

City of Pine Island
Planning and Zoning Commission Agenda
Tuesday, February 10th, 2026
7:00 PM
Second Floor – City Hall
250 South Main Street

- I. Call to Order
- II. Pledge of Allegiance
- III. Approve Minutes of January 13th, 2026 Regular Meeting
- IV. Review Preliminary Plat - Pine Prairie Third
 - a. Public Hearing
 - b. Vote for Recommendation
- V. Adjourn

City of Pine Island
Planning and Zoning Commission
Minutes
Tuesday, January 13th, 2026
7:00 P.M. – City Hall

Meeting called to order at 7:00 P.M. by Grant Friese

Present: Grant Friese, Brad Rehling, Curt Njus, Loren Johnson, Chris Carter

Absent: None

Also Present: Stephanie Pocklington- City Clerk, Steven Scheevel- Deputy City Administrator, Elizabeth Howard- City Administrator, Craig Britton- Widseth Engineer, Mitch Massman- EDA Director, Todd Robertson- Public Works Director, Jared Olson, Peter Fitzgerald, and Tim Maher from Ryan Companies, Vernon Pahl- Council Liaison, Sheriff Kelly, SGT Sullivan, Deputy Disbrow, Deputy Sell- Goodhue County Sheriff Office, Residents- Rodney Lanners, Dave & Rosanne Boser, Reverend David & Aubree Derksen, Mike & Janice Prescher, Mary Bakeberg, Leslie & Sue Schliep, Kathy & Greg Bakken, Adam Gillard, Jeremy McNamara, Darcie & Loren Simpson, Rachel Clementson, Monica Brockway, Jim & Geri Watson, Eric Zimmerman Zuckerman, Patrick Pike, Toby Halladay, and others that did not sign in.

Pledge of Allegiance was recited.

III. Approve Minutes of December 9th, 2025, Regular Meeting

Motion by Curt Njus and seconded by Chris Carter to approve the December 9th, 2025, Regular Meeting Minutes. Approved 5-0-0

IV. Review Rezone Application

Deputy City Administrator, Steven Scheevel presented the application for a rezone to the planning commission. Scheevel explained that all land annexed into city limits is zoned agricultural by default and provided the differences between light and heavy industrial, giving examples of why light industrial is the chosen rezone request.

Brad Rehling made a motion to open the public hearing for the rezone from AG to I-2 (Light Industrial) and Chris Carter seconded. Public hearing opened for public comments at 7:10pm.

Rodney Lanners stated that I-2 is not an appropriate designation due to the amount of energy needed and requested a I-1 (Heavy Industrial) designation be considered.

Loren Simpson requested a moratorium be put in place to pause the project. Simpson stated that due to the hours of operation and energy use this should be I-1.

Reverend David Derksen stated that due to the high voltage use this project does not conform to the I-2 zoning without a conditional use permit.

With no further public comment, Loren Johnson made a motion to close the public hearing for the rezone from AG to I-2 and Curt Njus seconded. The public hearing closed for public comment at 7:17pm.

City Administrator Elizabeth Howard stated that a CUP request is next on the agenda and that City Attorney Bob Vose approved the zoning to I-2.

With no further discussion, Brad Rehling made a motion to recommend approval of the rezone request from AG to I-2 and Curt Njus seconded. Approved 5-0-0

V. Review Conditional Use Permit & Final Development Plan - Pine Island Industrial

City Administrator, Elizabeth Howard presented the application and information to the commissioners. Howard stated that the exemption of the noise ordinance for testing and maintenance was removed, and the developer has stricter guidelines for noise.

City Engineer, Craig Britton stated that work in the right of way will be permitted through MnDOT.

Commissioner, Grant Friese stated that the city is retaining more control with the planned unit development.

Howard stated the city could just add "Data Center" as an allowable use to the zoning code, however with a PUD and CUP (Planned Unit Development and Conditional Use Permit) the city retains complete control over development.

Curt Njus made a motion to open the public hearing for the Conditional Use Permit and Final Development Plan- Pine Island Industrial and Loren Johnson seconded. Public hearing opened for public comments at 7:31 pm.

Rodney Lanners inquired if Ryan Companies has answered questions regarding electricity use and stated that an air-cooled system is more complex and needs further explanation. Lanners questioned the low frequency noise; the type of generators proposed and requested an Environmental Impact Analysis.

Aubree Derksen stated that the PUD and CUP need to be done correctly to give residents what they want. Derksen stated that following recommendations is not unreasonable and choosing to ignore the options is choosing to inflict harm. Derksen then stated that the commissioners are guilty of the next teen suicide, stating that blood is on their hands.

Reverend David Derksen referenced the Shawshank Redemption and requested a pause on the project until questions are answered. Derksen pleaded with the board to not rubber stamp this project through and to consider repercussions of health hazards, and businesses during peak energy usage.

With no further public comment Brad Rehling made a motion to close the public hearing and Chris Carter seconded. Public Hearing closed for public comment at 7:39 pm.

Commissioner Grant Friese inquired if the public concerns have been reviewed. Friese further requested staff touch on the following concerns: energy use, chemical disposal, Environmental Impact Analysis, and low frequency noise.

