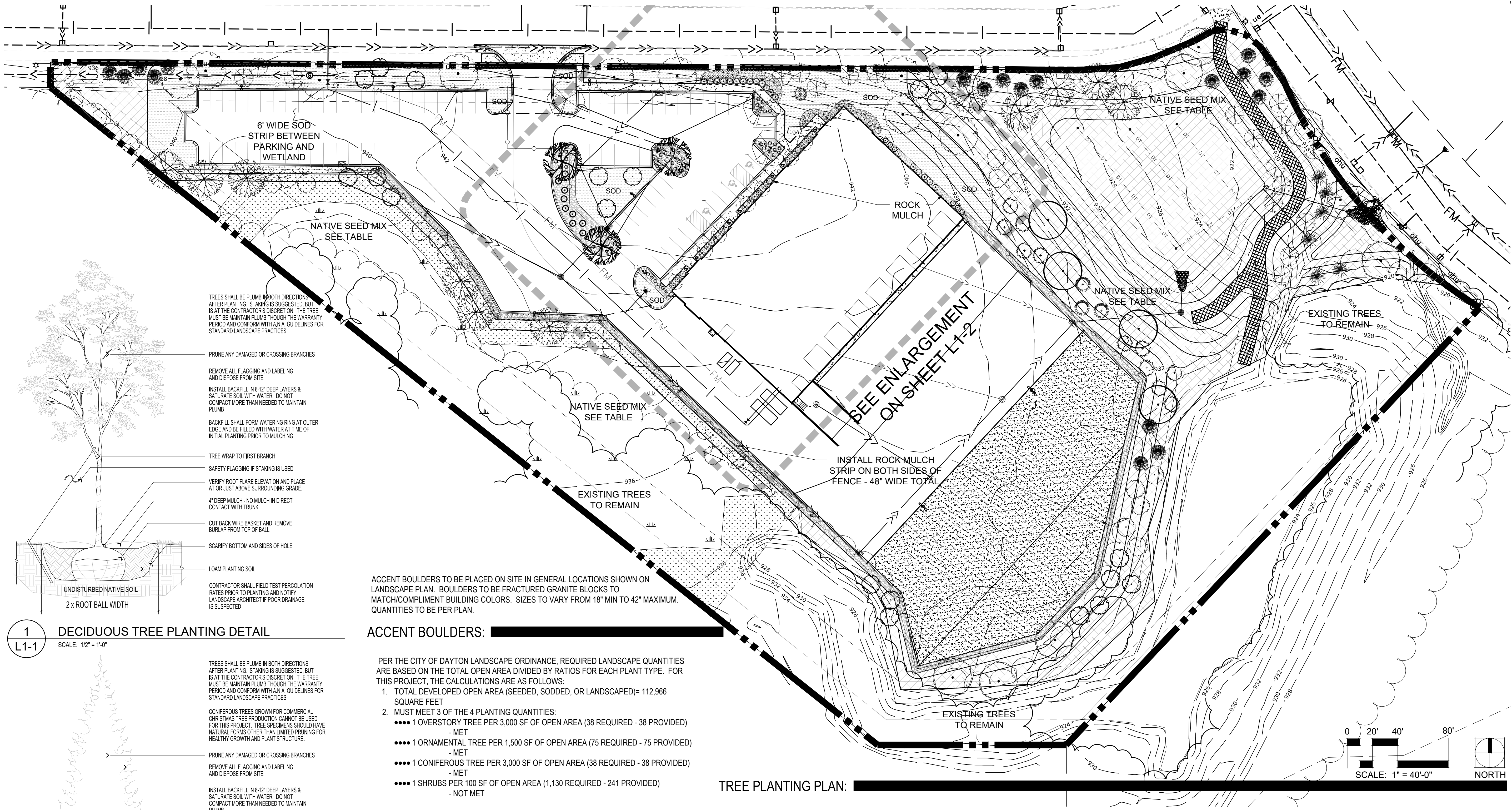
GRADING AND DRAINAGE PLAN

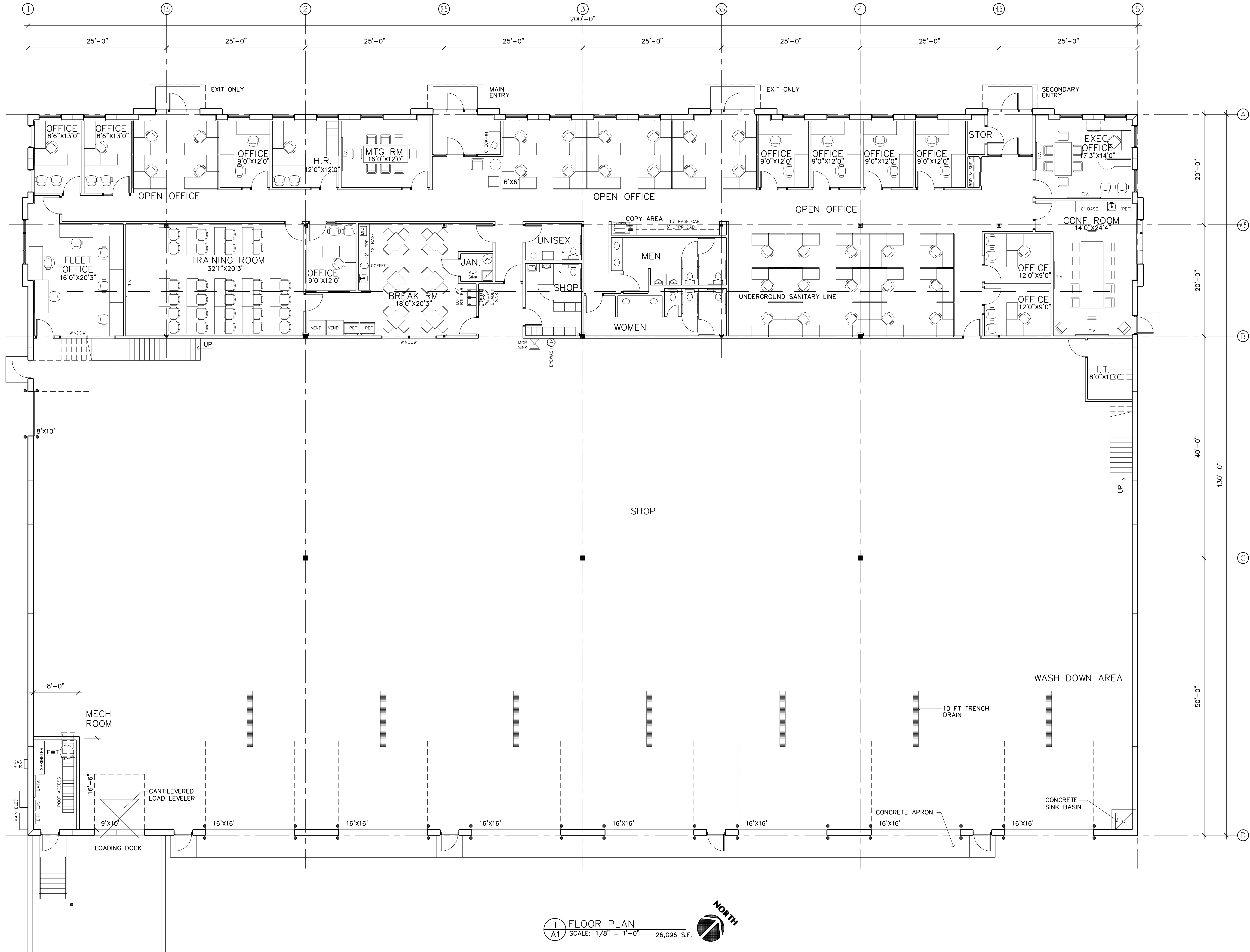
TELCOM CONSTRUCTION
NEW OFFICE/SHOP
Dayton, Minnesota

SHEET NUMBER

C4.1







1 FLOOR PLAN
A1 SCALE: 1/8" = 1'-0" 26,096 S.F.



LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SIGNATURE
