



MEMORANDUM

Comfort Lake-Forest Lake Watershed District

Date: June 30, 2026
To: CLFLWD Board of Managers
From: Mike Kinney, District Administrator
Subject: CLFLWD Permit 25-023 – Dealer Rental Parking Lot Paving



Background/Discussion:

CLFLWD Permit 25-023 – Dealer Rental Parking Lot Paving is a proposed project to pave a gravel parking lot located at 1520 9th Ave SW, Forest Lake, east of 35W and a block north of 11th Ave SW. The location can be viewed here: [linked](#).

The total size of the site is 5.09 acres, and the project would result in approximately 1.43 acres impervious cover. The project triggered CLFLWD rules 2.0, 3.0, 9.0, & 10.0 which require stormwater management and erosion control. Stormwater management requirements are met through two ponds. Erosion control requirements will be met through a detailed erosion control plan which includes rock construction entrances, silt fence, erosion control blankets, inlet protection, and revegetation specifications along with a detailed Stormwater Pollution Prevention Plan (SWPPP).

A wetland is present on the Northeastern side of the property parcel. A wetland delineation was completed and verified by a technical evaluation panel on May 28, 2026. The wetland boundary was adjusted to reflect previous restoration orders on encroachments. Rule 4.0, Lake, stream and Wetland Buffer Requirements, was not triggered as the land was not subdivided or subject to a new primary use with rezoning or variances.

Recommended Motion:

Proposed Motion: Manager _____ moves to approve permit application #25-023 with conditions stated in EOR's June 30, 2026, Permit Application #25-023, Forest Lake memorandum. Seconded by Manager _____.

Attached:

Emmons & Olivier Resources' Memorandum
Emmons & Olivier Resources' Exhibit

Project	Dealer Rentals Parking Lot	Date	6/30/2026
To	Board of Managers	Contact Info	CLFLWD
Cc	Mike Kinney	Contact Info	CLFLWD
From	Ali Stone Anne Wilkinson, PhD, PE	Contact Info	EOR
Regarding	Permit Application #25-023, Dealers Rental Parking Lot		

Applicant

Dealer Rentals
Attn: John Buzick
1520 9th Ave
Forest Lake, MN 55025
Phone: 763-350-1574

Authorized Agent

Dealer Rentals
Attn: John Buzick
1520 9th Ave
Forest Lake, MN 55025
Phone: 763-350-1574

Project Purpose: The proposed project is an expansion/paving of an existing parking lot and the addition of stormwater features.

Project Location: Parcel 07.032.21.43.0007, located in the City of Forest Lake at 1520 9th Ave SW, Forest Lake, MN, 55025. The site drains to the Sunrise River through a series of ditches.

Applicable District Rules: 1.0, 2.0, 3.0, 9.0, 10.0

Recommendation: Approval, in accordance with submittals listed below, and subject to the following:

Conditions prior to permit issuance:

1. Execution of a maintenance instrument satisfactory to the CLFLWD addressing the ongoing operation and maintenance of the proposed stormwater management features including all proposed stormwater treatment facilities. The proposed instrument shall be provided to the District for review prior to execution, and documentation of recording with the County must be provided before permit issuance.
2. Financial Assurance in the amount of \$4,940 for grading and alteration.
3. Financial Assurance in the amount of \$54,845 for stormwater management.

Stipulations of permit:

1. Submittal of as-built survey showing all stormwater facilities

Rule 2.0: Stormwater Management

The proposed project includes the reconstruction and paving of a parking lot, as well as an addition of two stormwater basins, at Dealers Rental in Forest Lake, MN. The submitted plans show that the project will disturb 2.47 acres on a 5.09 acres site (less than 50%) and create approximately 53,173 ft² of new/reconstructed impervious (less than 50% new impervious). There is 44,797 ft² of new impervious and 8,376 ft² of reconstructed impervious. Additionally, there is a 9,081 ft² existing

gravel area parking area which will be repaved. The project will create more than 5,000 ft² of new impervious and therefore must meet CLFLWD's stormwater management requirements for redevelopment. The project disturbs less than 50% of the site, so the requirements will apply only to new and reconstructed impervious on site, which totals 53,173 ft².

CLFLWD Rules require stormwater treatment of 1.1 inches of runoff from all new and reconstructed impervious surface for redevelopment projects. The applicant has submitted, and the CLFLWD engineer concurs, that infiltration and biofiltration are infeasible due to high groundwater and type D soils. The applicant proposes stormwater detention basins for treatment. Per Table 2.3.2 of the stormwater rule, a stormwater treatment basin is subject to a volume conversion factor of 0.5. Therefore, the required volume of treatment is 9,748 ft³. The proposed basins have a treatment volume of 17,803 ft³, which meets CLFLWD requirements. The rule also requires that a detention basin provide at least 2.5 inches of dead storage. The required dead storage is 20,401 ft³ and the design provides 28,330 ft³. The two basins will capture all runoff from the new and reconstructed impervious surface.