Howard explained that a closed loop air cooled system consists of tubes that are filled with water, sealed and the water is cooled by air. Once sealed, the water remains in the tubes unless there is a leak. Xcel Energy spoke with council about back up generators, however the developer needs to apply at the state level.

Britton explained the chemical disposal stating the system would be flushed into holding tanks and disposed of offsite, the City may be able to take some waste into the local system. Britton stated that the Environmental Impact Analysis was completed in September of 2025. Britton further stated that the state does not currently regulate low frequency noise and the developer will use the MPCA guidelines and is currently investigating noise dampening strategies. At this time the city does not know what the power usage would be and the Public Utilities Commission regulates that.

Commissioner Curt Njus inquired if the city is authorized to issue fines if conditions are not met. Howard stated that if conditions are not met, the city can issue fines and revoke the conditional use permit.

With no further discussion Loren Johnson made a motion to recommend approval of the Conditional Use Permit and Final Development Plan for Pine Island Industrial and Brad Rehling seconded. Approved 5-0-0

VI. Review Final Plat- Pine Island Industrial

Deputy City Administrator, Steven Scheevel spoke about the application and the changes made from the preliminary plat.

Widseth Engineer, Craig Britton reviewed the twelve conditions required before the final plat can be recorded with the commissioners.

With no further discussion Curt Njus made a motion to recommend approval of the final plat for Pine Island Industrial to include the twelve conditions listed in the packet and Brad Rehling seconded. Approved 5-0-0

VII. Adjourn

With no further business Curt Njus made a motion to adjourn and Grant Friese seconded. Meeting adjourned at 8:05 pm. Approved 5-0-0

Respectively Submitted,
Stephanie Pocklington
City Clerk



DATE: February 10th, 2026
AGENDA ITEM: IV
SUBJECT: Preliminary Plat – Pine Prairie 3rd
ORIGINATING DEPT: Administration
PREPARED BY: Steven Scheevel, Deputy City Administrator
REQUEST FOR ACTION: Review Preliminary Plat and Issue Recommendation

Commissioners,

The city received an application for preliminary plat from Bigelow Homes on January 5th 2026. This application proposes the platting of Pine Prairie Third on approximately 13.8 acres. The property is currently zoned Agricultural (AG) but the city is anticipating a rezone application requesting the appropriate zoning district change.

Per Pine Island City code section 12.20 subd. 4 (C) states the planning commission shall hold a public hearing and recommend such action or conditions relating to plat applications. In accordance with that same section of city code notice of this public hearing has been published in the official newspaper at least ten (10) days prior to the hearing. Written notification of the hearing has also been mailed at least ten (10) days prior to all owners of land within three hundred and fifty feet (350') of the boundary of the property in question.

Attached to this staff report are engineering comments produced by WiDSETH that include conditions for approval of the preliminary plat. The following administrative and engineering conditions should be considered in the recommendation regarding the proposed Pine Prairie Third subdivision.

Conditions of approval:

1. The review of all survey and title work by the city attorney and the issuance of a plat opinion.
2. Submission and approval of an appropriate zoning amendment.

Staff recommends approval of the preliminary plat subject to the administrative and engineering conditions contained within this report and the attached WiDSETH report.

Respectfully Submitted,

Steven Scheevel

Deputy City Administrator

February 6, 2026

Elizabeth Howard, City Administrator
City of Pine Island
250 South Main Street, PO Box 280
Pine Island, MN 55963

Rochester
3777 40th Avenue NW
Suite 200
Rochester MN 55901
507.292.8743
Rochester@Widseth.com
Widseth.com

RE: Pine Prairie Third - Preliminary Plat Review Comments

Dear Elizabeth,

The following comments are pursuant to our review of the preliminary plat for the proposed Pine Prairie Third subdivision, dated December 18, 2025. The proposed subdivision consists of 28 single family residential lots and is an extension of Elk Run Drive SE on the east and north ends of the Pine Prairie Second subdivision that was platted in 2023. The proposed lots vary in width and depth, but generally have an 80 ft – 85 ft frontage and 120 ft to 125 ft depth.

Report and Recommendation: Pursuant to Section 12.21, Data for Preliminary and Final Plats, of the City of Pine Island Subdivision Regulations, the following are Staff's suggested conditions of approval and recommendations.

Proposed Preliminary Plat Conditions of Approval:

The approved preliminary plat shall include the applicable information as outlined in Section 12.21 of the City Code, Data for Preliminary and Final Plats. In addition to the required preliminary plat information, the developer shall;

1. Provide up to an additional 10 ft of an Outlot and/or easement on the east side of Outlot B, Pine Prairie Second for a future path to connect the sidewalk along Elk Run Drive SE to the school property. The current width of Outlot B, Pine Prairie Second is 30 ft.
2. Prior to the application of the Final Plat, a Zoning Map Amendment is required to rezone the designated property from AG to R-1 as indicated on the preliminary plat. City Staff's preference is to rezone the remainder of the property owned by Bigelow Homes, LLC east of New Haven Road NW and north of Elk Run Drive SE to R-1.
3. Prior to the application of the Final Plat, a submittal of a new Certificate of Survey pursuant to 12.21 Subd. 1 B, of the Pine Island Subdivision Ordinance, is required showing the following:
 - a. Label the area in square feet and acres of the outside boundary of the parcel of land to be platted.
 - b. Easements of record should be shown. Verify location of existing easements and utilities.