LEONARD LAMPERT
PROJ. NO.
13669
LICENSE
DATE

TELCOM
CONSTRUCTION
Dayton, Minnesota

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Leonard Lampert Architects Inc.

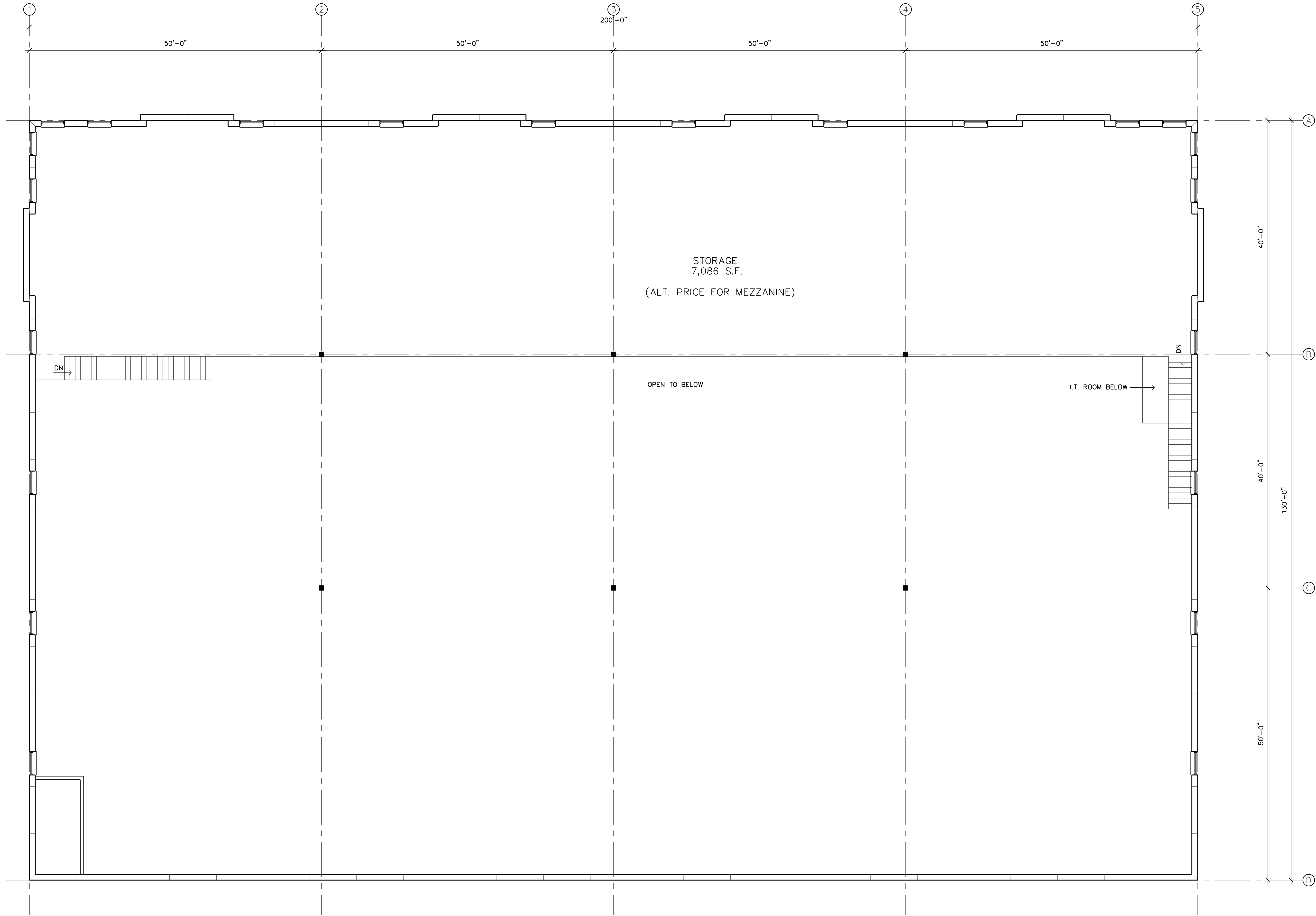
Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

