

**CITY OF CIRCLE PINES, MINNESOTA  
PLANNING COMMISSION MEETING**

**September 15, 2025  
7:00 P.M.**

**AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes** – December 16, 2024
4. **Public Comments**
5. **Council Report**
6. **COMMISSION BUSINESS**
  - a. Public Hearing – Subdivision and Preliminary Plat of 16 East Rd  
Commission Action \_\_\_\_\_
  - b. Public Hearing – CUP for Connexus Substation near 16 East Rd  
Commission Action \_\_\_\_\_
7. **ADJOURNMENT**

**CITY OF CIRCLE PINES, MINNESOTA  
PLANNING COMMISSION MEETING**

**December 16, 2024  
7:00 pm**

**1. CALL TO ORDER**

Chair Petska called the meeting to order at 7:00 p.m.

**2. ROLL CALL**

Commissioners Sandmann, Carrol, and Wold were also present, and City Administrator Antonen was present representing staff. Commissioner Asleson was absent.

**3. APPROVAL OF MINUTES – May 20, 2024**

**Motion:** Carrol moved, seconded by Sandmann, to approve the May 20, 2024, minutes as presented.

**Motion carried 4-0.**

**4. Public Comments**

There were no public comments.

**5. Council Report**

City Administrator Antonen reported that since the last meeting on May 20th, which is when the council approved the variance request for 14 Ridge Road, the city recently acquired the piece of property previously known as the old Down Under site. The Planning Commission will discuss this more during the meetings in 2025. The city is currently in the process of setting up a TIF district, a Tax Increment Finance District, which will allow for redevelopment on that piece of land.

**6. COMMISSION BUSINESS**

**a. Public Hearing – Text Amendment Changes to Zoning Code – Cannabis Businesses**

Petska opened the public hearing at 7:02 p.m.

Antonen explained that there were no members of the public present and reported that before the commission tonight is an amendment to the text of the zoning code on cannabis businesses. Many cities are having to do this after the state of Minnesota legalized cannabis in 2023, and cities are now putting restrictions and regulations in place as to where these cannabis businesses can be located. Enclosed with the memo is the draft ordinance for Chapter 13, the Zoning section of our City Code.

The amendments underlined in the attached ordinance included the following:

1. Definitions - Related to Cannabis Businesses.
2. Permitted Uses & Standards, C-1 & C-2 Districts: for retail, delivery service, wholesaler, and transporter.
3. Conditional Uses, C-3 District: for manufacturing, cultivation, and lower-potency hemp edible manufacturing.
4. Standards, C-1, C-2, & C-3 Districts: Cannabis Businesses.
  - a. No cannabis business may be located or operated within 1,000 feet of a public or private school, 500 feet of a daycare, residential treatment facility, public park, or athletic field.
  - b. Cannabis retail is not permitted within the city without first registering (per Section 395 of the City Code). Any cannabis business that sells to a customer or patient without registering with the city shall incur a civil penalty of \$2,000 for each violation.
  - c. Cannabis retail sales are prohibited between 9:00 p.m. and 10 a.m. the next day.
  - d. Sales of lower-potency cannabinoid products are prohibited between 10:00 p.m. and 8:00 a.m. the next day, Monday through Friday; between 10:00 p.m. Saturday and 11:00 a.m. Sunday; and between 6:00 p.m. Sunday and 8:00 a.m. Monday, unless sold in a cannabis retailer, in which case sales are prohibited between 9 p.m. and 10 a.m.

Staff recommended the Planning Commission to recommend the City Council to approve the ordinance amending the Circle Pines City Code regarding zoning related to cannabis businesses.

There was a Q & A session amongst the commission and Antonen.

**Motion:** Carrol moved, seconded by Wold, to close the Public Hearing at 7:10 p.m.

**Motion carried 4-0.**

**Motion:** Wold moved, seconded by Sandmann, to recommend the City Council to approve an ordinance amending the Circle Pines City Code regarding zoning related to cannabis businesses.

**Motion carried 4-0.**

## 7. ADJOURNMENT

**Motion:** Carrol moved, seconded by Wold, to adjourn the meeting at 7:14 p.m.

**Motion carried 4-0.**

---

**Chair**

---

**City Administrator**



200 Civic Heights Circle  
Circle Pines, MN 55014  
(763) 784-5898

---

# CIRCLE PINES

[www.ci.circle-pines.mn.us](http://www.ci.circle-pines.mn.us)

TO: Circle Pines Planning Commission Members

FROM: Patrick Antonen Agenda Item 6.a.

RE: Subdivision Application 16 East Road

DATE: September 8, 2025

---

**Purpose:**

The purpose of this report is to recommend action regarding a subdivision request and preliminary plat for 16 East Road and the property adjoining to the East.

**Background:**

Connexus Energy has applied for preliminary plat approval to subdivide property at 16 East Road. The subdivision would adjust existing lot boundaries to provide additional land to the adjacent parcel for future use as a public utility substation site. This subdivision ensures that both the substation parcel and the remaining residential lot conform to City standards for lot size, width, and depth, while also accommodating necessary utility and drainage easements.

**Project Description:**

- Subdivision Purpose: Transfer a portion of land from 16 East Road to the adjacent substation parcel.
- Resulting Lots: Lot 1: Expanded parcel to house the upgraded substation facility. Lot 2: Remainder of 16 East Road, sized and shaped to meet residential standards.
- Site Improvements: A new substation will be constructed near the location of the old substation.

**Zoning & Subdivision Considerations:**

- Zoning District: R-3 Medium Density Residential District.
- Comprehensive Plan: Supports infrastructure coordination and compatible residential development.
- Subdivision Standards:
  - Minimum lot area, width, and depth requirements for R-3 District are met.
  - Adequate utility and drainage easements are provided.
  - Lot configurations are consistent with adjacent development patterns.

**Public Hearing & Notification:**

Notices were mailed to property owners within 350 feet of the subject site, and a public hearing was held before the Planning Commission on September 15, 2025. No comments were received by the time of this report.



200 Civic Heights Circle  
Circle Pines, MN 55014  
(763) 784-5898

---

CIRCLE PINES

[www.ci.circle-pines.mn.us](http://www.ci.circle-pines.mn.us)

**Staff Analysis:**

Staff finds that the proposed preliminary plat:

- Conforms to City subdivision regulations.
- Provides a logical adjustment of lot boundaries to support infrastructure needs.
- Maintains a residential lot in compliance with zoning standards.
- Ensures utility and drainage easements are properly addressed.

