



**MINUTES  
REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF WHITE BEAR LAKE, MINNESOTA  
TUESDAY, JUNE 14, 2022  
7:00 P.M. IN THE COUNCIL CHAMBERS**

**1. CALL TO ORDER AND ROLL CALL**

Mayor Dan Louismet called the meeting to order at 7:00 p.m. The Assistant City Manager took attendance for Councilmembers Kevin Edberg, Steven Engstran, Heidi Hughes, Dan Jones and Bill Walsh. Staff in attendance were City Manager Crawford, Assistant City Manager Juba, Public Works Director / City Engineer Kauppi, Community Development Director Lindahl, and City Attorney Ketchum.

**PLEDGE OF ALLEGIANCE**

**2. APPROVAL OF MINUTES**

A. Minutes of the Regular City Council Meeting on May 24, 2022

It was moved by Councilmember **Edberg** seconded by Councilmember **Engstran**, to approve the Minutes of the May 24, 2022 City Council meeting as presented.

Motion carried unanimously.

B. Minutes of the City Council work session on May 24, 2022

It was moved by Councilmember **Walsh** seconded by Councilmember **Jones**, to approve the Minutes of the May 24, 2022 City Council work session as presented.

Motion carried unanimously.

**3. APPROVAL OF THE AGENDA**

It was moved by Councilmember **Walsh** seconded by Councilmember **Jones**, to approve the Agenda as presented.

Motion carried unanimously.

**4. CONSENT AGENDA**

- A. Acceptance of Minutes: April Park Advisory Commission, April White Bear Lake Conservation District, May Planning Commission
- B. Resolution accepting a donation from the White Bear Lions Club Foundation to the City of White Bear Lake for the All-Abilities Playground at Lakewood Hills Park
- C. Resolution of continued support for Beyond the Yellow Ribbon
- D. Resolution authorizing an appointment of a representative to the Ramsey/Washington Suburban Cable Commission

- E. Resolution authorizing the transfer of on-sale wine and 3.2 liquor licenses for Donatelli's
- F. Resolution approving a Food Truck at Podvin Park for the School District for Night to Unite
- G. Resolution approving a temporary on-sale liquor license for the Pine Tree Apple Classic Fund
- H. Resolution approving use of the Armory Parking lot on a Marketfest Night for a Hockey Days 2023 Fundraiser
- I. Resolution approving a request by Mike Fox for three variances at 4985 Johnson Avenue
- J. Resolution approving a request by Annie & Dustin Carlson for five variances and a conditional use permit at 2505 Lake Avenue
- K. Resolution approving a request by Rebecca Pacheco for a special home occupation permit at 3791 Prairie Road
- L. Resolution approving a request by Prelude Holdings for a minor subdivision and recombination subdivision at 4870 Otter Lake Road
- M. Resolution approving a request by Paula Lobinsky for a time extension to an approved variance at 4372 Cottage Park Road
- N. Resolution approving a Utility Occupancy License with Canadian Pacific
- O. Resolution approving on-sale intoxicating, Sunday and 3.2% On-Sale liquor licenses for K & T King City Restaurant Inc.

It was moved by Councilmember **Walsh** seconded by Councilmember **Hughes**, to approve the Consent Agenda as presented.

Motion carried unanimously.

#### 5. VISITORS AND PRESENTATIONS

Nothing scheduled

#### 6. PUBLIC HEARINGS

Nothing scheduled

#### 7. UNFINISHED BUSINESS

Nothing scheduled

#### 8. NEW BUSINESS

- A. Resolution approving a request by Schafer Richardson for concept stage approval of a planned unit development at 3600 and 3646 Hoffman Road

Community Development Director Lindahl summarized the concept plan submitted by Schafer Richardson for the subject properties east of the Highway 61 and County Road E intersection. The site is guided Transit-Oriented Development in the 2040 Comprehensive Plan, but is zoned B-4 – General Business in the Zoning Code. This distinction is why staff is processing the request as a planned unit development (PUD). This is the first of three stages, so the item would come before the City Council at least one more time during the development stage. The proposal consisted of two apartment buildings with 243 units, connected by a common area. Part of the discussion around this project has been the inclusion of up to 20% affordable units. The applicant is looking for feedback from the Council on whether there is interest in affordable units and if there is support for using Tax Increment Financing (TIF) to support those units. Lindahl described various aspects of the proposal, including the height of the buildings,

setbacks, exterior building materials, amenities, traffic and circulation, parking, open space, and park dedication. The Planning Commission and staff recommended approval of the request with a number of conditions listed in the staff report.

