

**MINUTES  
PLANNING COMMISSION MEETING  
CITY OF WHITE BEAR LAKE  
MAY 18, 2020**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, May 18, 2020, beginning at 7:00 p.m. via WebEx, pursuant to a statement issued by the Mayor under Minnesota Statutes, section 13D.021 as a result of the COVID-19 pandemic, by Chair Ken Baltzer.

**1. CALL TO ORDER/ROLL CALL:**

MEMBERS PRESENT: Ken Baltzer, Jim Berry, Pamela Enz, Mark Lynch, Erich Reinhardt and Peter Reis.

MEMBERS EXCUSED: None.

MEMBERS UNEXCUSED: None.

STAFF PRESENT: Samantha Crosby, Planning & Zoning Coordinator and Ashton Miller, Planning Technician.

OTHERS PRESENT: Therese Faison and Clinton Smith.

**2. APPROVAL OF THE MAY 18, 2020 AGENDA:**

Member Lynch moved for approval of the agenda. Member Reis seconded the motion, and the agenda was approved (6-0).

**3. APPROVAL OF THE APRIL 27, 2020 PLANNING COMMISSION MEETING MINUTES:**

Member Reis moved for approval of the minutes. Member Enz seconded the motion, and the minutes were approved (6-0).

**4. CASE ITEMS:**

A. **Case No. 20-1-SHOP:** A request by **Therese Faison** for a Special Home Occupation, per Code Section 1202.120, in order to operate a massage therapy business out of the front/main level of a triplex located at 4445 Lincoln Avenue.

Crosby discussed the case. Staff recommended approval.

Member Berry asked when the applicant stopped working at the Getty Building and whether in home massage therapy is permitted at this time. He noted that if the applicant must wait to start accepting clients then neighbor's concern regarding the spread of Covid-19 might be moot. Crosby suggested the applicant respond to the Commissioners questions.

In response to an inquiry from Member Berry, Crosby confirmed that the landlord did not live in the building and that staff had not asked for approval from the other tenants.

Member Lynch asked if the proposed street widening would allow for better circulation since parking is permitted on both sides of the road. Crosby explained that the road is currently 24 feet wide and widening it to the standard 30 feet would allow for a little more space. Member Lynch commented that there appears to be enough parking and he would not want to penalize the applicant for summer events.

Member Enz asked if on-street parking would be problematic during a snow emergency. Crosby responded that more likely than not the plowing will occur during off hours or massage therapy sessions would be rescheduled.

Member Baltzer opened the public hearing.

Teri Faison, 4445 Lincoln Avenue, Applicant, she informed the Commissioners that the three units do not share ventilation. Each unit has its own air-conditioning and heating appliances, so there is little chance of a virus spreading that way. She reaffirmed that there will only be one client at a time, so only one additional vehicle on the street at a time.

She explained that she left the Getty building in the middle of March at the onset of Covid-19. She described that her business is very part time and will not be at the level she had been operating at in her office. She is not yet able to practice, since her business must follow the guidelines set for places like hair salons, but anticipates being able to operate around June 1.

Ms. Faison noted that one of the other tenants in the triplex gave her approval of the business, while the other tenant lives there part time and is currently out of the country. She stated that her business will be unobtrusive and not have a negative impact on the neighborhood. She has been practicing in White Bear Lake for eight years, so she will not be competing with other businesses in the area.

Member Berry asked for clarification on the number of clients that Ms. Faison sees. She answered that she has roughly 22 clients and they are the same clients month to month. She is not actively looking for new clients and generally works based on medical referrals.

As no other attendees wished to speak, Member Baltzer closed the public hearing.

Member Reis moved to recommend approval of Case No. 20-1-SHOP. Member Berry seconded the motion. The motion passed by a vote of 6-0.

## **5. DISCUSSION ITEMS:**

### **A. City Council Meeting Minutes of May 12, 2020.**

Member Baltzer asked for an update on case number 20-3-CUP concerning the Lake Avenue Marina and whether the conditions of approval had been met. Crosby replied that it was approved by the City Council. She has followed up with the Department of Natural Resources (DNR), which indicated that no permit would be necessary for the work that was done along the shore as long as the guidelines were followed. She added that the City does require a permit and has sent the necessary paperwork to the applicant.

Member Baltzer added that the applicant did not appear to be complying with the number of transient slips that was approved. Crosby offered to follow up with the applicant to ensure compliance.

**B.** Park Advisory Commission Meeting Minutes of April 16, 2020.

No discussion

**6. ADJOURNMENT:**

Member Reinhardt moved to adjourn, seconded by Member Reis. The motion passed unanimously (6-0), and the May 18, 2020 Planning Commission meeting was adjourned at 7:30 p.m.