

Watershed Development Updates - March 2026 (1)

| PAN/VN | PROJECT NAME/ITEM | CITY | LATEST INFORMATION |
|---|--|------------------|---|
| Meetings, TAs, Issues 2/27/2026 - 3/12/2026 | | | |
| - | TEP | N/A | Met 3/6/2026 |
| | Hwy 65 & Bunker PMT | Ham Lake | None |
| | Naples & Bunker PMT | Ham Lake | Met 3/4/2026 |
| TA-26-014 | 9436 Ulysses Street | Blaine | Permit requirements - wetlands, stormwater, floodplain |
| Apps Under Review as of 3/12/2026 | | | |
| P-23-021 | Crosstown Shopping Center Street Reconstruction | Ham Lake | Comments sent 2/12/2026 |
| P-23-076 | Suite Living Coon Rapids | Coon Rapids | Updated plan - comments sent 2/27/2026 |
| P-23-081 | Blaine Crossing MOB | Blaine | Review 2 complete. Engineering comments sent to applicant. 15.99 timeline waived. |
| P-24-022 | Cardinal Crest | Coon Rapids | Under review - updated plan |
| P-24-055 | Blaine Town Center Redevelopment - Phase 2 | Blaine | Will be recommended for approval at 3/23 meeting |
| P-24-064 | Elwell Farms | Ham Lake | Permitted - 2nd Addition Plans Under Review |
| P-25-033 | SP 0217-36 TH610 and East River Road Interchange | Coon Rapids | Comments sent 1/14/2026, 15.99 waived |
| P-25-042 | MCES Fridley Lift Station L32A | Fridley | Comments sent 12/17/2025, 15.99 timeline extended |
| P-25-043 | Balfany Farms | Coon Rapids | Will be recommended for approval at 3/23 meeting |
| P-25-045 | 7 Brew Coffee | Coon Rapids | Comments sent 2/25/2026 |
| P-25-046 | TCO Blaine PT-Sports Performance | Blaine | Comments sent 2/5/2026 |
| P-26-001 | RMS Building Addition | Coon Rapids | Under review |
| P-26-002 | Costco Fuel Facility Reloaction | Coon Rapids | Comments sent 2/20/2026 |
| P-26-003 | Red Oaks Drinking Water Contamination Mitigation - Phase 2 | Andover | Under review |
| P-26-004 | Majestic Highlands | Ham Lake | Comments sent 2/17/2026 |
| P-26-005 | Blaine Town Center Parking Ramp | Blaine | Review on pause - informed that the design will likely be changing. |
| P-26-011 | City of Coon Rapids Project 26-1 Street Reconstruction | Coon Rapids | Reviewing for Completeness |
| P-26-012 | 2026 Andover Street Reconstruction | Andover | Under review |
| P-26-013 | Traffic Signal @ Radisson & 109th | Blaine | Under review |
| P-26-014 | Blaine 2026 Quincy St Reconstruction | Blaine | Reviewing for Completeness |
| P-26-015 | Blaine Town Center Parking Lots | Blaineq | Reviewing for Completeness |
| P-26-016 | 26-06 Blaine Meadowbrook Area Street Reconstruction | Blaine | Reviewing for Completeness |
| W-22-040 | Minnesota Meadows Restoration Preserve Mitigation Bank | Ham Lake | Full application - 15.99 timeline extended |
| W-25-034 | Balfany Farms Replacement Plan | Coon Rapids | NOD to be issued soon |
| W-26-002 | Andover Street Reconstruction De Minimis | Andover | Under review |
| Incomplete Applications as of 3/12/2026 | | | |
| P-25-005 | 2024 ANE Equipment Storage and Maintenance Building | Blaine (airport) | Incomplete notice 2 sent 2/25/2025 |
| W-25-034 | Constance Blvd TH 65 Backage Rd | Ham Lake | Incomplete - end of growing season |

| | | | |
|--|---|----------------------|---|
| W-25-037 | 391 117th Ave NE Delineation | Blaine | Incomplete - end of growing season |
| Apps Conditionally Approved as of 3/12/2026 | | | |
| P-23-019 | Norbella Senior Living | Coon Rapids | Approved 2/2023 - just escrow left. |
| P-23-068 | Park of Four Seasons | Blaine | Approved 8/12/2024 - 3 conditions left. |
| P-24-042 | Hogie Driveway and Home | Andover | Approved at 6/23/2025 meeting. 1 condition. |
| P-24-043 | SP 0205-110 | Blaine, Fridley, SLP | Approval at 10/28 meeting. 1 condition left. Project started without permit. |
| P-24-047 | Hidden Creek Woods Second Addition | Coon Rapids | Approved at 12/9 meeting. O&M and escrow left. |
| P-24-056 | Coon Creek Trail | Andover | Approved at 1/12/2026 meeting. 2 conditions. |
| P-25-008 | CSAH 78/Hanson Blvd | Andover | Approved at 1/12/2026 meeting. 2 conditions. |
| P-25-015 | 143rd Ave Street Reconstruction | Ham Lake | Approved at 5/27/25 meeting. Escrow only. |
| P-25-018 | CSAH 18/20 Roundabout | Andover | Approved 9/22/2025 meeting. Escrow left only. |
| P-25-019 | Kwik Trip 1790 - Ham Lake | Ham Lake | Approved at 7/28/2025 meeting. O&M only. |
| P-25-021 | TH 65 Local Access Road Improvement Project | Blaine | Approved at 10/13/2025 meeting. 4 conditions. |
| P-25-023 | Marus Building | Blaine | Approved at 9/8/2025 meeting. Escrow left. Owes invoice for review overages. |
| P-25-028 | Northtown Villas | Blaine | Approved at 10/13/2025 meeting. 2 conditions. |
| P-25-038 | South Shore Estates Second Addition | Ham Lake | Approved at 3/9/2026 meeting. 3 conditions. |
| P-25-037 | TSC Ham Lake | Ham Lake | Approved at 1/26/2026 meeting. O&M and Escrow left. |
| P-25-041 | MS River Regional Trail ReRoute | Coon Rapids | Approved at 1/12/2026 meeting. Escrow left. |
| P-25-044 | Crosstown Blvd & Bluebird St Roundabout | Andover | Approved at 1/26/2026 meeting. 2 conditions. |
| P-26-009 | CSAH 10 Pavement Preservation | Spring Lake Park | Approved at 3/9/2026 meeting. 2 conditions. |
| Permitted Project Activities 2/27/2026 - 3/12/2026 | | | |
| P-24-061 | Markquart RV Ham Lake | Ham Lake | Permitted on 3/2/2026 |
| P-26-006 | Kurvers Residence Home Build | Coon Rapids | Permitted on 3/9/2026 |
| Violations as of 3/12/2026 | | | |
| Several | Wagamon Ranch/Springbrook Development HOA | Blaine | Several encroachments into wetland buffer and mitigation. Will be contacting the HOA and trying to set up a discussion in spring. |
| V25-30/P-20-097 | Crosstown Rolling Acres 3rd Addn | Ham Lake | Perimeter control not installed over last 3 inspections. Notice of violation sent 10/13/2025. No correction - referred to MPCA. |
| V26-01/P-17-235 | Gallagher Shores | Ham Lake | Perimeter control not installed over last 3 inspections. Attempting to work with property owners directly. |