**Recommendation:**

Staff recommends approval of the Preliminary Plat for subdivision of 16 East Road, subject to the following conditions:

1. Final Plat Approval: Applicant must submit and record a final plat consistent with the approved preliminary plat.
2. Easements: All necessary utility and drainage easements shall be dedicated with the final plat.
3. Compliance: Subdivision shall comply with all applicable City subdivision ordinance requirements.

**Action Requested:**

Staff is recommending the Planning Commission to recommend to the Council approval of the Preliminary Plat for subdivision of 16 East Road, subject to the recommended conditions of approval.

Enclosures (4) Subdivision Application; Subdivision Materials; Preliminary Plat; Photo of proposed substation



# City of Circle Pines Conditional Use Permit Application

Application Fee: \$300+\$1,500 Deposit

25-31-23-24-0052  
25-31-23-13-0068

Address or Location: Lot adjacent to 16 East Road PIN Number 13-0001,13-0068,24-0052

Owner's Name: Connexus Energy Phone: 763-323-4213

Address: 14601 Ramsey Blvd NW, Ramsey, MN 55303 Email: erica.schmidt@connexusenergy.com

Please describe the activity related to your application for a Conditional Use Permit.  
Connexus Energy would like to rebuild/upgrade the Circle Pines Substation.

This involves a complete tear down and rebuild using all new equipment.

Please indicate to what extent your plan minimized possible adverse effects of the proposed conditional use, and what modifications to the plan and what conditions on approval could further minimize the adverse effects of the proposed use.

Connexus Energy is upgrading this existing critical infrastructure substation to current technology. The new bigger transformer will be quieter

and able to handle more load. This substation has been in this spot since the 1940's and it has been upgraded at least once.

Our contractors that will be building the site are conscientious and will only be working during weekdays and business hours.

Erica Schmidt  
Applicant Signature

8/6/2025  
Date

Please enclose with this application 10 copies:

Certificate of Survey

Site Plan

Amount Paid: \$ 1800  
Date Paid: 8/6/25  
Receipt Initials: K

Office Use:

Publication Date: 9/2/25

Notices to Affected Property Owners:

Staff Review: 9/11/25

Planning Commission 9/15/25  
Public Hearing Meeting

Council Meeting: 9/23/25

Connexus Energy has begun the process to upgrade its Circle Pines Substation in the fall of 2025. This substation is the primary source of power to the city of Circle Pines and has been serving the city since people moved into the area. The time has come for us to proactively replace this substation before we experience the effects of aging infrastructure. This also gives us the opportunity to bring it up to modern standards and add more capacity. In essence, this complete teardown and rebuild allows Connexus Energy the ability to provide greater power and reliability to the surrounding community while improving the safety in and around the substation. We have done many things to help prevent outages in the current substation and improve the safety for our employees. This new design will take a larger step in furthering those advancements.

There is one substation transformer in the existing substation, and it is nearing its capacity limit. A new substation transformer is on order and will be arriving this fall. It will have over twice the capacity of the old one, allowing for natural growth of the area as well as being able to handle more electric vehicles. The new transformer will be quieter than the existing one which is nearing the end of its design lifespan. In the process of the rebuild we are also improving the power lines coming out of the substation and at other locations in the city by placing them underground and with greater capacity to better connect to the next closest substations. This allows Connexus to continue to supply power to the City of Circle Pines in the event that the local substation is taken out of service.

Another great thing about the rebuild is that it is going from an open-air substation design to a switchgear building. These buildings offer many safety features for our linemen. It is virtually impossible to touch an electrified component due to the nature of the building and the fact that nothing is exposed to the elements. This also makes it extremely hard for animals, such as squirrels, to get into and cause an outage (there have been no animal outages in these buildings since we started installing them 17 years ago).

Another improved safety feature is the installation of the circuit switcher. Currently the substation is fused, which means that if a fault in the substation occurs the affected fuse/s will blow, this requires a lineman to physically go out to the substation in a bucket truck to reinstall a new fuse. The circuit switcher is something that is remotely controlled to both open and close. This allows for the substation to be safer to operate, as the linemen do not need to operate a device with load on it, they can stand away from the device while it is controlled and it is much faster for restoring the substation to normal operations.

As many of the safety features are listed above it is important to note that the biggest chance for electrical devices to fail is when they are changing state from open to close and vice versa, with this new layout everything inside the substation is able to be operated