6/16/25	PRELIMINARY



1 SECOND FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"



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St. Paul, MN 55102
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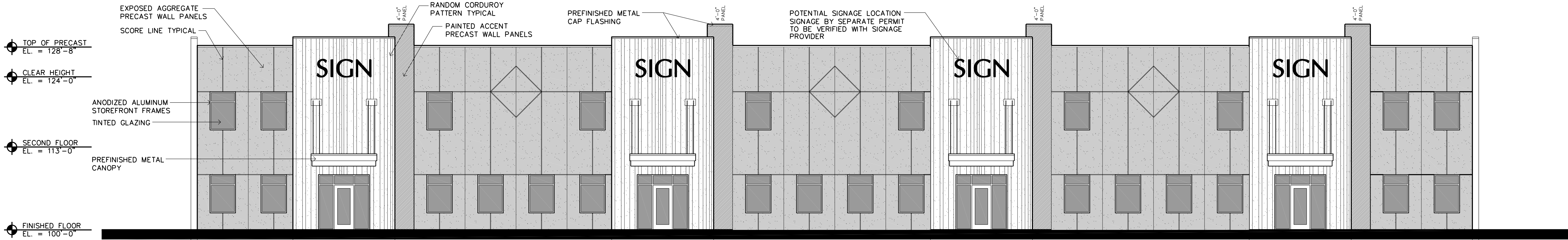
SIGNATURE
LEONARD LAMPERT
PROJ. NO.
13669
LICENSE
DATE

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CONSTRUCTION
Dayton, Minnesota

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Project Designer: JAMES B	
Drawn By: JRB	
Checked By: LL	
Revisions	
6/16/25	PRELIMINARY

SECOND FLOOR PLAN

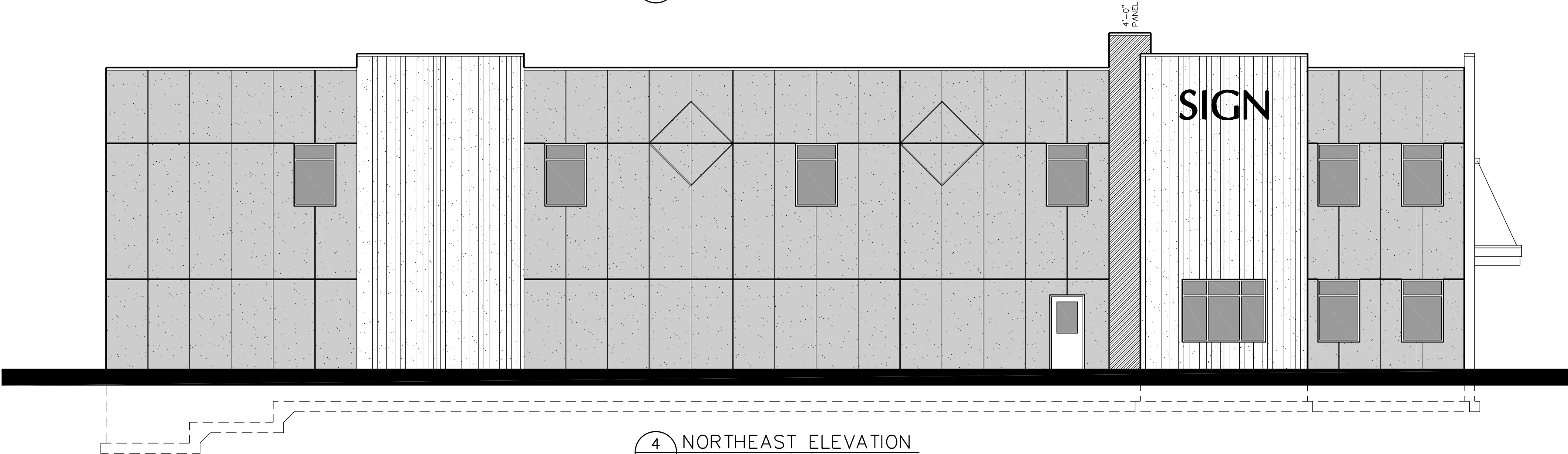
Sheet Number



NORTHWEST MATERIAL BREAK DOWN

EXPOSED AGG CONCRETE PANEL	-	4,495 S.F. (76.6%)
PAINTED ACCENT CONCRETE PANEL	-	392 S.F. (6.7%)
WINDOWS	-	900 S.F. (15.3%)
ACCENT METAL	-	80 S.F. (1.4%)
TOTAL	-	5,867 S.F. (100%)

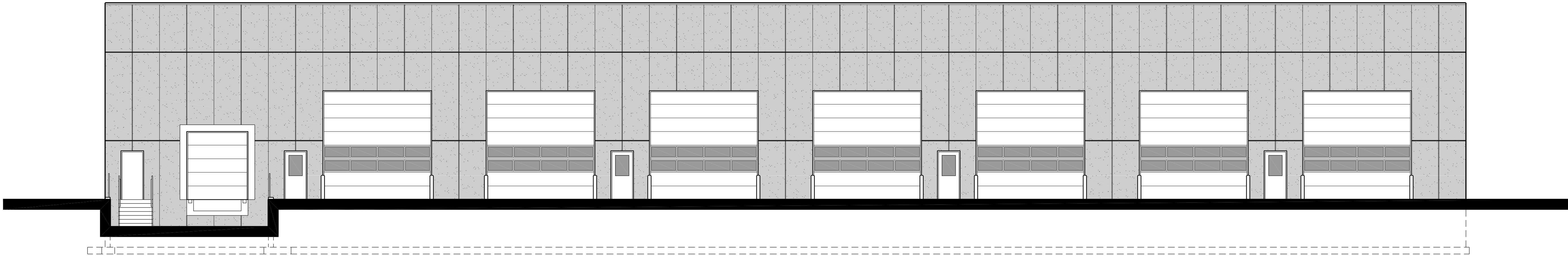
1 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTHEAST MATERIAL BREAK DOWN

