

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

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**Subject:** Extension Request from Edward & Mary Ryan for Preliminary Plat and Dock Variance Approval for the Highlands on Whaletail Lake

**Prepared By:** Nickolas Olson, Senior City Planner  
**Through:** David Abel, Community Development Director

**Meeting Date:** January 21, 2026

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**Issue:** Edward & Mary Ryan have submitted a request to extend their preliminary plat and dock variance approval an additional two years. The preliminary plat and dock variance approval is set to expire in November 2026.

**Background:** The preliminary plat and dock variance for the Highlands on Whaletail Lake was originally approved in November of 2008. Since that time, there have been several extension requests made to the City Council which all have been approved. The applicants wish to extend the approval an additional two years to November of 2028.

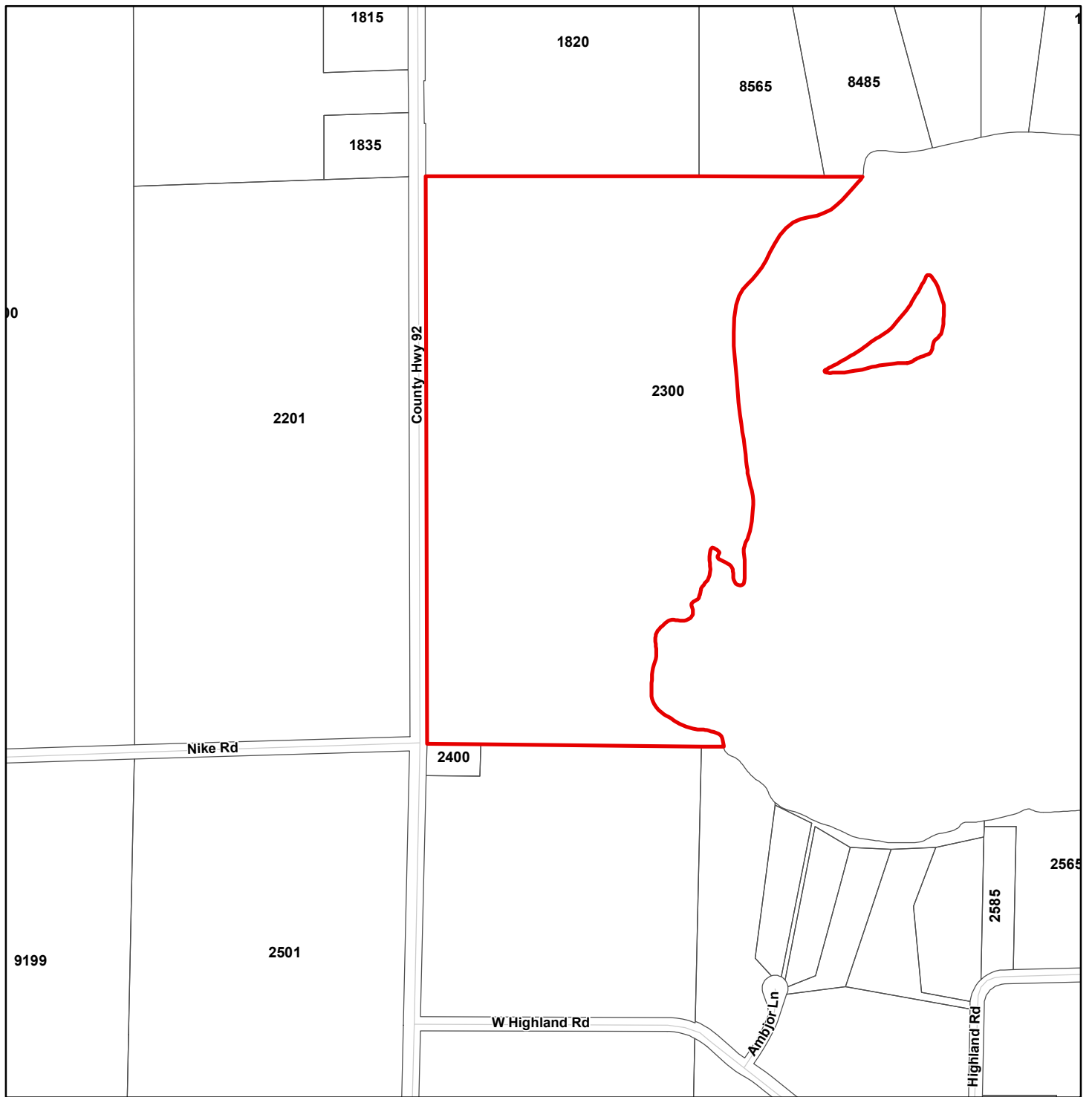
**Conclusion:** The preliminary plat is an 11 lot cluster development. Cluster developments are allowed in AP – Agriculture Preservation zoning district if the property is located east of County Road 92. The property proposed for development is 2300 County Road 92, which is zoned AP and located on the east side of County Road 92. Given the fact that City Code has not changed with respect to the preliminary plat approval and nine previous extensions have been granted, Staff would support this extension request. If approved, the extension would give the applicants until November 17, 2028 to apply for final plat approval.