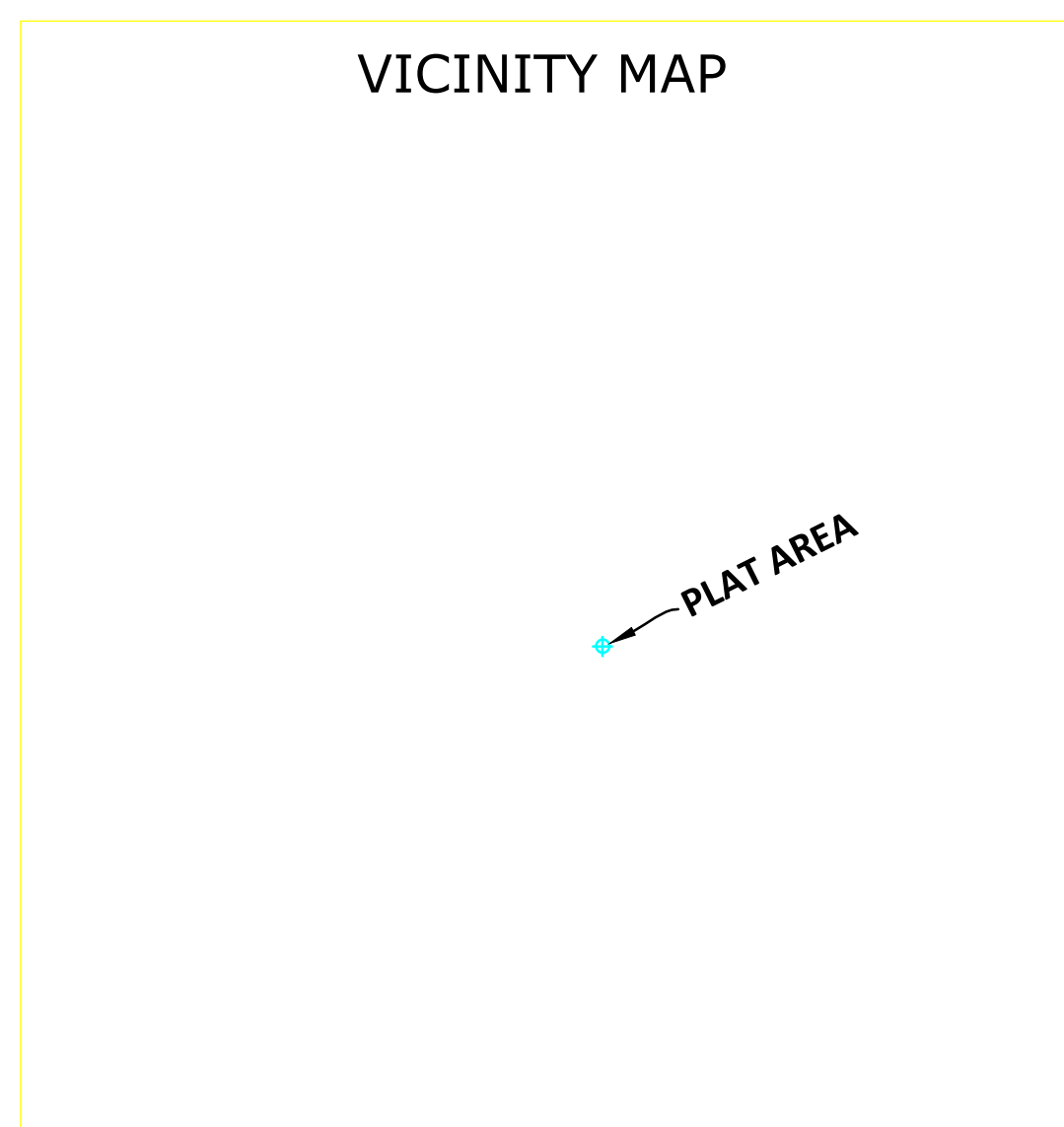
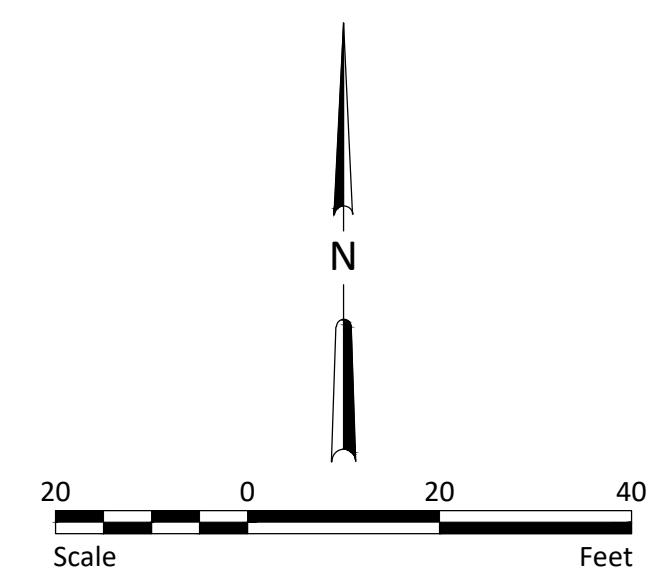
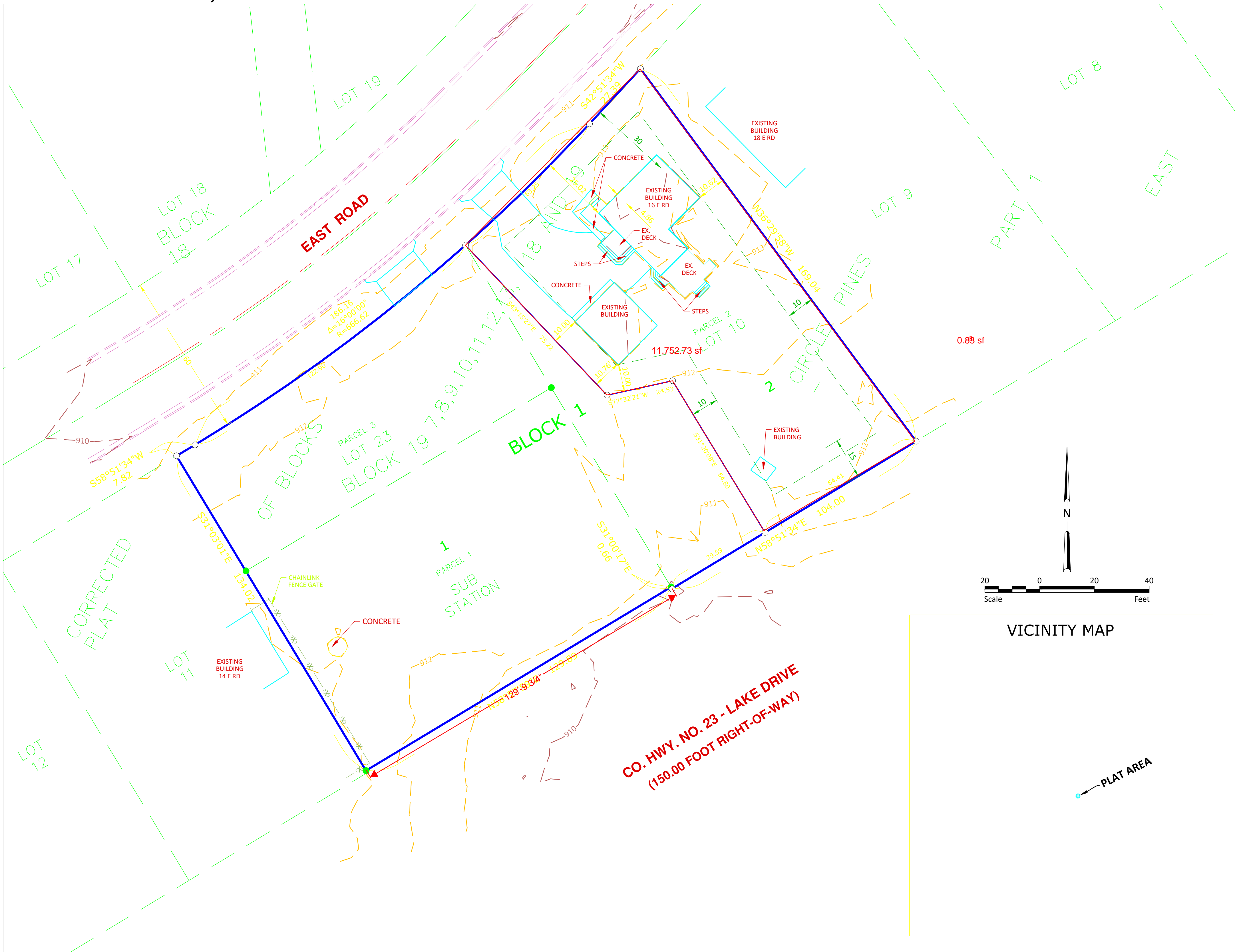
remotely allowing for the lineman to be away from the area if something were to happen and the arc would be contained to a much smaller area.