EXPOSED AGG CONCRETE PANEL	-	3,468 S.F. (90.5%)
PAINTED ACCENT CONCRETE PANEL	-	98 S.F. (2.5%)
WINDOWS	-	240 S.F. (6.3%)
DOORS	-	24 S.F. (0.7%)
TOTAL	-	3,830 S.F. (100%)

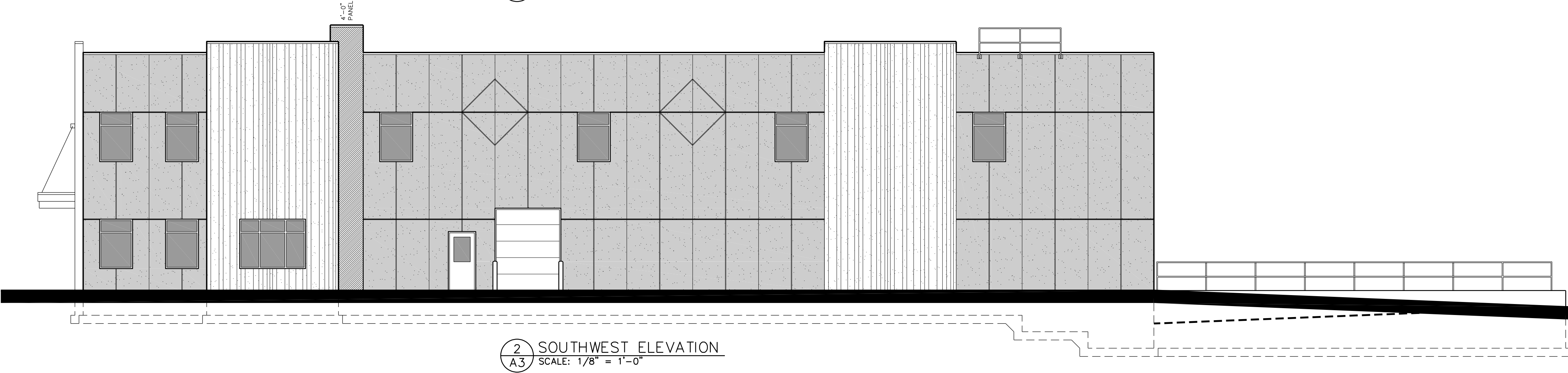
4 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTHEAST MATERIAL BREAK DOWN

EXPOSED AGG CONCRETE PANEL	-	3,987 S.F. (69.5%)
DOORS	-	1,746 S.F. (30.5%)
TOTAL	-	5,733 S.F. (100%)

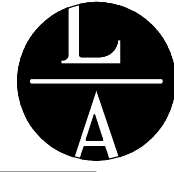
3 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTHWEST MATERIAL BREAK DOWN

EXPOSED AGG CONCRETE PANEL	-	3,388 S.F. (88.5%)
PAINTED ACCENT CONCRETE PANEL	-	98 S.F. (2.5%)
WINDOWS	-	240 S.F. (6.3%)
DOORS	-	104 S.F. (2.7%)
TOTAL	-	3,830 S.F. (100%)

2 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



LAMPERT
ARCHITECTS

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St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

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LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
NOT FOR
CONSTRUCTION

DESIGN ELEMENTS (MINIMUM OF 3)

1. ACCENT MATERIALS
2. VISUALLY PLEASING FRONT ENTRY (150 S.F. MIN)
3. 25% WINDOW COVERAGE FACING STREET
4. CONTRASTING AND COMPLIMENTARY COLORS
5. HORIZONTAL AND VERTICAL ELEMENTS
6. IRREGULAR BUILDING SHAPE
7. OTHER ARCHITECTURAL FEATURES

OTHER DESIGN ELEMENTS

1. BUILDING MUST HAVE AN ENTRY ON A STREET
2. BUILDING MUST HAVE A BASE AND A TOP
3. BUILDING TOPS MUST BE ARTICULATED
4. BUILDING MUST BE ARCHITECTURALLY UNIQUE

ACCENT MATERIALS

ACCENT MATERIALS MUST WRAP BUILDING SIDES
VISIBLE FROM PUBLIC VIEW. NO WALL TO EXCEED
100 FT WITHOUT VISUAL RELIEF

TELCOM
CONSTRUCTION
Dayton, Minnesota

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Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

