

**PLANNING COMMISSION MEETING  
AGENDA  
CITY OF WHITE BEAR LAKE, MINNESOTA**

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The City of White Bear Lake Planning Commission will hold a meeting on Monday, July 27, 2020 beginning at 7:00 p.m. Pursuant to a statement issued by the Mayor under Minnesota Statutes, section 13D.021 as a result of the COVID-19 pandemic, the meeting will be conducted electronically via WebEx. The meeting room at City Hall will not be open to the public.

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1. Call to order and roll call.
2. Approval of the July 27, 2020 agenda.
3. Approval of the June 29, 2020 Planning Commission meeting minutes.
4. **CASE ITEMS:**  
**Unless continued, these cases will go to the City Council meeting on WEDNESDAY, August 12, 2020.**
  - A. **Case No. 94-6-Sa & 20-9-V:** A request by **Birch Lake Animal Hospital** for an amendment to a Conditional Use Permit, per Code Section 1303.225, Subd.6.a, for site plan approval in the Diversified Business Development District, and a variance from the 30% impervious surface maximum to allow 38% impervious, per Code Section 1303.230, Subd.5.a.5, in order to expand the parking lot by six stalls for the property located at 4830 White Bear Parkway.
  - B. **Case No. 20-3-SHOP:** A request by **Tracy Corcoran** for a Special Home Occupation Permit, per Code Section 1302.120, in order to operate a pet aquamation business out of the detached garage at the property located at 4911 Morehead Avenue.
  - C. **Case No. 20-11-V:** A request by **Charles Lowell** for a 19 foot variance from the 80 foot lot width requirement for a duplex in the R-5 zoning district, per Code Section 1303.070, Subd.b.2, and two one foot variances from the ten foot side yard setback from both side property lines, per Code Section 1303.070, Subd.5.c.2, in order to construct a 43 foot wide duplex on a 61 foot wide lot at the property located at 2189 12<sup>th</sup> Street.
  - D. **Case No. 20-12-V:** A request by **Warren & Amanda Peyton** for a two foot variance from the four foot height limit for a fence in the front yard, per Code Section 1302.030, Subd.6.h.4, in order to construct a six foot tall fence along a portion of the north property line at the property located at 1943 Oak Knoll Drive.
  - E. **Case No. 20-13-V:** A request by the **Lakewood Place Apartments** for a 12 stall parking variance, per Code Section 1302.050, Subd.8.c, and a six unit density variance, per Code Section 1303.080, Subd.7.e, in order to convert six apartments from 2 and 3 bedrooms into 12 apartments: nine 1-bedrooms and three studio units, at the property located at 3100 Glen Oaks Avenue.

- F. **Case No. 17-1-CP:** Consideration of comments from adjacent and relevant jurisdictions on the final draft of the 2040 Comprehensive Plan and recommendation for submittal to Metropolitan Council for review.
- G. Consideration of the conveyance of the property located at 4969 Division Avenue to White Bear Lake School District No. 624 to ensure that it is in keeping with the City's Comprehensive Plan guiding this property for Public/Semi-Public Use.

5. **DISCUSSION ITEMS:**

- A. City Council Meeting Summary from July 14, 2020.
- B. Park Advisory Commission Meeting Minutes from May 21, 2020.

6. **ADJOURNMENT**

Next Regular City Council Meeting ..... July 28, 2020  
Next Regular Planning Commission Meeting..... August 31, 2020