The need for the subdivision of the lots is necessary as components need to be more spaced out due to newer safety standards since these were originally designed. By slightly expanding the footprint of the substation we are able to accommodate those components and the added capacity they bring.

# PRELIMINARY PLAT OF CONNEXUS ENERGY ADDITION

BEING A PLAT OF PART OF THE SW 1/4, SECTION 25,  
T. 31 N., R. 23 W., 5th P.M.

CITY OF CIRCLE PINES  
ANOKA COUNTY, MINNESOTA



## EXISTING LEGAL DESCRIPTION:

Parcel 1:  
All that part of the following described tract: The Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4), Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4), of Section Twenty-five (25), Township Thirty-one (31) North, Range Twenty-three (23), West, Anoka County, Minnesota, described as follows:

From a point on the west section line of said Section 21, the co-ordinates of which are T 7470.99, R 1000.00, distant 1170.99 feet north of the southwest section corner thereof, the co-ordinates of which are T 6300.00, R 1000.00, thence deflect to the right on an angle of 58 degrees 10 minutes 00 seconds, for 3095.93 feet to the point of beginning of the property to be described, the co-ordinates of which are T 9103.94, R 3630.26, thence deflect 0 degrees 0 minutes 0 seconds a distance of 130.00 feet to a point, the co-ordinates of which are T 9172.51, R 3740.71, thence deflect to the left on an angle of 90 degrees 00 minutes 00 seconds, a distance of 85.00 feet to a point, the co-ordinates of which are T 9244.72, R 3695.88, thence deflect to the left on an angle of 90 degrees 00 minutes 00 seconds a distance of 130.00 feet to a point, the co-ordinates of which are T 9176.15, R 3585.43, thence deflect to the left on an angle of 90 degrees 00 minutes 00 seconds, a distance of 85.00 feet to the point of beginning and there terminating, containing 0.25 acres more or less.

Subject to a certain easement for right of way for drainage ditch, through and across said land, to the County of Anoka, being County Ditch Number 53 located through and across Section Twenty-five (25), Township Thirty-one (31), Range Twenty-three (23);

Subject to existing roads.

Parcel 2:  
Lot Ten (10), Block Nineteen (19), Corrected Plat of Blocks 7, 8, 9, 10, 11, 12, 13, 18 and 19, CIRCLE PINES - PART 1 EAST, Anoka County, Minnesota, according to the map or plat thereof on file and of record in the office of the Registrar of Titles within and for said County and State.

Subject to existing roads;

Subject to Easements as shown on the plat Circle Pines - Part 1 East filed August 15, 1953 as Doc. No. 14193.

Parcel 3:  
Lot Twenty-three (23), Block Nineteen (19), "Corrected Plat of Blocks 7, 8, 9, 10, 11, 12, 13, 18, and 19, CIRCLE PINES - PART 1 EAST", according to the map or plat thereof on file and of record in the Office of the Registrar of Titles in and for the County of Anoka and State of Minnesota.

Subject to existing roads;

Subject to Easements as shown on plat Circle Pines - Part 1 East filed August 15, 1953, as Doc. No. 14193.

## EXISTING TOTAL LOT AREA:

- Parcel 1: 11,036 SQ. FT. OR 0.253 ACRES, MORE OR LESS
- Parcel 2: 15,098 SQ. FT. OR 0.347 ACRES, MORE OR LESS
- Parcel 3: 6,853 SQ. FT. OR 0.157 ACRES, MORE OR LESS

## PROPOSED LEGAL DESCRIPTION:

LOT 1 AND LOT 2, BLOCK 1; CONNEXUS ENERGY ADDITION

## SITE INFORMATION:

- LOT 1 PROPOSED TOTAL LOT AREA: 21,332 SQ. FT. (0.490 AC)
- LOT 2 PROPOSED TOTAL LOT AREA: 11,655 SQ. FT. (0.268 AC)
- ZONING: EXISTING - R-3 SINGLE FAMILY RESIDENTIAL  
PROPOSED - PLANNED RESIDENTIAL DEVELOPMENT

## PROPOSED SETBACKS:

- FRONT: 30 FEET
- SIDE: 10 FEET
- REAR: MINIMUM = 15 FEET, MAXIMUM = 45 FEET

## OWNER & DEVELOPER:

CONNEXUS ENERGY  
PRIMARY CONTACT: Erika Schmidt  
14601 RAMSEY BOULEVARD NW  
RAMSEY, MN 55303

## ENGINEER & SURVEYOR:

HOUSTON ENGINEERING, INC.  
PRIMARY CONTACT: DANIEL COREY  
7510 MARKET PLACE DRIVE  
EDEN PRAIRIE, MN 55344







200 Civic Heights Circle  
Circle Pines, MN 55014  
(763) 784-5898

CIRCLE PINES

[www.ci.circle-pines.mn.us](http://www.ci.circle-pines.mn.us)

TO: Circle Pines Planning Commission Members

FROM: Patrick Antonen

Agenda Item 6.b.

RE: Conditional Use Permit 16 East Road

DATE: September 8, 2025

---

**Purpose:**

The purpose of this report is to recommend action regarding a conditional use permit for a public utility building on the property adjacent to 16 East Road.

**Background:**

Connexus Energy has applied for a Conditional Use Permit (CUP) to rebuild and upgrade its existing electric substation located within the R-3 Medium Density Residential District of Circle Pines. The substation is a critical component of the regional power distribution network, serving Circle Pines and surrounding communities. The proposed project involves the replacement of aging infrastructure, modernization of equipment, and site improvements to ensure long-term reliability, safety, and service capacity.

Public utility buildings, including electrical substations, are permitted in the R-3 District only through the issuance of a CUP, pursuant to the Circle Pines Zoning Code.

**Project Description:**

- **Scope of Work:** Rebuild and upgrade the existing Connexus substation, including transformer replacement, switchgear upgrades, security fencing, stormwater management improvements, and landscaping buffers.
- **Site Modifications:** Minor grading, new gravel surfacing, improved drainage facilities, and access driveway adjustments.
- **Screening & Landscaping:** Installation of perimeter fencing and plantings to buffer the facility from adjacent residential uses.
- **Noise & Safety:** Modern equipment is designed to reduce operational noise and meet state and federal safety requirements.
- **Traffic:** Minimal traffic limited to periodic maintenance vehicles. No significant increase in daily trips.



