



ECONOMIC DEVELOPMENT AUTHORITY MEETING

October 21, 2025 at 5:00 PM

City Hall Council Chambers – 450 Virginia Avenue, Long Lake, MN 55356

AGENDA

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Approve Agenda**

4. **Consent Agenda**

[A.](#) Approve Minutes of September 16, 2025 EDA Meeting

5. **Open Correspondence**

NOTE: Open Correspondence is an item on the agenda during which the public may address the EDA. **No formal action is taken by the EDA** and comments shall be limited to five minutes or less. *Open Correspondence comments may also be emailed to City staff by 12:00 noon on the date of the meeting.*

6. **Regular Business**

[A.](#) Review of Concept Proposal for 1905 Wayzata Boulevard W - Scooter's Coffee

7. **Other Business**

8. **Adjourn**



MINUTES
Economic Development Authority
September 16, 2025

CALL TO ORDER

The Economic Development Authority meeting was called to order at 6:04 pm.

Present: Chair: Jahn Dyvik; Vice Chair: Mike Feldmann; Board: Tim Hultmann, Deirdre Kvale, and Charlie Miner

Staff Present: City Administrator/Executive Director: Scott Weske; Finance Director: Amanda Nowezki; and City Clerk: Jeanette Moeller

Absent: Todd Newcomer (with prior notice) and Sahand Elmtalab

PLEDGE OF ALLEGIANCE

SELECTION OF EDA CHAIR AND VICE-CHAIR POSITIONS FOR 2025

A motion was made by Kvale, seconded by Miner, to appoint Jahn Dyvik as EDA Chair and Mike Feldmann as EDA Vice-Chair for 2025. Ayes: all.

APPROVE AGENDA

A motion was made by Miner, seconded by Feldmann, to approve the agenda as presented. Ayes: all.

OPEN CORRESPONDENCE

No one was in attendance to address the EDA during Open Correspondence.

BUSINESS ITEMS

A. Recommendation to City Council Regarding Reappointment of Economic Development Authority Member Tim Hultmann

City Clerk Moeller reviewed the procedure for an EDA member with an expiring term to request consideration of reappointment, and noted that Tim Hultmann had submitted an email asking to be reappointed to continue to serve another term on the EDA. She recalled that there had been some discussion in the past about the need for the EDA's bylaws to be updated a bit, and indicated staff would support revisiting the bylaws at a future EDA meeting. She noted that she would like for a future amendment to the bylaws to potentially extend the term length for the Board's resident-at-large positions beyond the short two-year period.

A motion was made by Dyvik, seconded by Feldmann, to recommend the City Council reappoint Tim Hultmann to serve as a resident at large member on the Economic Development Authority for a term effective through December 31, 2026. Ayes: all.

Chair Dyvik expressed his appreciation to Boardmember Hultmann for his continued interest in serving the City and added that he had previously served as Mayor, Councilmember, and Planning Commission member in addition to serving on the EDA.

B. Decertification of Tax Increment Financing District No. 1-6 of the City of Long Lake

Finance Director Nowezki introduced Jason Aardsvold from Ehlers. Mr. Aardsvold was in attendance to describe the TIF District decertification process and answer EDA member questions.

Jason Aardsvold, Ehlers, reported that TIF District 1-6 had completed its obligations, and as required by State law, the City must now take action to decertify the District. He noted that effectively the decertification is the City 'turning off' the District because it's life was completed and it had paid for the things that it was supposed to pay for. He explained that there is a fund balance within the District, and calculations will determine what the City would be able to keep and use for other projects. He indicated that Ehlers' initial calculations show that the City will be able to keep around \$350,000 to be used for certain eligible projects associated with development. The remainder of the fund balance would go back to the County for redistribution to the City, County, and school district. The portion returned from the County would be clean, non-incremental dollars, and the City could use those funds without restriction. He mentioned that the current estimate was that the City would get about \$275,000 of the redistributed funds. He briefly reviewed the tax capacity captured in this District and how this could help the City offset the tax levy and tax rate for future budget years. He answered EDA questions related to TIF Districts, tax capacity, and how the funds can be used within the City.

A motion was made by Kvale, seconded by Feldmann, to adopt Resolution No. 2025-32 approving the decertification of Tax Increment Financing District No. 1-6 of the City of Long Lake. Ayes: all.

OTHER BUSINESS

No other business was discussed.

ADJOURN

Hearing no objection, Chair Dyvik adjourned the meeting by general consent at 6:27 pm.

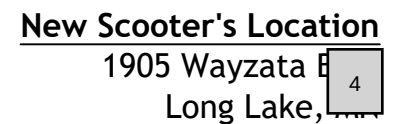
Respectfully submitted,
Jeanette Moeller, City Clerk

Section 6A.