4. Per Section 12.21 Subd. 1, C, (3) and prior to application for the Final Plat:
 - a. A geotechnical report shall be submitted for staff review.
 - b. An updated Preliminary Plat with a scale of 1-inch to 100-feet (1:100) showing the property lines of adjoining unsubdivided or subdivided land, within three hundred fifty feet (350'), including all contiguous land owned or controlled by the subdivider and/or owner.
 - c. An updated preliminary plat showing, or labeling, the acreage of each outlet.
5. Per Section 12.21 Subd. 2, and prior to application for the Final Plat:
 - a. Provide construction cost estimates for all required basic improvements.
6. Per Section 12.21 Subd. 3, entitled Engineering Standards for Final Grading, Development and Erosion Control, and prior to application for the Final Plat, the applicant shall provide information as outlined in items a) through i).
7. Submit final grading, utility and erosion control plans along with necessary supplementary information for City review with the final plat application.
8. Address City review comments provided on the preliminary grading, utility and stormwater management plan prior to the final plan submittal.
9. Prior to recording of the final plat, the applicant shall be required to enter into a development agreement providing construction of the public improvements necessary to serve the proposed subdivision.
10. Prior to recording the Final Plat, dedication of a portion of the buildable land in the proposed subdivision as required in section 12.30 subd. 9 letter H & I, of the Pine Island Subdivision Regulations, for conservation purposes or for public use as parks/recreational facilities as defined and outlined in Minnesota statutes section 471.191, playgrounds, trails, wetlands, or open space; provided that the City may choose to accept an equivalent amount in cash for part or all of the portion required to be dedicated based on the fair market value of the land at the time of final approval (Required Park Dedication = $0.008 \times 3.05 \times 28 = 0.68$ acres or 29,621 SF). Regarding Parkland Dedication, in previous discussions with the developer, they have expressed interest in making payment in lieu of dedicating land. City staff should review this request with the Planning & Zoning Commission and Council.

Recommendation: City Staff is recommending approval of the Preliminary Plat submittal pursuant to the conditions listed and referenced above. The Planning Commission shall review and make a recommendation to the City Council for their formal approval or denial.

Review Comments on Preliminary Plans:

1. A Drainage Plan is required, with a narrative, including the configuration of drainage areas and calculations.

2. The Drainage Plan should show the location of all existing storm sewer facilities, including pipes, manholes, catch basins, stormwater basins, swales, and drainage channels within one hundred and fifty feet (150') of the property. Existing pipe grades, rim and invert elevations, and normal and high-water level elevations shall be included.
3. Details for each measure to be incorporated into the Storm Water Pollution Prevention Plan (SWPPP) shall be included.
4. The Utility Plan requirements include the following: Location and size of existing sewers, water mains, culverts or other underground facilities within the tract and to one hundred and fifty feet (150') beyond the property. Such data as grades, invert elevations, and locations of catch basins, manholes and hydrants shall also be shown.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Britton". The signature is written in a cursive, flowing style.

Craig Britton, PE

CITY OF PINE ISLAND
NOTICE OF PUBLIC HEARING
Planning & Zoning Commission – Tuesday February 10th, 2026 at 7:00 PM
Second Floor Pine Island City Hall

Notice is hereby given that the Planning Commission of the City of Pine Island, MN will hold a public hearing on the above date and time to consider a Preliminary Plat Application for the proposed Pine Prairie Third as depicted and described below.



LEGAL DESCRIPTION:

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 108 NORTH, RANGE 15 WEST, OLMSTED COUNTY, MINNESOTA,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 2, PINE PRAIRIE
SECOND, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AT THE
OLMSTED COUNTY RECORDER'S OFFICE; THENCE ON AN ASSUMED
BEARING OF NORTH 89°49'08" EAST 6.85 FEET TO A POINT ALONG THE
NORTH LINE OF LOT EAST 6.85 FEET TO A POINT ALONG THE NORTH LINE

OF LOT 7 OF SAID BLOCK 2, PINE PRAIRIE SECOND (THE NEXT SEVEN COURSES ARE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID PLAT OF PINE PRAIRIE SECOND); THENCE NORTH 66°19'08" EAST 91.05 FEET; THENCE SOUTH 23°40'52" EAST 91.05 FEET; THENCE SOUTH 23°40'52" EAST 95.00 FEET; THENCE NORTH 66°19'08" EAST 149.11 FEET; THENCE SOUTH EAST 149.11 FEET; THENCE SOUTH 23°40'52" EAST 205.65 FEET; THENCE SOUTH 46°37'54" EAST 113.32 FEET; EAST 205.65 FEET; THENCE SOUTH 46°37'54" EAST 113.32 FEET; EAST 113.32 FEET; THENCE SOUTH 66°19'08" WEST 145.67 FEET; THENCE SOUTH 00°28'16" WEST WEST 145.67 FEET; THENCE SOUTH 00°28'16" WEST WEST 165.94 FEET; THENCE SOUTH 89°31'44" EAST 267.45 FEET; THENCE NORTH EAST 267.45 FEET; THENCE NORTH 06°29'48" EAST 336.44 FEET; THENCE NORTH 66°19'08" EAST 166.41 FEET; EAST 336.44 FEET; THENCE NORTH 66°19'08" EAST 166.41 FEET; EAST 166.41 FEET; THENCE NORTH 24°35'40" EAST 25.57 FEET; THENCE NORTH 00°08'59" EAST EAST 25.57 FEET; THENCE NORTH 00°08'59" EAST EAST 665.63 FEET; THENCE NORTH 89°47'21" WEST 741.37 FEET; THENCE SOUTH WEST 741.37 FEET; THENCE SOUTH 00°10'52" EAST 429.34 FEET; THENCE SOUTH 89°49'08" WEST 26.00; THENCE EAST 429.34 FEET; THENCE SOUTH 89°49'08" WEST 26.00; THENCE WEST 26.00; THENCE SOUTH 00°10'52" EAST 180.00 FEET TO THE POINT OF BEGINNING. EAST 180.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.81 ACRES, MORE OR LESS.