**Zoning & Land Use Considerations:**

- Zoning District: The subject property is zoned R-3 Medium Density Residential.
- Comprehensive Plan: The Comprehensive Plan identifies the need to balance residential character with essential utility infrastructure.
- Conditional Use Standards: Per City Code Section 1310.04, the following standards apply:
  - Compatibility with Surrounding Uses: The upgraded facility will be screened with fencing and landscaping to minimize visual impact.
  - Public Health, Safety, and Welfare: The project enhances electrical reliability and safety for the community.
  - Traffic & Access: No adverse traffic impacts are anticipated.
  - Noise & Nuisance: Equipment upgrades are expected to reduce overall noise levels compared to existing conditions.
  - Site Improvements: Landscaping and stormwater management will improve the current site condition.

**Public Hearing & Notification:**

Notices were mailed to property owners within 350 feet of the subject site, and a public hearing was held before the Planning Commission on September 15, 2025. One comment was received regarding the power service during the upgrade, any danger during the upgrade as well as how long the project will take.

**Staff Analysis:**

Staff has reviewed the application and finds:

- The proposed substation rebuild/upgrade is consistent with the Comprehensive Plan and zoning standards.
- Impacts to adjacent residential properties are mitigated through design, screening, and operational controls.
- The project is essential to maintain reliable electric service and aligns with the intent of allowing public utilities within residential districts under CUP review.

**Recommendation:**

Staff recommends approval of the Conditional Use Permit for Connexus Energy to rebuild and upgrade the existing substation in the R-3 District, subject to the following conditions:

1. Landscaping: Installation and maintenance of landscaping plan, approved by the city administrator, to provide screening from adjacent residential properties.
2. Fencing: Installation of security fencing consistent with City standards.



200 Civic Heights Circle  
Circle Pines, MN 55014  
(763) 784-5898

---

CIRCLE PINES

[www.ci.circle-pines.mn.us](http://www.ci.circle-pines.mn.us)

3. Noise Control: Equipment shall comply with applicable state and federal noise standards.
4. Stormwater Management: Compliance with watershed district and City engineering requirements.
5. Site Maintenance: The property shall be maintained in good condition, free of debris, with landscaping kept healthy.
6. Compliance: The project shall adhere to all applicable building, electrical, and safety codes.

**Action Requested:**

Staff is recommending the Planning Commission to recommend to the Council approval of the conditional use permit with the recommended conditions.

Enclosures (5) Conditional Use Permit Application; Conditional Use Permit Materials; Preliminary Plan and Final Plat; Photos of Substation.



# City of Circle Pines Conditional Use Permit Application

Application Fee: \$300+\$1,500 Deposit

25-31-23-24-0052  
25-31-23-13-0068

Address or Location: Lot adjacent to 16 East Road PIN Number 13-0001,13-0068,24-0052

Owner's Name: Connexus Energy Phone: 763-323-4213

Address: 14601 Ramsey Blvd NW, Ramsey, MN 55303 Email: erica.schmidt@connexusenergy.com

Please describe the activity related to your application for a Conditional Use Permit.  
Connexus Energy would like to rebuild/upgrade the Circle Pines Substation.

This involves a complete tear down and rebuild using all new equipment.

Please indicate to what extent your plan minimized possible adverse effects of the proposed conditional use, and what modifications to the plan and what conditions on approval could further minimize the adverse effects of the proposed use.

Connexus Energy is upgrading this existing critical infrastructure substation to current technology. The new bigger transformer will be quieter

and able to handle more load. This substation has been in this spot since the 1940's and it has been upgraded at least once.

Our contractors that will be building the site are conscientious and will only be working during weekdays and business hours.

Erica Schmidt  
Applicant Signature

8/6/2025  
Date

Please enclose with this application 10 copies:

Certificate of Survey

Site Plan

Amount Paid: \$ 1800  
Date Paid: 8/6/25  
Receipt Initials: K

Office Use:

Publication Date: 9/2/25

Notices to Affected Property Owners:

Staff Review: 9/11/25

Planning Commission 9/15/25  
Public Hearing Meeting

Council Meeting: 9/23/25

Connexus Energy has begun the process to upgrade its Circle Pines Substation in the fall of 2025. This substation is the primary source of power to the city of Circle Pines and has been serving the city since people moved into the area. The time has come for us to proactively replace this substation before we experience the effects of aging infrastructure. This also gives us the opportunity to bring it up to modern standards and add more capacity. In essence, this complete teardown and rebuild allows Connexus Energy the ability to provide greater power and reliability to the surrounding community while improving the safety in and around the substation. We have done many things to help prevent outages in the current substation and improve the safety for our employees. This new design will take a larger step in furthering those advancements.

There is one substation transformer in the existing substation, and it is nearing its capacity limit. A new substation transformer is on order and will be arriving this fall. It will have over twice the capacity of the old one, allowing for natural growth of the area as well as being able to handle more electric vehicles. The new transformer will be quieter than the existing one which is nearing the end of its design lifespan. In the process of the rebuild we are also improving the power lines coming out of the substation and at other locations in the city by placing them underground and with greater capacity to better connect to the next closest substations. This allows Connexus to continue to supply power to the City of Circle Pines in the event that the local substation is taken out of service.

Another great thing about the rebuild is that it is going from an open-air substation design to a switchgear building. These buildings offer many safety features for our linemen. It is virtually impossible to touch an electrified component due to the nature of the building and the fact that nothing is exposed to the elements. This also makes it extremely hard for animals, such as squirrels, to get into and cause an outage (there have been no animal outages in these buildings since we started installing them 17 years ago).

Another improved safety feature is the installation of the circuit switcher. Currently the substation is fused, which means that if a fault in the substation occurs the affected fuse/s will blow, this requires a lineman to physically go out to the substation in a bucket truck to reinstall a new fuse. The circuit switcher is something that is remotely controlled to both open and close. This allows for the substation to be safer to operate, as the linemen do not need to operate a device with load on it, they can stand away from the device while it is controlled and it is much faster for restoring the substation to normal operations.