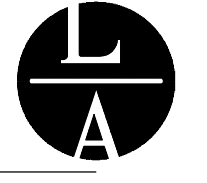
6/16/25	PRELIMINARY

BUILDING ELEVATIONS

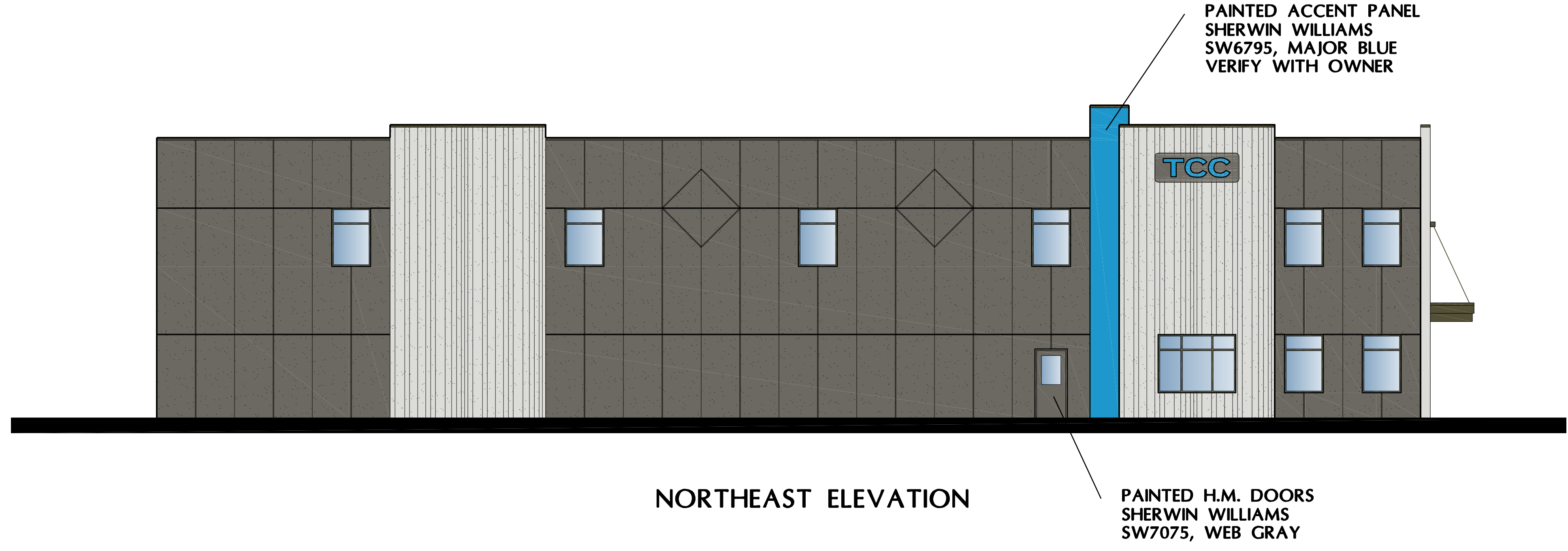
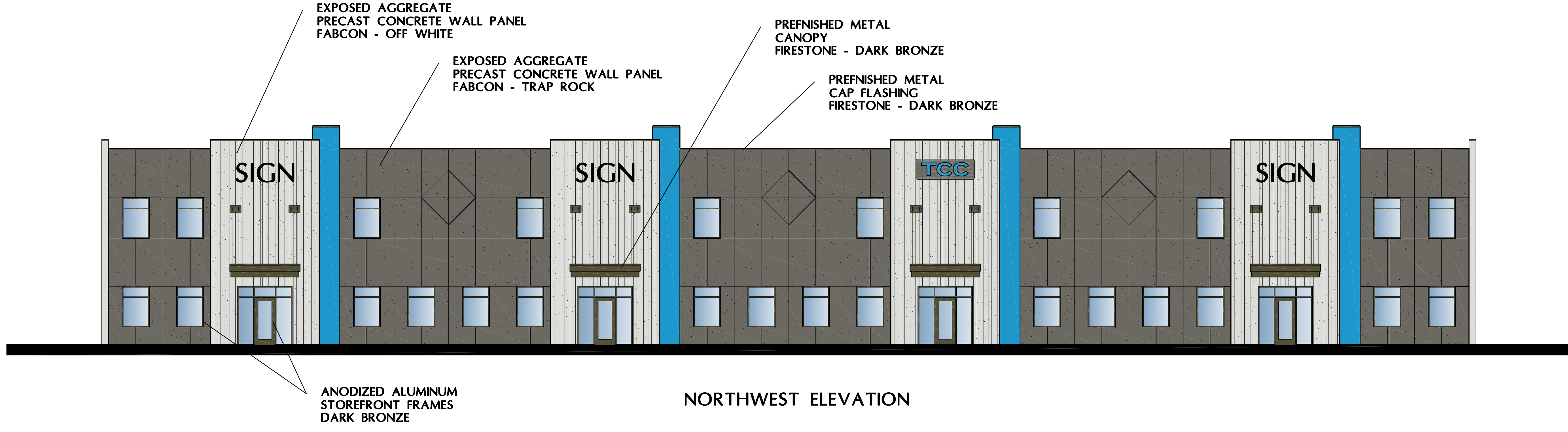
Sheet Number