Properties mailed noticed within 350'

Primary Taxpayer	Secondary Taxpayer	Address
BAKER,JADEN	BAKER,BRANDON	2105 ELK RUN DR SE PINE ISLAND
BANKS,JESSE B	BANKS,CARLY J	2109 ELK RUN DR SE PINE ISLAND
BENDIX,DANNY	BENDIX,EMILY	2203 ELK RUN DR SE PINE ISLAND
BIGELOW & LENNON CONSTRUCTION LLC		2215 ELK RUN DR SE PINE ISLAND
BIGELOW HOMES LLC		4131 26 ST NW STE 2 ROCHESTER MN 55901
BURKE,MICHAEL R	BURKE,KIMBERLY A	2415 ELK RUN DR SE PINE ISLAND
CASTLEWOOD HOMES INC		1606 BLUE STEM AVE SE PINE ISLAND
DAVIS,ALEXANDER K	LEGER DAVIS,FRANCOISE T	13002 NEW HAVEN RD NW PINE ISLAND
DOWNIE,MICHAEL R	DOWNIE,WHITNEY A	2016 ELK RUN DR SE PINE ISLAND
DUTTON TRUSTEE,MICHAEL H	DUTTON TRUSTEE,THERESE M	2305 ELK RUN DR SE PINE ISLAND
FAHRENDHOLZ,JAMIE	FAHRENDHOLZ,JESSI CA	2012 ELK RUN DR SE PINE ISLAND
HASSLER,MICHAEL		13006 NEW HAVEN RD NW PINE ISLAND MN 55963
INDEPENDENT SCHOOL DISTRICT NO 255		2104 ELK RUN DR SE PINE ISLAND
KLEINSCHMIDT,DAVID		2214 ELK RUN DR SE PINE ISLAND
KRUSER,ELLEN	KRUSER,STEVEN	2423 ELK RUN DR SE PINE ISLAND
LEITZEN,MARK	LEITZEN,GARY	4019 HWY 14 W ROCHESTER MN 55901
MCCONNELL,KENZIE	MCCONNELL,RYAN	2411 ELK RUN DR SE PINE ISLAND
MED CITY BUILDERS RCTV LLC		2017 ELK RUN DR SE PINE ISLAND
MILLER,ROMAINE J	MILLER,MARGARET MARY	2313 ELK RUN DR SE PINE ISLAND

Properties mailed noticed within 350'

NIKA,LAB		2013 ELK RUN DR SE PINE ISLAND
O'REILLY,CARTER	MONOSMITH,LAUREN	2419 ELK RUN DR SE PINE ISLAND
OTT,ANDREA	OTT,BRAYDEN	2113 ELK RUN DR SE PINE ISLAND
SCHAEFER,WILLIAM	SCHAEFER,JUDITH	2100 ELK RUN DR SE PINE ISLAND
SCHUTZ,TIMOTHY		2407 ELK RUN DR SE PINE ISLAND
SETH FRIESE CONSTRUCTION LLC		2404 ELK RUN DR SE PINE ISLAND
SUMMEY,AVERIE		2112 ELK RUN DR SE PINE ISLAND
VAN HOVE,REED	VAN HOVE,TAMMY	2108 ELK RUN DR SE PINE ISLAND
WALTERS,DEBORAH L	WALTERS,STEPHEN H	2117 ELK RUN DR SE PINE ISLAND
WOODBURN,TIMOTHY JON	WOODBURN,KRISTINA	2101 ELK RUN DR SE PINE ISLAND



CITY OF PINE ISLAND
 250 South Main Street – PO Box 280
 Pine Island, MN 55963
www.pineislandmn.com
 Phone: (507)356-4591
 Fax: (507)356-8230

PRELIMINARY PLAT APPLICATION

Preliminary Plat Information can be found in city code Sec. 12.20-12.21

CHECKLIST OF MATERIALS REQUIRED FOR PRELIMINARY PLAT APPROVAL	
1.	Application Completed
2.	\$3,000 Application fee
3.	Required Documents listed in <u>City Code Sec. 12.21 Subd. 1</u>