As many of the safety features are listed above it is important to note that the biggest chance for electrical devices to fail is when they are changing state from open to close and vice versa, with this new layout everything inside the substation is able to be operated

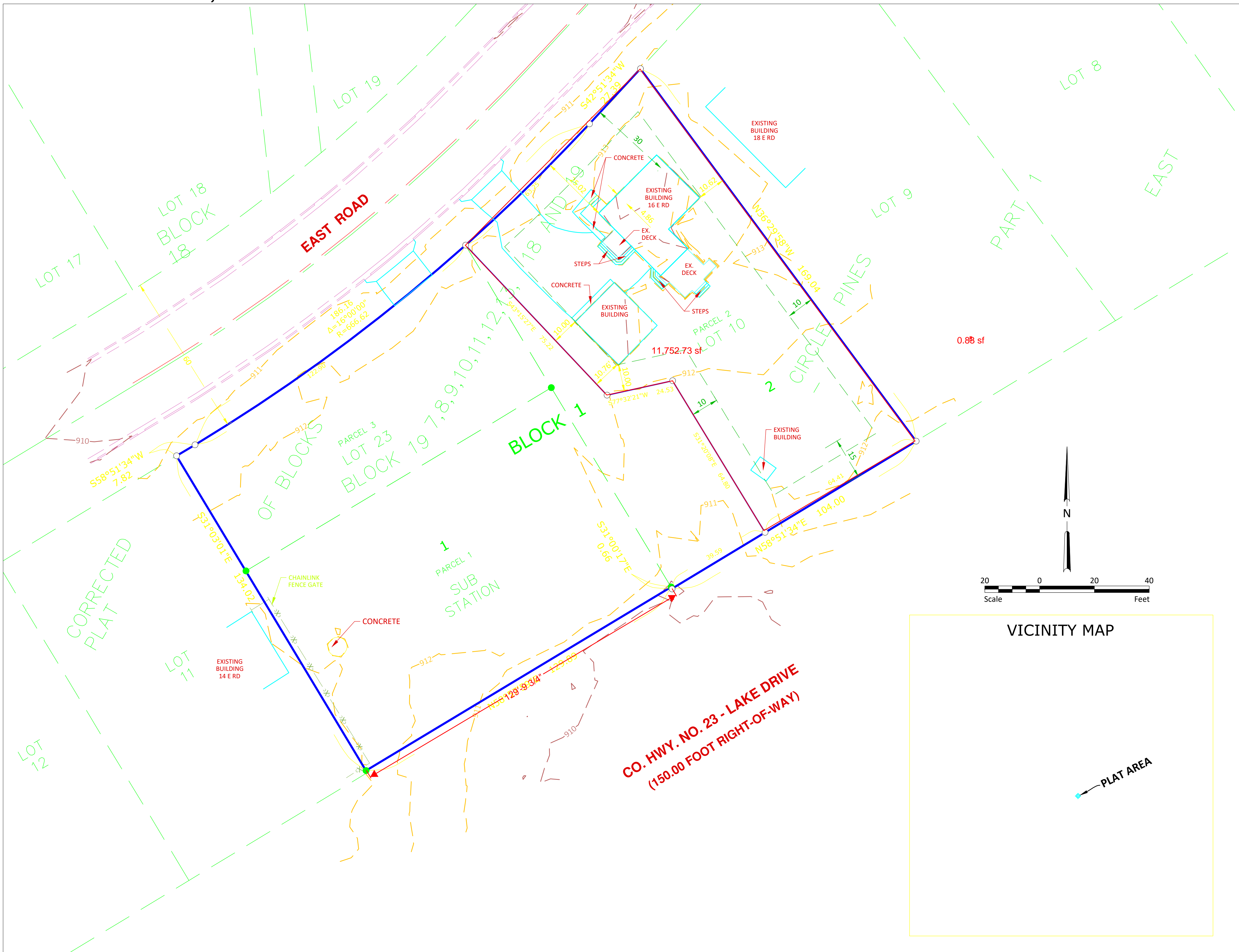
remotely allowing for the lineman to be away from the area if something were to happen and the arc would be contained to a much smaller area.

The need for the subdivision of the lots is necessary as components need to be more spaced out due to newer safety standards since these were originally designed. By slightly expanding the footprint of the substation we are able to accommodate those components and the added capacity they bring.

# PRELIMINARY PLAT OF CONNEXUS ENERGY ADDITION

BEING A PLAT OF PART OF THE SW 1/4, SECTION 25,  
T. 31 N., R. 23 W., 5th P.M.

CITY OF CIRCLE PINES  
ANOKA COUNTY, MINNESOTA



## EXISTING LEGAL DESCRIPTION:

Parcel 1:  
All that part of the following described tract: The Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4), Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4), of Section Twenty-five (25), Township Thirty-one (31) North, Range Twenty-three (23), West, Anoka County, Minnesota, described as follows:

From a point on the west section line of said Section 21, the co-ordinates of which are T 7470.99, R 1000.00, distant 1170.99 feet north of the southwest section corner thereof, the co-ordinates of which are T 6300.00, R 1000.00, thence deflect to the right on an angle of 58 degrees 10 minutes 00 seconds, for 3095.93 feet to the point of beginning of the property to be described, the co-ordinates of which are T 9103.94, R 3630.26, thence deflect 0 degrees 0 minutes 0 seconds a distance of 130.00 feet to a point, the co-ordinates of which are T 9172.51, R 3740.71, thence deflect to the left on an angle of 90 degrees 00 minutes 00 seconds, a distance of 85.00 feet to a point, the co-ordinates of which are T 9244.72, R 3695.88, thence deflect to the left on an angle of 90 degrees 00 minutes 00 seconds a distance of 130.00 feet to a point, the co-ordinates of which are T 9176.15, R 3585.43, thence deflect to the left on an angle of 90 degrees 00 minutes 00 seconds, a distance of 85.00 feet to the point of beginning and there terminating, containing 0.25 acres more or less.

Subject to a certain easement for right of way for drainage ditch, through and across said land, to the County of Anoka, being County Ditch Number 53 located through and across Section Twenty-five (25), Township Thirty-one (31), Range Twenty-three (23);

Subject to existing roads.

Parcel 2:  
Lot Ten (10), Block Nineteen (19), Corrected Plat of Blocks 7, 8, 9, 10, 11, 12, 13, 18 and 19, CIRCLE PINES - PART 1 EAST, Anoka County, Minnesota, according to the map or plat thereof on file and of record in the office of the Registrar of Titles within and for said County and State.

Subject to existing roads;

Subject to Easements as shown on the plat Circle Pines - Part 1 East filed August 15, 1953 as Doc. No. 14193.

Parcel 3:  
Lot Twenty-three (23), Block Nineteen (19), "Corrected Plat of Blocks 7, 8, 9, 10, 11, 12, 13, 18, and 19, CIRCLE PINES - PART 1 EAST", according to the map or plat thereof on file and of record in the Office of the Registrar of Titles in and for the County of Anoka and State of Minnesota.

Subject to existing roads;

Subject to Easements as shown on plat Circle Pines - Part 1 East filed August 15, 1953, as Doc. No. 14193.