TEST FIT



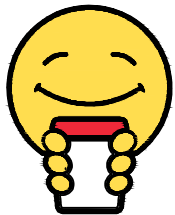
DATE:
9/15/2025



PRELIMINARY SITE PLAN
SCOOTER'S COFFEE

PROPERTY AREA: 20,547 SQ. FT. (.47 ACRE)
BUILDING AREA: 664 SQ. FT.
EMPLOYEE PARKS: 7
STACKING: 10
LAYOUT: 01
DESIGNER: MW
OWNER: ADAM DRISCOLL

Section 6A.



SCOOTER'S COFFEE
11808 Miracle Hills Dr.
Omaha, NE 68154



REVISION:
1A

DATE:
9/15/2025



New Scooter's Location
1905 Wayzata Blvd
Long Lake, MN 55040



To: City of Long Lake
 From: Hannah Rybak, City Planner
 Date: October 15, 2025
 Request: Review of Scooter's Coffee Concept Plan for 1905 West Wayzata Blvd. & Steps for Potential Development

Zoning District: B-2 General Business, Shoreland Overlay District

Future Land Use: Downtown Village Mixed Use

Use:

Restaurant with drive-thru – permitted

Outdoor seating (if proposed) - conditional use

Zoning Requirements:

	B-2 District Requirements	Proposed
Lot area	10,000 SF	20,469 SF
Lot width	100 FT	125 FT
Front setback	35' min	47'
Corner side setback (also "front")	35' min	36'
North side setback	5' min	43' 5"
Rear setback	5' min	~79'
Height	35' max.	Not provided, likely compliant
Parking/Drive Aisle setback	10' ROW	Lake St.: 11' Wayzata Blvd: 16'

Access:

- One-way access throughout the site, coming in from Wayzata Blvd. W. Vehicles will either enter the parking spaces or the drive-thru lane. Vehicles utilizing the parking spaces will continue through the site and exit at Lake St. (exit only). Vehicles utilizing the drive-thru will proceed around the building and exit from the Wayzata Blvd. access point (in/out access point).
- Wayzata Blvd. W access is 32 feet wide (min width is 24 feet two-way)
- Lake St. access is 20 feet wide (max width is 24 feet for one-way access)
- 20' access aisle (min width is 16 feet)
- 45-degree parking spaces (min dimensions are 12 x 18)

Required parking spaces:

- Total building area - 664 SF
 - **ESTIMATE**
 - Exclude 20% for storage/non kitchen areas – 132.8
 - Estimated kitchen area- 531.2
- Restaurants: One (1) space for every two seats or one space for each (40) square feet of gross floor area of dining and bar area and **one (1) space for each (80) square feet of kitchen area.**
- Drive Thru: Five (5) stacking spaces for the first pick-up window and two (2) stacking spaces for each additional window.
- Required Parking: estimated 7 spaces
 - Parking Provided: 7 spaces
- Required Stacking: 5 spaces
 - Stacking Provided: 10 spaces

Landscaping Requirement

- 1 tree per 4 parking spaces
 - 2 trees required

Drive-Thru Menu Board Requirements

Drive-Through Menu Boards. Two menu boards per restaurant use are allowed with a permitted drive-through facility, subject to the following conditions:

- i. The main menu board shall not exceed 36 square feet in surface area or eight feet in height from grade to the top of the sign.
- ii. A second smaller menu board is permitted to be located prior to the main menu board and adjacent to the drive-through aisle within view of drive through customers. If a second menu board is used, the main menu boards shall be reduced to 32 square feet. The smaller menu board shall not exceed six (6) square feet in surface area or four (4) feet in height. This menu boards shall provide a selection of menu items and shall not be used primarily for graphics or advertising.
- iii. The menu boards shall be of the same style and color, single-sided and oriented in such a manner so that the boards provide information to the patrons using the drive-through facility only.
- iv. Product advertising shall not be attached to any menu board in excess of the maximum size allowed.
- v. Menu boards must not be audible from any adjacent residential or residentially zoned properties and comply with all City noise regulations.

Engineering Considerations

1. MCWD permitting requirements and Long Lake Stormwater Code may dictate treatment of stormwater or rate control of stormwater on site.
2. Connections to sanitary sewer and water services to be verified.
3. Existing subgrade conditions to be reviewed for any existing debris or contamination.

4. Soil borings will be required to determine on-site soil conditions and any possible necessary corrections.
5. Potential need for a traffic study.
6. Turning movements should be submitted for vehicles navigating the site. Vehicles should include passenger vehicles, delivery trucks, fire trucks, waste haulers, etc.
7. Snow storage will need to be handled by the owner and a plan communicated to the City.
8. Any retaining walls 4ft in height or taller would need to be designed by a structural engineer licensed in the state of Minnesota.
9. Coordination with Hennepin County likely necessary if changes are made to the frontage along Wayzata Blvd / CSAH 112 or if any work is proposed within the County right of way.

Potential Required Approvals

1. Village Design Guidelines review
2. Conditional use permit for outdoor seating, if proposed
3. Variance request(s), if necessary