FILL IN ALL BLANKS. WRITE N/A IF A QUESTION DOES NOT APPLY

STEP 1. APPLICANT AND PROPERTY INFORMATION

1. First Name Bigelow Homes LLC - Tony		2. Last Name Bigelow	
3. Primary Telephone Number 507-529-1161		4. Type of Phone: <input type="checkbox"/> Cell <input checked="" type="checkbox"/> Business <input type="checkbox"/> Home <input type="checkbox"/> Other	5. Email Address tony@bigelowhomes.net
6. Site Address East & North of Pine Prairie Second		7. Current Zoning District Ag	
8. Parcel ID 85.03.31.085551		9. Mailing Address (if different than above) 4131 26th St NW Suite 2, Rochester, MN 55901	
10. Please send official notices relating to this application to: <input type="checkbox"/> Mailing Address <input checked="" type="checkbox"/> Email		11. Role of person completing application: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Officer <input type="checkbox"/> Partner <input type="checkbox"/> Manager <input type="checkbox"/> Agent for the Owner <input type="checkbox"/> Other _____	

STEP 2. SUBDIVISION INFORMATION

1. Name of Subdivision: Pine Prairie Third
2. Name of Developer: Bigelow Homes LLC
3. Existing use of property: Ag - row crops
4. No. of Proposed lots: 28 single family homes and 1(one) outlot
5. No. of phases for completed subdivision: 1
6. Proposed Zoning District(s): R-1



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7. Provide all required Documents listed in City Code Sec. 12.21 Subd. 1

- | | |
|---|--|
| <input type="checkbox"/> Proof of Ownership | <input type="checkbox"/> Certificate of Survey |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Supplementary Information |
| <input type="checkbox"/> Preliminary Grading Plan | <input type="checkbox"/> Preliminary Utility Plan |

STEP 3. REVIEW AND VARIFICATION

The information collected and required as part of this application will be used to determine eligibility for a City of Pine Island License or Permit. Disclosure of this information is voluntary. It is not legally required to provide requested data, however, failure to do so may mean the City of Pine Island is unable to process this application. All information contained in this application is public information upon submission pursuant to the Government Data Practices Act, Minnesota Statutes Chapter 13. Individuals have the right to see and obtain copies of the data maintained on them, including private data, and also have the right to be told the contents and meaning of the data, and to contest the accuracy and completeness of the data.

A SIGNATURE VERIFYING THE OVERALL ACCURACY AND COMPLETENESS OF THIS APPLICATION BY THE OWNER, PARTNER, OR OFFICER IS REQUIRED IN ORDER TO PROCESS THIS APPLICATION

I, (print name) Troy Bigelow, agree I will strictly comply with all the laws of the State of Minnesota and all ordinances of the City of Pine Island, and understand I can review all City ordinances on the City website or in the City Clerk's Office. I hereby certify that I have read and understand every question in this application and that the answer to every question is true to my knowledge, information and belief. I further understand that the giving of false information as part of this application, regardless of when it is discovered, and/or failure to give required pertinent information can constitute cause for denial.

This application to the best of my knowledge meets the requirements set forth in City Code, Chapter 12, Sec. 12.20-12.21