Mayor Louismet is supportive of the project in the proposed location, recognizing that higher density housing is something that is needed. He did not support the 5<sup>th</sup> story of the building, stating that it deviates too much from what is typically approved in the City. He believed that four stories is more appropriate. He continued that he is also not supportive of using TIF to support the affordable housing component of the project. He referenced the Barnum complex next door, which is completely market-rate and nearly at full capacity. He prefers the dedication of land versus receiving cash in lieu of land for park dedication. Creating recreational space in an area close to the Bruce Vento Trail is beneficial.

At the request of Councilmember Edberg, Lindahl clarified the calculation for the park dedication fee.

Councilmember Jones voiced a concern regarding the use of “millennial/gen-z” architecture. Those types of buildings are everywhere and he does not want White Bear Lake to look like everyone else. He recommended the City pursue the triangle shaped piece of land on the west side of Hoffman Road as park dedication. The opportunity for affordable housing is there. He wondered if the requested TIF amount could be cut in half.

Councilmember Edberg does not support the use of TIF for this particular project. He commented that he believes the City needs to be thinking differently about the long-term sustainability of the affordability plan. He agreed with Councilmember Jones on the park dedication strategy. He does not support a five-story building.

In response to a question from Councilmember Hughes, Lindahl clarified Ramsey County’s request for additional right-of-way and the impact on the building setback. Lindahl explained that in working with the applicant, staff attempted to create a design that was felt to be a minimum appropriate setback based on the height of the building and the road. The concept is an acceptable reduction based on the architectural features and design that breaks up the appearance of a long wall of a building.

Councilmember Walsh noted that he does not like the long wall along County Road E, stating that one thing he liked about the Barnum is that it is set back from the road. He understands the other Councilmembers’ concerns with a five-story building, but it is not a sticking point for him. He stated that if the applicants pay the park dedication fee and retain the triangle piece of land, they could potentially develop it in a way that brings in tax revenue. He also does not support the use of TIF on this project.

Mayor Louismet sought more information on the PUD process. He wanted to ensure that there would be more discussion about the project before the City gave its “stamp of approval”. Lindahl responded that there will be more opportunity for discussion. Based on the feedback from the City Council, staff will go back to the applicant and work on implementing those recommendations.

Mayor Louismet asked if this resolution would be the appropriate mechanism to convey to the applicant that four stories is the maximum height desired, if it was the will of the Council. Lindahl replied that the resolution could be amended to reflect the height restriction.

Councilmember Edberg asked if there were any other drivers or concerns that should be brought to the Council's attention. He wondered how staff would convey the Council's feedback to the applicants. Lindahl stated that the staff report and resolution includes the important aspects needed to move the concept plan forward. He believed the Councilmembers provided enough consensus for staff to return to the applicants with a clear direction.

Councilmember Jones stated that each project should be evaluated on their own. He is not opposed to a five-story building. TIF may not be appropriate for this project, but the City needs to start thinking about how it is going to meet the housing needs of its residents.

It was moved by Councilmember **Walsh**, seconded by Councilmember **Hughes**, to adopt the resolution as presented approving the concept stage approval of a planned unit development at 3600 and 3646 Hoffman Road. Councilmember **Edberg** moved to amend the motion by adding section 2.F to the resolution limiting the apartment to four stories, seconded by Councilmember **Hughes**. The amendment was approved 4-1 with Councilmember Jones dissenting.

The amended motion carried unanimously.

## 9. DISCUSSION

Nothing

## 10. COMMUNICATIONS FROM THE CITY MANAGER

### A. Energy Improvement Project Update

City Manager Crawford summarized several energy improvement projects including building automation, mechanical upgrades and a solar array at the Sports Center. There were also LED lighting upgrades taking place throughout the City. City Engineer/Public Works Director Kauppi responded to a question from Councilmember Hughes regarding light rating of the outdoor lighting used throughout the City.

### B. Fire Ops 101 Participation

City Manager Crawford informed the City Council that she, Councilmember Hughes, and Mayor Louismet recently attended Fire Operations 101, which was an event hosted by IAFF Union members from several Fire Departments. Both City Manager Crawford and Mayor Louismet expressed their appreciation for the invite and urged other Councilmembers and staff to attend a future event to gain insight into the physical demands and equipment used during firefighting and first responding operations.

**11. ADJOURNMENT**

There being no further business before the Council, it was moved by Councilmember **Walsh** seconded by Councilmember **Edberg** to adjourn the regular meeting at 8:05 p.m.

Motion carried unanimously.



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Dan Louismet, Mayor

**ATTEST:**



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Lindy Crawford, City Manager