A3

Project No. 250325-1

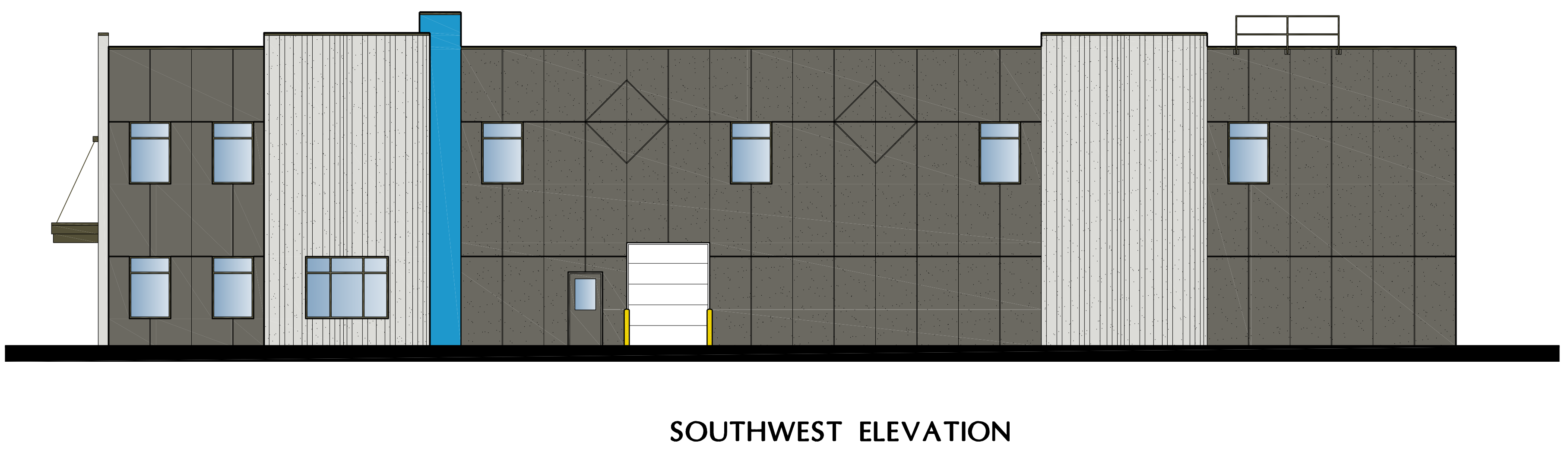
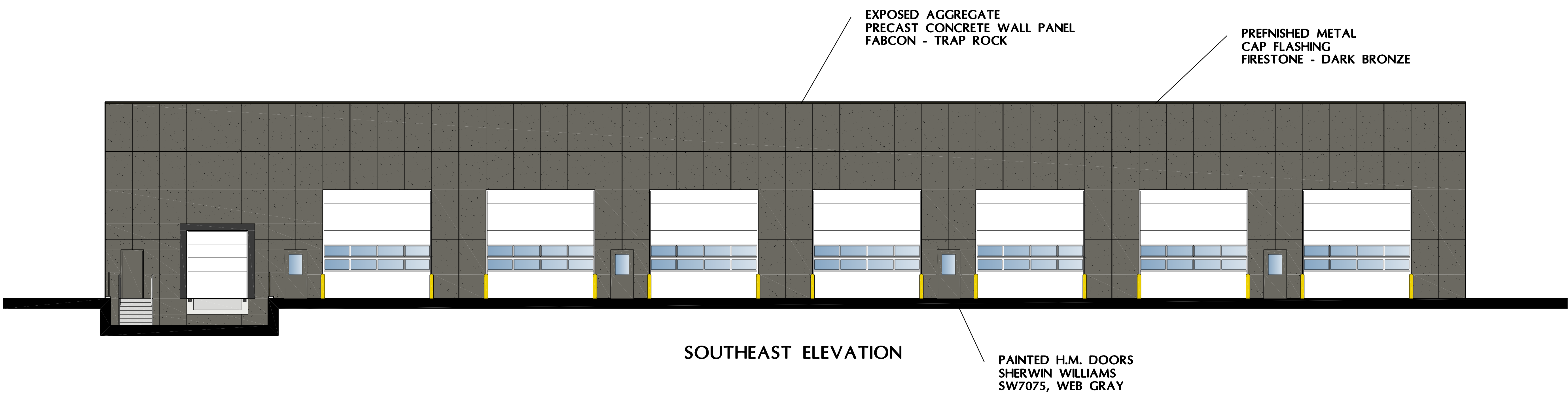


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TELCOM CONSTRUCTION
Dayton, Minnesota

NOTE: THIS DRAWING IS FOR
ILLUSTRATIVE PURPOSES ONLY.
ACTUAL COLORS NEED TO BE
FIELD VERIFIED.



To:	Jon Sevald, Planning	From:	Jason Quisberg, Engineering Nick Findley, Engineering Josh Accola, Engineering
Project:	Telcom Preliminary Plat	Date:	8/26/2025

Exhibits:

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

1. Site Construction Plans for Telcom Construction, Contour Civil Design, dated 8/1/2025, 19 sheets
2. Stormwater Management Report for Telcom Construction, Contour Civil Design, dated 8/1/2025, 270 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 121st Ave or West French Lake Road 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. The standard details appear to be out of date, coordinate with engineering for the current set.

Erosion Control/SWPPP

6. Extend Basin 11P EOF TRM hatching to the bottom of the slope (i.e. to the 914' contour).
7. Provide blanket in areas with slopes in excess of 4:1.
8. As this project moves towards construction the following items shall be included in the SWPPP prior to the start of work:
 - o Contractor information including name, address, and telephone number.
 - o Information for the individual responsible for the erosion control plan.
 - o Time frames and schedule for construction.
 - o Chain of responsibility and certification for SWPPP implementation.

Site Plans

9. Move the proposed fence located within the drainage and utility easement containing the existing sanitary sewer along 121st Ave outside of the easement.
10. The grading utilized along the storm sewer run from CBMH 105 to CBMH 102 may be difficult to maintain with bituminous pavement. It is recommended that a valley gutter is utilized through this area.

Grading /Stormwater

11. Contours (LiDAR is acceptable) should be provided with extents suitable to verify drainage boundaries.
12. While there is a portion of 2S that drains to a ditch bypassing the pond, it appears a much larger area drains to Pond 3P than is shown on the Existing/Proposed Conditions Drainage Map based on contours available from Hennepin County. Please revise subcatchments 2S and 3S to reflect elevation data.
13. The Time of Concentration (Tc) flow path for 2S and 3S on Existing Conditions Drainage Map and calculations need to be adjusted based on updates to drainage area delineation.
14. Outlet and NWL of Pond 3P is modeled as 922.8, although land title survey shows an outlet of 923.3 and a water level of 923.5+/- . Please use 923.3 as NWL and outlet.
15. An 8 inch culvert from Pond 3P is modeled but is not shown on land title survey or existing conditions map. Please provide survey of 8 inch pipe.
16. Top of berm should be 1 foot above the EOF. Please raise top of berm and maintain 1 foot freeboard between HWL and EOF.
17. Draintiles shall not exceed a spacing of 25 feet. Please add additional draintile in filtration basin.
18. Engineered media surface shall be a minimum of two (2) feet above the top of the underdrain. No filter fabric permitted. Choking stone and pea gravel may be used. Currently only 18 inches is provided.
19. Provide MIDS input information. Currently only showing output. Screen shots or electronic MIDS models are acceptable.
20. The proposed FFE is shown 2 ft lower than the other sheets on sheet C3.1. Revise to ensure they are as intended and consistent.
21. Provide the top and bottom of wall spot elevations for the proposed retaining wall.