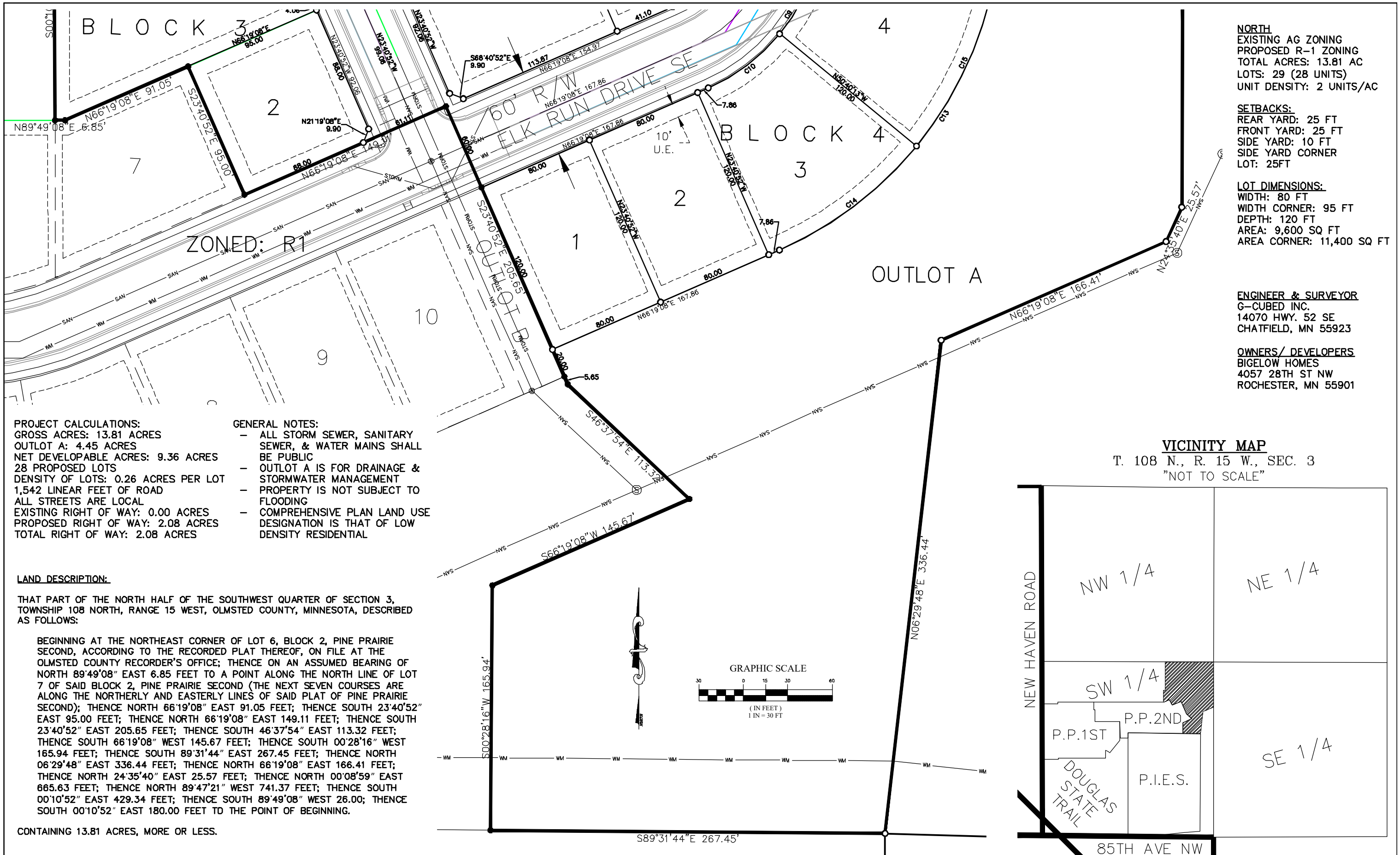
Signature of Applicant Troy Bigelow

Date 12/23/25



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 250 South Main Street – PO Box 280
 Pine Island, MN 55963
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 Phone: (507)356-4591
 Fax: (507)356-8230

FOR CITY STAFF USE ONLY	
1. Is the application filled out in it's entirety? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (What is needed to complete the application?)	
2. Received by: S.Scheevel	3. Date Received: 1/5/2026
4. Deadline: 5/5/2026	5. \$3,000 Fee Paid: Yes - 1/5/2026
5. Dates of Publication: 1/28/2026 & 2/4/2026	6. Paper of Publication: Zumbrota News Record
7. Notices mailed on: 1/23/2026	8. Mailed by: S. Scheevel
9. Property Taxes, assessments, interest, city utilities are current: Yes	
10. Date of Planning Commission Meeting: 2/10/2026	
11. Approved or Denied: (reason for denial):	
12. Date of Council meeting: 2/17/2026	
13. Approved or Denied: (reason for denial):	
14. Application Extension Information (if applicable):	
15. Reported to County on (Other Information):	
16. Applicant notified (date, method, staff member):	



NORTH
 EXISTING AG ZONING
 PROPOSED R-1 ZONING
 TOTAL ACRES: 13.81 AC
 LOTS: 29 (28 UNITS)
 UNIT DENSITY: 2 UNITS/AC

SETBACKS:
 REAR YARD: 25 FT
 FRONT YARD: 25 FT
 SIDE YARD: 10 FT
 SIDE YARD CORNER LOT: 25FT

LOT DIMENSIONS:
 WIDTH: 80 FT
 WIDTH CORNER: 95 FT
 DEPTH: 120 FT
 AREA: 9,600 SQ FT
 AREA CORNER: 11,400 SQ FT

ENGINEER & SURVEYOR
 G-CUBED INC.
 14070 HWY. 52 SE
 CHATFIELD, MN 55923

OWNERS/ DEVELOPERS
 BIGELOW HOMES
 4057 28TH ST NW
 ROCHESTER, MN 55901

PROJECT CALCULATIONS:
 GROSS ACRES: 13.81 ACRES
 OUTLOT A: 4.45 ACRES
 NET DEVELOPABLE ACRES: 9.36 ACRES
 28 PROPOSED LOTS
 DENSITY OF LOTS: 0.26 ACRES PER LOT
 1,542 LINEAR FEET OF ROAD
 ALL STREETS ARE LOCAL
 EXISTING RIGHT OF WAY: 0.00 ACRES
 PROPOSED RIGHT OF WAY: 2.08 ACRES
 TOTAL RIGHT OF WAY: 2.08 ACRES

GENERAL NOTES:
 - ALL STORM SEWER, SANITARY SEWER, & WATER MAINS SHALL BE PUBLIC
 - OUTLOT A IS FOR DRAINAGE & STORMWATER MANAGEMENT
 - PROPERTY IS NOT SUBJECT TO FLOODING
 - COMPREHENSIVE PLAN LAND USE DESIGNATION IS THAT OF LOW DENSITY RESIDENTIAL