**Recommended City Council Action:** Motion to adopt a resolution approving a two year extension to preliminary plat and dock variance approval for the Highlands on Whaletail Lake.

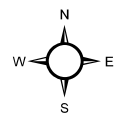
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**Mission Statement:**

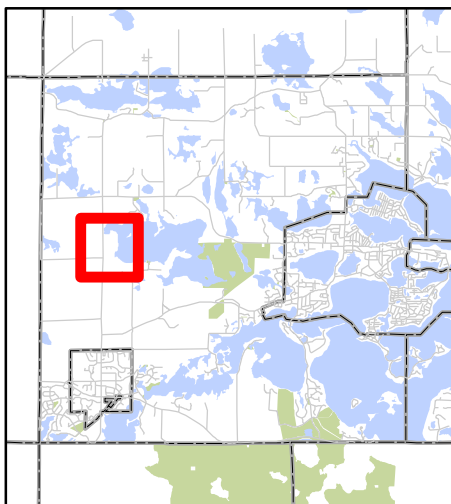
The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.



1 inch = 667 feet



# 2300 CO RD 92, Minnetrista MN



January 2, 2026

Mayor and City Council  
City of Minnetrista  
7701 Co Rd 110 W  
Minnetrista, MN 55364

Re: Highlands at Whaletail Lake – Preliminary Plat

Mayor and Council:

The City of Minnetrista approved a preliminary plat for an 11 lot “cluster” development on 118 acres, called Highlands at Whaletail Lake, in November 2008. Associated with the preliminary plat, the council also approved a variance for a community dock. Soon after the approval, there was a significant decline in the overall housing market making the proposal not feasible at that time. The City has since extended the preliminary plat approval to November of 2026.

In the past few years we have explored the sale of the property for development with multiple interested parties and considered multiple development scenarios. We believe the approved plan is still a very desirable layout as it maximizes the lake views and preserves significant open space compared with a traditional development scenario.

The property was listed for sale for much of 2025 and there was interest by both developers and prospective homeowners. We intend to re-list the property in early 2026 and believe that we will see additional serious interest.

Nothing has changed in City code since the original approval that would result in anything other than an approval of this same preliminary plat if it was brought new to the City today. We therefore, hereby respectfully request a 2 year extension of the preliminary plat and variance approvals to November 2028.

While we wait for the right buyer, we will continue to live on, and maintain, the property as we have for over 25 years.

We appreciate your thoughtful consideration of this request and will make ourselves and our consultants available for any questions from council or staff.

Sincerely,

*Ed and Mary Ryan*

Edward and Mary Ryan  
2300 County Road 92, Minnetrista, MN

**RESOLUTION NO. 9-26**

**CITY OF MINNETRISTA**

**RESOLUTION APPROVING A TWO YEAR EXTENSION TO PRELIMINARY PLAT  
AND DOCK VARIANCE APPROVAL FOR THE HIGHLANDS ON WHALETAIL  
LAKE FOR EDWARD AND MARY RYAN**

WHEREAS, the City of Minnetrista is a municipal corporation, organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Minnetrista has adopted zoning and subdivision regulations, per Chapter 5 of the Municipal Code, to promote the orderly, economic and safe development and utilization of land within the City; and

WHEREAS, Edward and Mary Ryan (the “Applicants”) have requested an additional two year extension to their preliminary plat and dock variance approval (the “Approval”) located at 2300 County Road 92 (the “Property”); and

WHEREAS, the City Council originally granted the Approval to the Applicants on November 5, 2008, and the Approval was valid for one year, until November 5, 2009; and

WHEREAS, the City Council has approved numerous extensions to the Approval; and

WHEREAS, the City Council most recently approved an extension to the Approval on April 15, 2024 giving the Applicants until November 17, 2026 to submit a final plat application; and

WHEREAS, market conditions do not allow the Property to be developed in accordance with the Approval at this time; and

WHEREAS, zoning and subdivision regulations have not changed with respect to the Approval; and

WHEREAS, the Applicants are requesting this extension in January because, if denied, the Applicants would have time to submit a final plat application.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista hereby approves the preliminary plat approval and dock variance extension for the Highlands on

Whaletail Lake, allowing the applicants two additional years, until November 17, 2028, to submit for final plat approval.

This resolution was adopted by the City Council of the City of Minnetrista on this 21<sup>st</sup> day of January, 2026 by a vote of \_\_\_ Ayes and \_\_\_ Nays.

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Lisa Whalen, Mayor

ATTEST:

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Ann Meyerhoff, City Clerk