The plans indicate that the ponds must be excavated prior to paving commencing and that if paving does not commence immediately after grading, the applicant must provide silt fence along the west side of the pond.

In accordance with paragraph 2.3.1 of the rule, the peak flow rate is not increased from pre-development conditions for 24-hour precipitation events with a return frequency of 2, 10, and 100 years at either location where stormwater is discharged from the site. Table 1 provides a rate control summary.

Table 1: Rate Control Summary

To Wetland 1	2-year	10-year	100-year
Existing (cfs)	9.12	14.51	26.71
Proposed (cfs)	8.02	14.08	26.13

To West MNDOT ROW	2-year	10-year	100-year
Existing (cfs)	3.47	6.19	12.57
Proposed (cfs)	1.66	2.56	4.55

There is a Manage 3 wetland to the northeast of the site. Paragraph 2.3.4 requires that the inundation period for the 2 yr event not exceed existing + 7 days and the inundation period for the 10 yr and 100 yr events not exceed existing + 21 days. Table 2 summarizes the modeled change in inundation periods and demonstrates that the standards are met. The site meets freeboard requirements of the lowest building opening being at least 2ft above the 100 yr high water level of either treatment basin.

Table 2. Changes in Inundation Period

Inundation	Existing (hr)	Proposed (hr)	Difference (days)
2-year	57	154	4
10-year	58	175	5

100-year	57	305	10
----------	----	-----	----

Rule 3.0: Erosion Control

Erosion control will be required per the construction specifications and site SWPPP. The submitted plans indicate construction entrance/exit, revegetation specifications, and that perimeter control is to be installed prior to disturbance. Rock construction exits are shown on the erosion control plans.

The required statements regarding erosion control installation, construction schedule and site stabilization are present.

The proposed plans meet district erosion control requirements. The District may require additional sediment and erosion control as deemed necessary based on site conditions.

Rule 4.0: Lake, Stream, and Wetland Buffer Requirements

The proposed project does not trigger this rule;

Rule 5.0: Shoreline and Streambank Alterations

The proposed project does not trigger this rule; a DNR general permit applicable to owners who hold a District permit is not in effect.

Rule 6.0: Watercourse and Basin Crossings

The proposed project does not trigger this rule; no roadways, utilities, or water control structures are proposed in the bed of District waterbodies.

Rule 7.0: Floodplain and Drainage Alterations

The proposed project does not trigger this rule; Forest Lake has a state-approved floodplain ordinance.

Rule 8.0: Wetland Management

The proposed project does not trigger this rule; the District is not the LGU for wetland impacts.

Rule 9.0: Fee

The fees for the proposed project are the \$10 application fee and the \$4,250 field inspection fee for stormwater management and erosion control inspections. The review fee will be determined after all comments have been addressed.

Rule 10.0: Financial Assurances

The financial insurance for grading and alteration is \$4,940. The financial assurance for stormwater facilities is \$54,845. A financial assurance to CLFLWD for stormwater management facilities is not needed if the applicant demonstrates that the applicant has provided the municipality with a financial assurance, specific to the stormwater facilities, of equal or greater value.