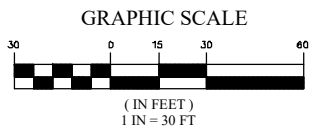
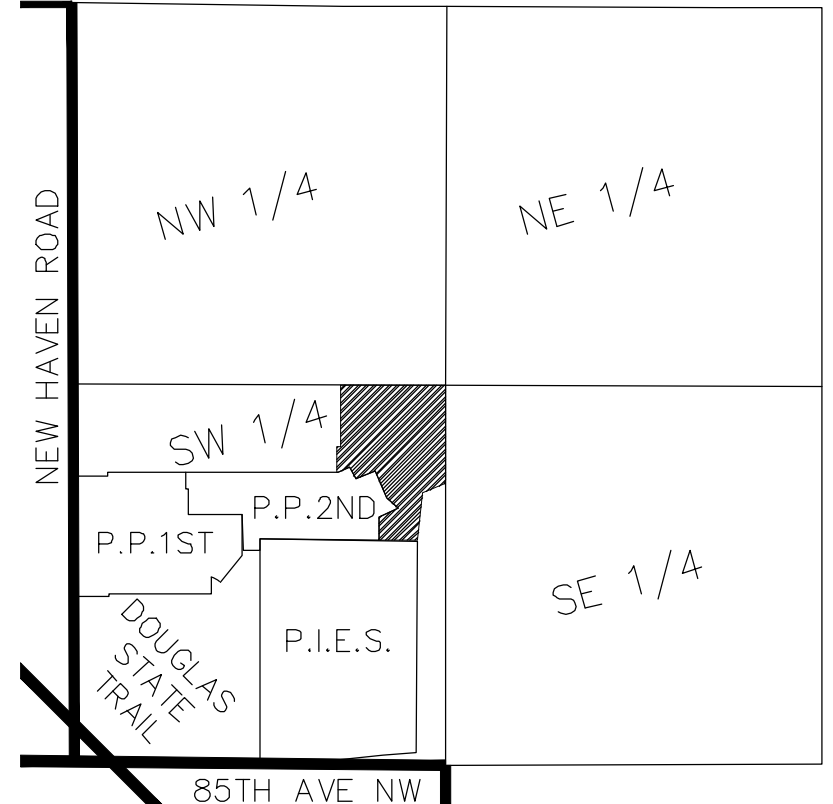
LAND DESCRIPTION:

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 108 NORTH, RANGE 15 WEST, OLMSTED COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 2, PINE PRAIRIE SECOND, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AT THE OLMSTED COUNTY RECORDER'S OFFICE; THENCE ON AN ASSUMED BEARING OF NORTH 89°49'08" EAST 6.85 FEET TO A POINT ALONG THE NORTH LINE OF LOT 7 OF SAID BLOCK 2, PINE PRAIRIE SECOND (THE NEXT SEVEN COURSES ARE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID PLAT OF PINE PRAIRIE SECOND); THENCE NORTH 66°19'08" EAST 91.05 FEET; THENCE SOUTH 23°40'52" EAST 95.00 FEET; THENCE NORTH 66°19'08" EAST 149.11 FEET; THENCE SOUTH 23°40'52" EAST 205.65 FEET; THENCE SOUTH 46°37'54" EAST 113.32 FEET; THENCE SOUTH 66°19'08" WEST 145.67 FEET; THENCE SOUTH 00°28'16" WEST 165.94 FEET; THENCE SOUTH 89°31'44" EAST 267.45 FEET; THENCE NORTH 06°29'48" EAST 336.44 FEET; THENCE NORTH 66°19'08" EAST 166.41 FEET; THENCE NORTH 24°35'40" EAST 25.57 FEET; THENCE NORTH 00°08'59" EAST 865.63 FEET; THENCE NORTH 89°47'21" WEST 741.37 FEET; THENCE SOUTH 00°10'52" EAST 429.34 FEET; THENCE SOUTH 89°49'08" WEST 26.00; THENCE SOUTH 00°10'52" EAST 180.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.81 ACRES, MORE OR LESS.

VICINITY MAP
 T. 108 N., R. 15 W., SEC. 3
 "NOT TO SCALE"



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.
 GEOFFREY G. GRIFFIN
 DATE: 7/1/2023 REG. NO. 2194D

DATE: 6/16/2025
 Prepared For:
 BIGELOW HOMES
 4057 28TH ST NW
 ROCHESTER, MN 55901
 FILE NO.: 17-001 PP3

G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923

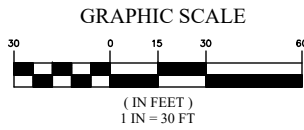
ENGINEERING SURVEYING PLANNING
 Ph. 507-867-1666
 Fax. 507-867-1665
 www.gcg.to