## EXISTING TOTAL LOT AREA:

- Parcel 1: 11,036 SQ. FT. OR 0.253 ACRES, MORE OR LESS
- Parcel 2: 15,098 SQ. FT. OR 0.347 ACRES, MORE OR LESS
- Parcel 3: 6,853 SQ. FT. OR 0.157 ACRES, MORE OR LESS

## PROPOSED LEGAL DESCRIPTION:

LOT 1 AND LOT 2, BLOCK 1; CONNEXUS ENERGY ADDITION

## SITE INFORMATION:

- LOT 1 PROPOSED TOTAL LOT AREA: 21,332 SQ. FT. (0.490 AC)
- LOT 2 PROPOSED TOTAL LOT AREA: 11,655 SQ. FT. (0.268 AC)
- ZONING: EXISTING - R-3 SINGLE FAMILY RESIDENTIAL  
PROPOSED - PLANNED RESIDENTIAL DEVELOPMENT

## PROPOSED SETBACKS:

- FRONT: 30 FEET
- SIDE: 10 FEET
- REAR: MINIMUM = 15 FEET, MAXIMUM = 45 FEET

## OWNER & DEVELOPER:

CONNEXUS ENERGY  
PRIMARY CONTACT: Erika Schmidt  
14601 RAMSEY BOULEVARD NW  
RAMSEY, MN 55303

## ENGINEER & SURVEYOR:

HOUSTON ENGINEERING, INC.  
PRIMARY CONTACT: DANIEL COREY  
7510 MARKET PLACE DRIVE  
EDEN PRAIRIE, MN 55344



# CONNEXUS ENERGY ADDITION

City of Circle Pines  
County of Anoka  
Sec. 25, Twp. 31, Rng. 23

**KNOW ALL PERSONS BY THESE PRESENTS:** That Anoka Electric Cooperative, a Minnesota corporation, owner of the following described property:

All that part of the following described tract: The Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4), Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4), of Section Twenty-five (25), Township Thirty-one (31) North, Range Twenty-three (23), West, Anoka County, Minnesota, described as follows:

From a point on the west section line of said Section 25, the co-ordinates of which are T 7470.99, R 1000.00, distant 1170.99 feet north of the southwest section corner thereof, the co-ordinates of which are T 6300.00, R 1000.00, thence deflect to the right on an angle of 58 degrees 10 minutes 00 seconds, for 3095.93 feet to the point of beginning of the property to be described, the co-ordinates of which are T 9103.94, R 3630.26, thence deflect 0 degrees 0 minutes 0 seconds a distance of 130.00 feet to a point, the co-ordinates of which are T 9172.61, R 3740.71, thence deflect to the left on an angle of 90 degrees 00 minutes 00 seconds, a distance of 85.00 feet to a point, the co-ordinates of which are T 9244.72, R 3695.88, thence deflect to the left on an angle of 90 degrees 00 minutes 00 seconds a distance of 130.00 feet to a point, the co-ordinates of which are T 9176.15, R 3585.43, thence deflect to the left on an angle of 90 degrees 00 minutes 00 seconds, a distance of 85.00 feet to the point of beginning and there terminating, containing 0.25 acres more or less.

Subject to a certain easement for right of way for drainage ditch, through and across said land, to the County of Anoka, being County Ditch Number 53 located through and across Section Twenty-five (25), Township Thirty-one (31), Range Twenty-three (23);

Subject to existing roads.

AND

Lot Twenty-three (23), Block Nineteen (19), "Corrected Plat of Blocks 7, 8, 9, 10, 11, 12, 13, 18, and 19, CIRCLE PINES PART 1 EAST", according to the map or plat thereof on file and of record in the Office of the Registrar of Titles in and for the County of Anoka and State of Minnesota.

Subject to existing roads;

Subject to Easements as shown on plat Circle Pines - Part 1 East filed August 15, 1953, as Doc. No. 14193.

And that Connexus Energy, a Minnesota corporation, owner of the following described property:

Lot Ten (10), Block Nineteen (19), Corrected Plat of Blocks 7, 8, 9, 10, 11, 12, 13, 18 and 19, CIRCLE PINES - PART 1 EAST, Anoka County, Minnesota, according to the map or plat thereof on file and of record in the office of the Registrar of Titles within and for said County and State.

Subject to existing roads;

Subject to Easements as shown on the plat Circle Pines - Part 1 East filed August 15, 1953 as Doc. No. 14193.

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

In witness whereof said Anoka Electric Cooperative, a Minnesota corporation, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_\_.

## ANOKA ELECTRIC COOPERATIVE

Signature \_\_\_\_\_

\_\_\_\_\_, its \_\_\_\_\_  
Printed Name Title

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, Notary Public, \_\_\_\_\_

by \_\_\_\_\_, \_\_\_\_\_ of Anoka Electric Cooperative, a Minnesota corporation, on behalf of the corporation.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Notary Public \_\_\_\_\_ County, Minnesota

My Commission Expires: \_\_\_\_\_

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

In witness whereof said Connexus Energy, a Minnesota corporation, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_\_.

## CONNEXUS ENERGY

Signature \_\_\_\_\_

\_\_\_\_\_, its \_\_\_\_\_  
Printed Name Title

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, Notary Public, \_\_\_\_\_

by \_\_\_\_\_, \_\_\_\_\_ of Connexus Energy, a Minnesota corporation, on behalf of the corporation.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Notary Public \_\_\_\_\_ County, Minnesota

My Commission Expires: \_\_\_\_\_

## SURVEYORS CERTIFICATE

I, Daniel F. Corey, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Daniel F. Corey, Licensed Land Surveyor  
Minnesota License No. 52585

## STATE OF MINNESOTA, COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by Paul A. Thorpe, Licensed Land

Surveyor, Minnesota License No. 13637, Notary Public, \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Notary Public \_\_\_\_\_ County, Minnesota

My Commission Expires: \_\_\_\_\_

## CITY COUNCIL, CITY OF CIRCLE PINES, MINNESOTA

This plat of CONNEXUS ENERGY ADDITION was approved and accepted by the City Council of the City of Circle Pines, Minnesota, at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

\_\_\_\_\_, Mayor \_\_\_\_\_, City Administrator

## COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: \_\_\_\_\_

David M. Ziegmeier

Anoka County Surveyor

## COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Property Tax Administrator

By \_\_\_\_\_, Deputy

## COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

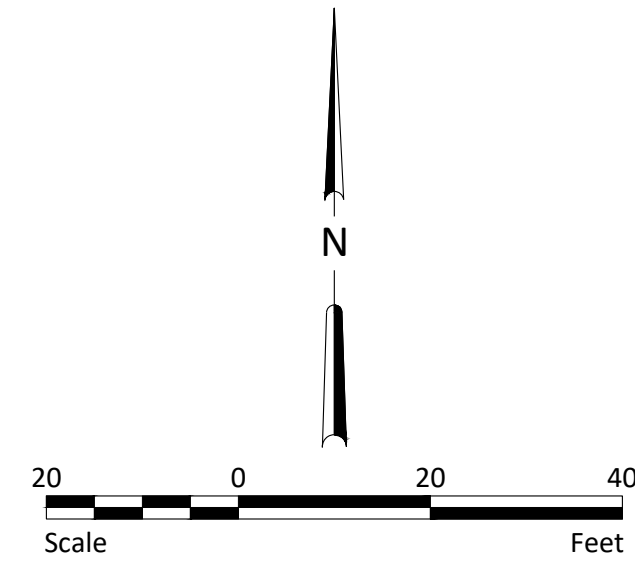
I hereby certify that this plat of CONNEXUS ENERGY ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and was duly recorded as Document Number \_\_\_\_\_.