Rule 11.0: Variances

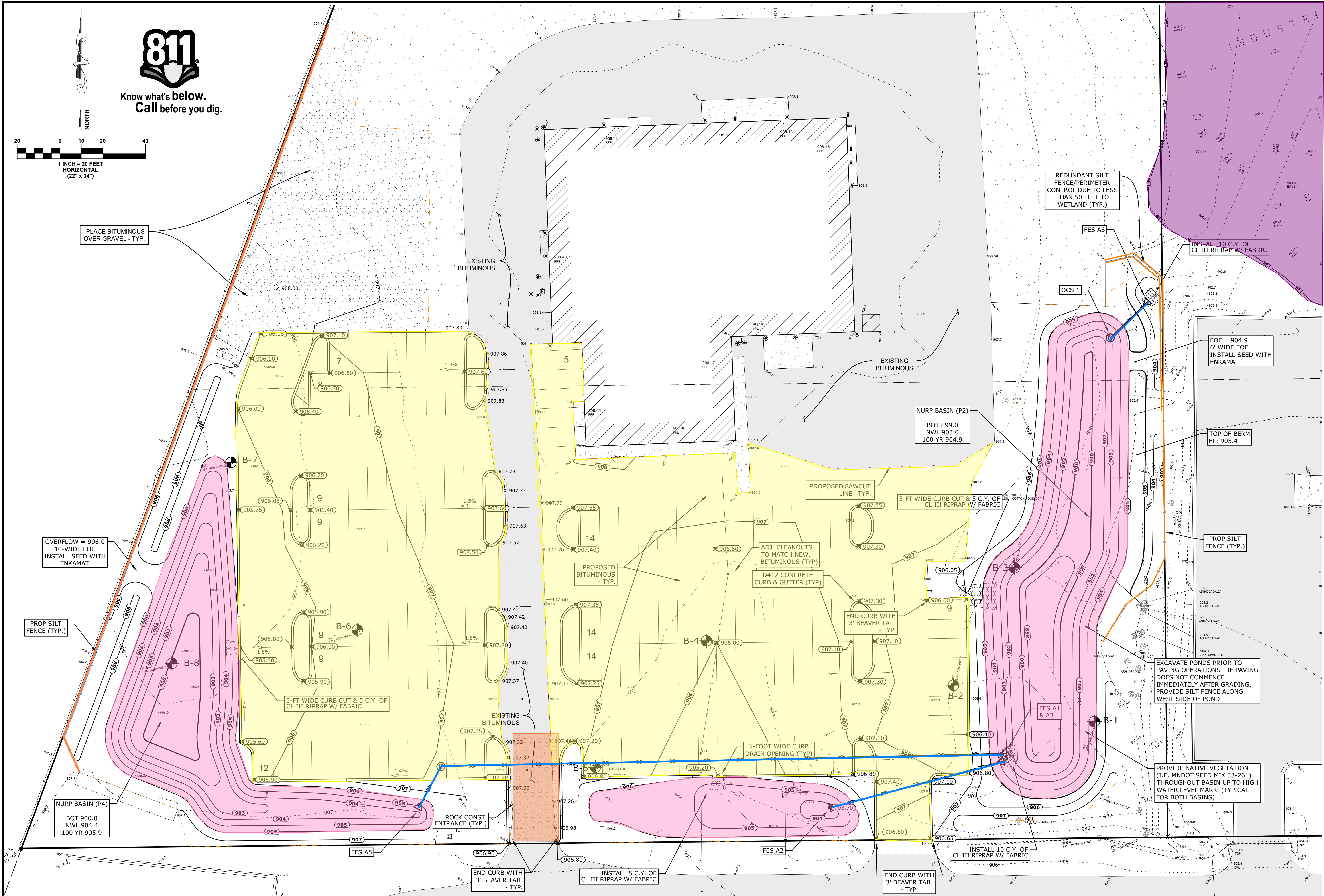
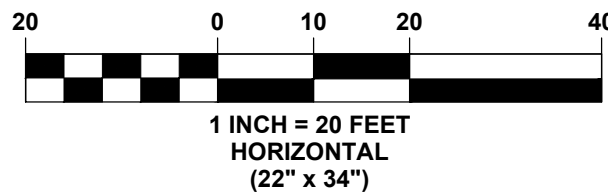
Not applicable. The submitted plans do not require a variance.

Submittals Received

1. Application, received September 25, 2025, prepared by Applicant.
2. Planset with erosion control sketch and notes, received June 8, 2026, prepared by Plowe Engineering, Inc., dated June 1, 2026
3. Wetland Delineation Report received June 8, 2026, prepared by Jacobson Environmental, PLLC., dated November 24, 2025
4. Engineers Estimate, dated October 20, 2025, received October 27th 2025.
5. Drainage Narrative and HydroCAD report received June 8, 2026, prepared by Plowe Engineering, Inc., dated June 1, 2026
6. Geotechnical Report received September 25, 2025, prepared by Professional Engineering Consultants, Inc., dated August 18, 2025.
7. Land Survey, received September 25, 2025, prepared by E.G. Rud & Sons, Inc., dated June 30, 2025
8. MNRAM verification, received October 27, 2025, prepared by Jacobson Environmental October 14, 2025.



Know what's below.
Call before you dig.



S:\PLOWE\CAD\25PROJ\2202 DEALER RENTALS PARKING LOT PAVING (FOREST LAKE)\2202 CAD\25-2202 BASE 15.DWG
Friday, May 29, 2026 4:48:16 PM

PLOWE
ENGINEERING, INC.
8776 LAKE DRIVE
UNION LAKE, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

SITE PLANNING
& ENGINEERING

DRAWN BY:	AG
JOB NO.	25-2202
CHECK BY:	MOA
DATE:	ZZ/ZZ/ZZ

NO.	DATE	DESCRIPTION
1	10.22.25	CLFLWD INITIAL COMMENTS
2	01.16.26	FOREST LAKE & CLFLWD COMMENTS
3	06.01.26	FOREST LAKE, CLFLWD & MNDOT COMMENTS
4		
5		
6		
7		
8		

I hereby certify that this plan 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.

PRELIMINARY
ADAM GINKEL
Date: 06.01.2026 License No. 43963

DEALERS RENTALS - PARKING LOT PAVING
FOREST LAKE, MN

GRADING, DRAINAGE & ESC PLAN

PREPARED FOR: JOHN BUZICK, JR.