Watermain/Sanitary Sewer

22. The plans for Dayton Field 2nd Addition, which installed 121st Ave, show a gate valve located on the existing service stub making the proposed valve located at the connection point redundant. Remove the proposed valve.
23. Provide a gate valve outside of the building for the 8" fire service per standard detail SER-07.
24. There are abrupt bends nearing 90-degrees shown along the HDPE forcemain. Ensure bends are in accordance with manufacturer deflection specifications.

August 26th, 2025

Telcom

Jon Sevald

Page 3 of 3

25. With the existing sanitary sewer elevation at the tie in it may be difficult to maintain negative drainage on the forcemain with the crossing separation requirements. Ensure service meets all building, plumbing, and other applicable code.

Other Comments

26. Landscaping is shown within areas graded at 3:1 near the culvert under West French Lake Road. Revise to ensure landscaping is placed within areas with slopes of 4:1 or less.
27. Move any trees or other plantings located within the drainage and utility easement containing the existing sanitary sewer along 121st Ave.

End of Comments

RESOLUTION __-2025

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

**RESOLUTION APPROVING THE PRELIMINARY PLAT OF
DAYTON FIELD 5th ADDITION**

WHEREAS, Roers Ops, LLC (Applicant) has applied for approval of a Preliminary Plat of Dayton Field Fifth Addition; and,

WHEREAS, the unaddressed property is located at PID: 30-120-22-31-0009 legally described as: Outlot A, DAYTON FIELD 4TH ADDITION; and,

WHEREAS, the Planning Commission held a Public Hearing on September 4, 2025. The Planning Commission recommended Approval; and,

PRELIMINARY PLAT

WHEREAS, the Planning Commission held a Public Hearing on September 4, 2025. The Planning Commission recommended Approval of the Preliminary Plat. Consistent with City Code 1002.05, Subd 1(2)(4) *The Commission shall recommend denial of the preliminary plat if it makes any of the following Findings (italics):*

- (a) That the proposed subdivision is in conflict with the City's Comprehensive Plan, Zoning Ordinance, Capital Improvements Program, or other policy or regulation.

Finding: *The 2040 Comprehensive Plan guides the property "Industrial". Goal 13 is to attract and encourage new light industrial, office/industrial, high tech and professional services and maintain and expand existing businesses in Dayton. The Preliminary Plat is consistent with Goals and Policies.*

The property is zoned "I-1 Light Industrial". The intent is to provide for the establishment of manufacturing, warehousing, and office developments. Uses allowed in this district shall be limited to those which can compatibly exist adjacent to retail/service-related uses and residential uses. Uses shall not produce exterior noise, glare, fumes, obnoxious byproducts or wastes, or create no other objectionable impact on the environment.

The Preliminary Plat has no significant impact to the Capital Improvements Program.

- (b) That the proposed subdivision is in conflict with the purpose and intent of this chapter.

Finding: *The proposed subdivision is not in conflict with the purpose and intent of the Subdivision Ordinance.*

- (c) That the physical characteristics of the site, including but not limited to topography, vegetation, susceptibility to erosion, and siltation, susceptibility to flooding, water storage, and retention, are such that the site is not suitable for the type of development or use contemplated.

Finding: *The site is suitable for development.*

- (d) That the site is not physically suitable for the intensity or type of development or use contemplated.

Finding: *The site is suitable for development and industrial use.*

- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial and irreversible environmental damage.

Finding: *The proposed subdivision is not likely to cause substantial or reversible environmental damage.*

- (f) That the design of the subdivision or the type of improvements will be detrimental to the health, safety or general welfare of the public.

Finding: *The subdivision and improvements will not be detrimental to the health, safety or general welfare of the public.*

- (g) That the design of the subdivision or the type of improvement will conflict with easements on record or with easements established by judgment of a court.

Finding: *The subdivision and improvements will not conflict with recorded easements.*

- (h) That the subdivision is premature as determined by the standards of Subsection [1002.03](#) of this section.

Finding: *The subdivision is not premature. The subdivision has adequate drainage, municipal water, regional sanitary sewer, and streets. The subdivision is consistent with the 2040 Comprehensive Plan's purposes and objectives. Public facilities are adequate to serve the proposed subdivision.*

WHEREAS,

NOW, THEREFORE, BE IT RESOLVED, that the City of Dayton City Council Approves the Preliminary Plat of Dayton Field Fifth Addition with the following conditions:

1. The applicants shall submit a petition for vacation of easements on the property prior to, or concurrently with, the submittal of a Final Plat application.
2. The Applicant shall revised plans to be consistent with the City Engineers letter, dated August 26, 2025.
3. The Applicant shall submit an Application for Final Plat approval within one year, consistent with City Code 1002.05, Subd 1(g)(2).

Adopted this 23rd day of September, 2025, by the City of Dayton

Dennis Fisher, Mayor

ATTEST

Amy Benting, City Clerk

Motion by Councilmember _____, Second by Councilmember _____.