\_\_\_\_\_  
County Recorder/Registrar of Titles

By \_\_\_\_\_, Deputy

# CONNEXUS ENERGY ADDITION

City of Circle Pines  
 County of Anoka  
 Sec. 25, Twp. 31, Rng. 23



The orientation of this bearing system is based on the Anoka County Coordinate System NAD83 (1996).

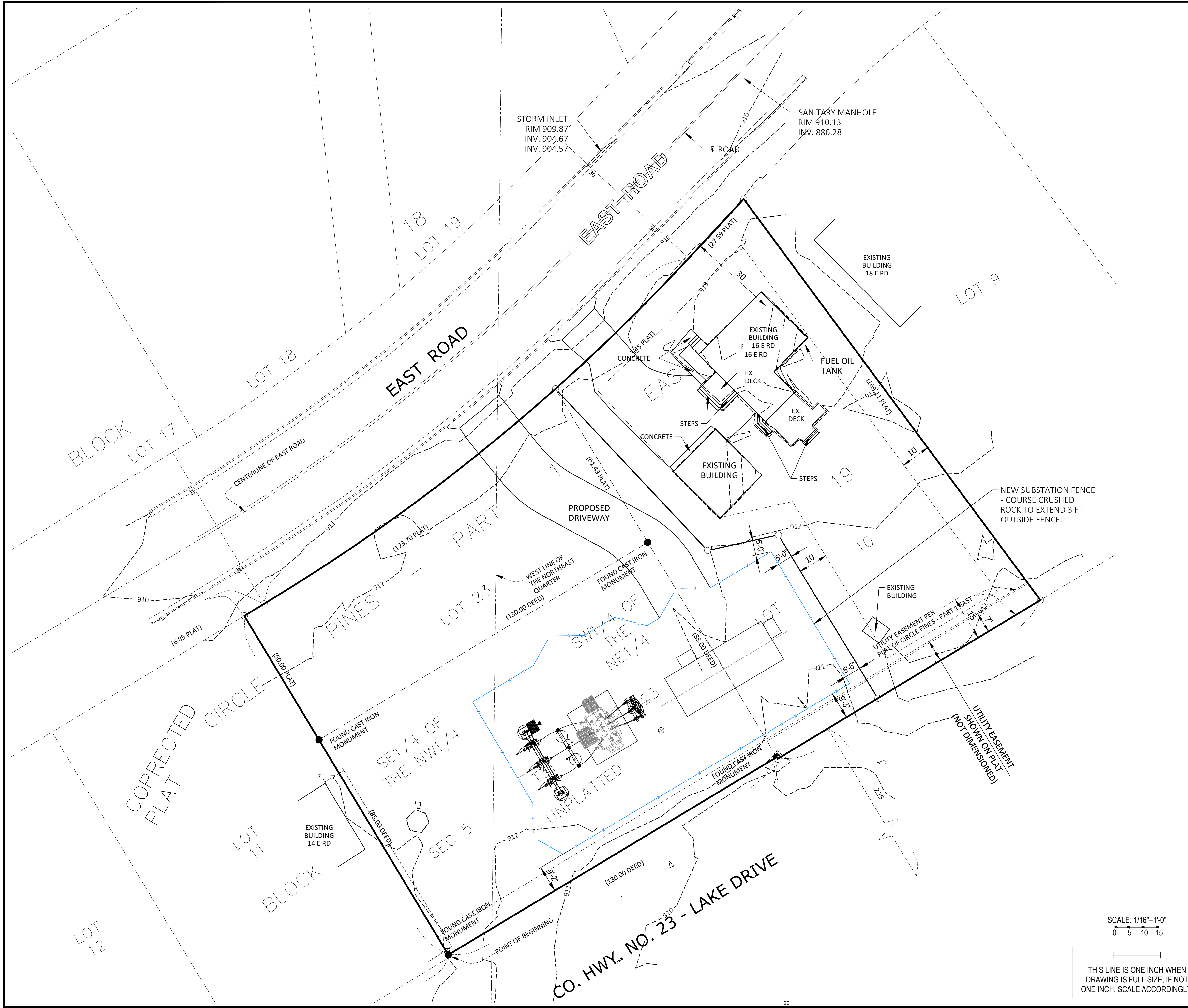
- Denotes found iron monument as shown
  - Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 52585, unless noted otherwise
- "DEED" distances are taken from the legal description located in the Certificate of Title, Doc. No. 86279
- "PLAT" distances are taken from Block 19, Corrected Plat of Blocks 7, 8, 9, 10, 11, 12, 13, 18 and 19, CIRCLE PINES - PART 1 EAST

ANOKA COUNTY MONUMENT WEST QUARTER CORNER SECTION 25, TOWNSHIP 31, RANGE 23

S00°42'03"W  
1170.99

ANOKA COUNTY MONUMENT SOUTHWEST CORNER SECTION 25, TOWNSHIP 31, RANGE 23





D	08/25/25	SSB	JJM	PM	90% REVIEW
C	07/28/25	SSB	JJM	PM	UPDATED SITE LAYOUT
B	04/07/25	SSB	JJM	PM	MODIFIED FENCE
A	06/27/24	SSB	JJM	PM	PRELIMINARY
REV	DATE	DWN	CHKD	APVD	DESCRIPTION

**CONSULTING ENGINEERS GROUP**  
LAKEVILLE, MINNESOTA

**CIRCLE PINES SUBSTATION**  
69kV/12.47kV SUBSTATION  
PLOT PLAN

SCALE: 1/16" = 1'-0"

DRAWN: SSB

DATE: 03/24/25

PROJECT: CEGCONN06

DWG. NO. CP-PP-01RD

SCALE: 1/16" = 1'-0"

0 5 10 15

THIS LINE IS ONE INCH WHEN DRAWING IS FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY.