DESIGNED	ADB
DRAWN	ADB
CHECKED	GGG

REVISED	BY	DATE
PRELIMINARY	ADB	6/16/2025
SUBMITTAL	ADB	12/18/25

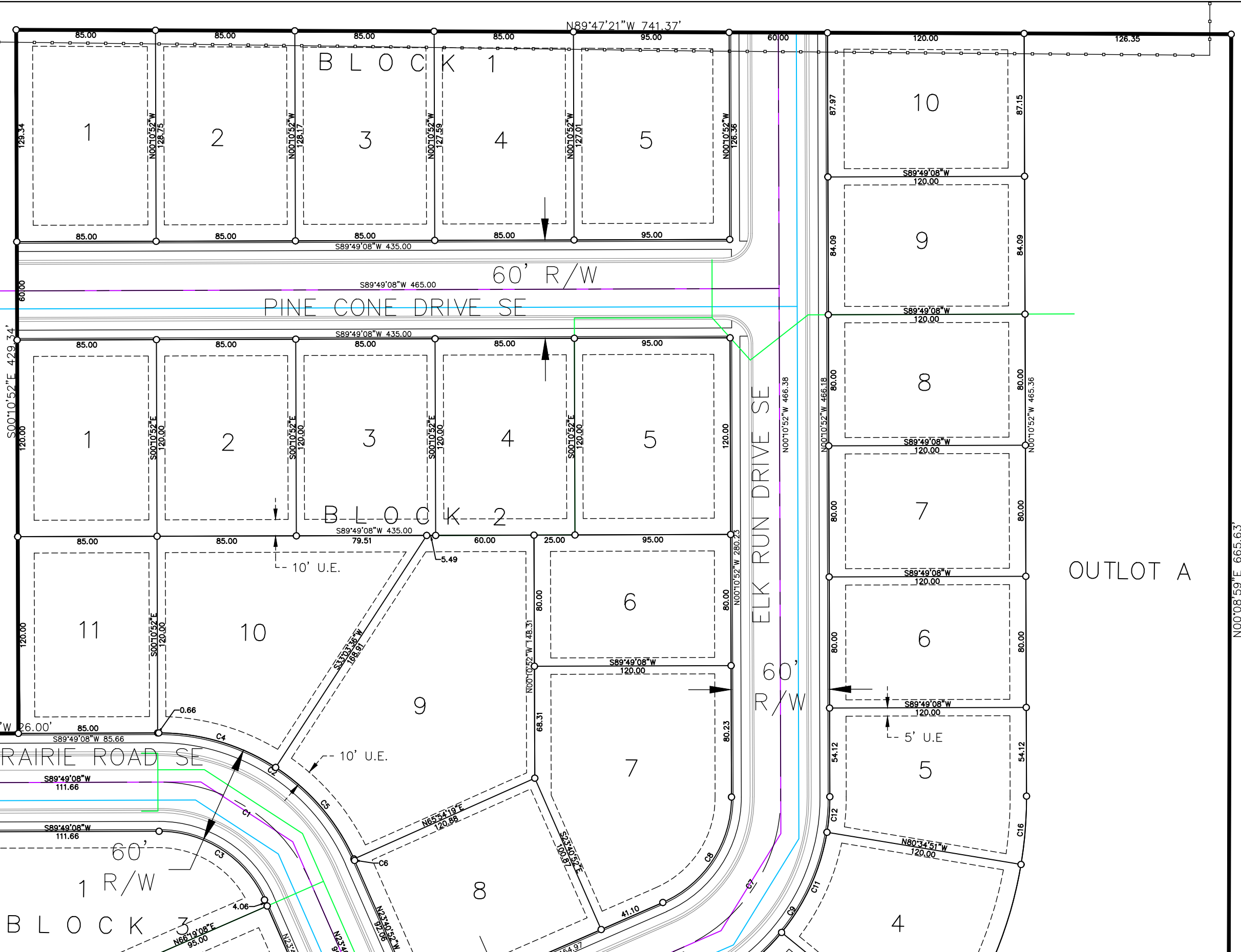
CITY OF PINE ISLAND
 2026 CONSTRUCTION

PINE PRAIRIE THIRD PRELIMINARY PLAT
 SHEET 1 OF 2 SHEETS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	116.06	100.00	66°30'00"	N56°55'52"W	109.66
C2	149.95	130.00	66°05'11"	N57°08'16"W	141.77
C3	81.25	70.00	66°30'00"	N56°55'52"W	76.76
C4	75.42	130.00	33°14'28"	N73°33'38"W	74.37
C5	74.52	130.00	32°50'43"	N40°31'02"W	73.51
C6	0.94	130.00	0°24'49"	N23°53'16"W	0.94
C7	116.06	100.00	66°30'00"	N33°04'08"E	109.66
C8	81.25	70.00	66°30'00"	N33°04'08"E	76.76
C9	150.88	130.00	66°30'00"	N33°04'08"E	142.56
C10	61.24	130.00	26°59'21"	N52°49'28"E	60.67
C11	67.86	130.00	29°54'38"	N24°22'28"E	67.10
C12	21.78	130.00	9°36'01"	N04°37'09"E	21.76
C13	290.16	250.00	66°30'00"	N33°04'08"E	274.15
C14	117.76	250.00	26°59'21"	N52°49'28"E	116.68
C15	130.51	250.00	29°54'38"	N24°22'28"E	129.03
C16	41.89	250.00	9°36'01"	N04°37'09"E	41.84

ZONED: AG



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.

DATE: 7/1/2021
 GEOFFREY G. GRIFFIN
 REG. NO. 21940

DATE: 6/16/2025
 Prepared For:
BIGELOW HOMES
 4057 28TH ST NW
 ROCHESTER, MN 55901

FILE NO.: 17-001 PP3

G-Cubed

14070 Hwy 52 S.E.
 Chatfield, MN 55923

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REVISED	BY	DATE
PRELIMINARY	ADB	6/16/2025
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CITY OF PINE ISLAND
 2026 CONSTRUCTION

BENCHMARK:

PINE PRAIRIE THIRD
 PRELIMINARY PLAT

SHEET 2
 OF 2 SHEETS