RESOLUTION __-2025

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

**RESOLUTION APPROVING THE SITE PLAN AND
CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE AS AN ACCESSORY USE**

WHEREAS, Roers Ops, LLC (Applicant) has applied for approval of a Site Plan and Conditional Use Permit for Outdoor Storage as an Accessory Use; and,

WHEREAS, the unaddressed property is located at PID: 30-120-22-31-0009 legally described as: Lot 1, Block 1, DAYTON FIELD 5th ADDITION; and,

WHEREAS, the Planning Commission held a Public Hearing on September 4, 2025. The Planning Commission recommended Approval; and,

SITE PLAN

WHEREAS, City Code 1001.28, subd 3(a) requires a Final Site and Building Plans to be approved by the City Council prior to the issuance of any permits for new development or building construction/expansion in any non-residential zoning district; and,

WHEREAS, Final Site and Building Plans were reviewed for consistency with City Code 1001.28, Subd 3(2) (content); and,

WHEREAS, Consistent with City Code 1001.28, Subd 3(3), the City Council shall find the following prior to the approval of Final Site and Building Plans (**Findings** in *italics*):

- a. The proposed development is not in conflict with the Comprehensive Plan;

Finding: *The 2040 Comprehensive Plan guides the property “Industrial”. Goal 13 is to attract and encourage new light industrial, office/industrial, high tech and professional services and maintain and expand existing businesses in Dayton. The Site Plan is consistent with Goals and Policies.*

The Site Plan includes a 26,000sf building, 77 parking stalls, and 26,36,584sf of outdoor storage. The Site Plan includes sufficient screening of outdoor storage from adjacently residential zoned property.

- b. The proposed development is not in conflict with the zoning district provisions;

Finding: *The property is zoned I-1 Light Industrial. The intent is to provide for the establishment of manufacturing, warehousing, and office developments. Uses*

allowed in this district shall be limited to those which can compatibly exist adjacent to retail/service-related uses and residential uses. Uses shall not produce exterior noise, glare, fumes, obnoxious byproducts or wastes, or create no other objectionable impact on the environment.

The Site Plan includes a 26,000sf building, 77 parking stalls, and 26,36,584sf of outdoor storage. The proposed use (contractor's yard with accessory outdoor storage) is not in conflict with the zoning district, with issuance of a Conditional Use Permit for outdoor storage.

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

Finding: *The proposed development is consistent with adjacent industrial uses, but for the adjacent zoned mobile home park (unbuilt). The proposed development will maintain existing trees along the common property line with the mobile home park property. Screening will be supplemented by additional trees and chain-link fence with privacy slats.*

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

Finding: *The proposed exterior building material is consistent with City Code 1001.062, subd 1 (building and site performance standards and requirements).*

NOW, THEREFORE, BE IT RESOLVED, that the City of Dayton City Council Approves the Site Plan with the following conditions:

1. The Applicant shall comply with the City Engineer's letter, dated August 26, 2025.
2. The Applicant shall construct the building and site improvements, consistent with Architectural plans dated June 16, 2025, Landscaping plans dated August 1, 2025, and lighting plans dated July 29, 2025.

CONDITIONAL USE PERMIT

WHEREAS, City Code 1001.063, Subd (u) requires a Conditional Use Permit for Outdoor storage as regulated in section 1001.062; and civil plans dated August 1, 2025

WHEREAS, City Code 1001.062, Subd 2(4) includes standards for outdoor storage as an Accessory Use; and,

WHEREAS, City Code 1001.23, Subd 23(3)(e) states; *The approval of a conditional use permit requires that the City Council shall find that conditions can be established to ensure all of the following criteria will always be met: (Findings in italics):*

1. The proposed use is consistent with the Comprehensive Plan and the purpose of the underlying zoning district.

Finding: *The 2040 Comprehensive Plan guides the property "Industrial". Goal 13 is to attract and encourage new light industrial, office/industrial, high tech and professional services and maintain and expand existing businesses in Dayton. The Site Plan is consistent with Goals and Policies.*

2. The proposed use will not substantially diminish or impair property values within the immediate vicinity of the subject property.

Finding: *There is no substantial evidence that the Outdoor Storage will effect property values in the immediate vicinity.*

3. The proposed use will not be detrimental to the health, safety, morals or welfare of persons residing or working near the use.

Finding: *The Outdoor Storage will not be detrimental to persons residing or working near the use.*

4. The proposed use will not impede the normal and orderly development of surrounding property.

Finding: *The Outdoor Storage should not impede development of surrounding property.*

5. The proposed use will not create an undue burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

Finding: *The Outdoor Storage will not create a burden on public services.*

6. The proposed use is adequately screened.

Finding: *The Outdoor Storage is adequately screened, compliant with City Code*

7. The proposed use will not create a nuisance, including but not limited to odor, noise, vibration or visual pollution.

Finding: *The Outdoor Storage will not create a public nuisance.*

8. The proposed use will provide adequate parking and loading spaces, and all storage on the site is in compliance with this Subsection.

Finding: *The Outdoor Storage is consistent with City Code 1001.062, Subd 2(4).*

9. The proposed use will protect sensitive natural features.

Finding: *The Outdoor Storage will protect sensitive natural features. Bituminous surfaced outdoor storage will include curb & gutter. Gravel surfaced outdoor storage will include curb & gutter on two sides, and about 50'+ native seed buffer between outdoor storage and the wetland.*

10. The City Council may attach conditions to the permit, as it may deem necessary in order to lessen the impact of a proposed use, meet applicable performance standards and to promote health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, that the City of Dayton City Council Approves the Conditional Use Permit for Outdoor Storage as an Accessory Use with the following conditions:

3. Outdoor Storage shall be adequate screened a minimum of 8' in height at the time screening is installed, consistent with City Code 1001.062, Subd 2(4)(b). Ground surface material shall be consistent with civil plans, dated August 1, 2025 (e.g. 26,336sf on bituminous surface, and 10,248sf on Class 2 aggregate surface).
4. The Applicant shall comply with the City Engineer's letter, dated August 26, 2025.

Adopted this 23rd day of September, 2025, by the City of Dayton

Dennis Fisher, Mayor

ATTEST

Amy Benting, City Clerk

Motion by Councilmember _____, Second by Councilmember _____.