

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

The City of White Bear Lake Planning Commission will hold a meeting on Monday, April 26, 2021 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.

1. Call to order and roll call.
2. Approval of the April 26, 2021 agenda.
3. Approval of the March 29, 2021 Planning Commission meeting minutes.
4. **CASE ITEMS:**
Unless continued, these cases will go to the City Council meeting on Tuesday, May 11, 2021.
 - A. **Case No. 21-5-CUP:** A request by the **3881 Property Group** for a Conditional Use Permit, per Code Section 1303.030, Subd.4.e, in order to convert an existing two-story building into a 24 bed nursing home in the R-3 zoning district at the property located at 3881 Highland Avenue.
 - B. **Case No. 21-7-V:** A request by **Bree LLC** for a variance, per 1303.160, Subd.3.d., to increase the amount of ground floor office/professional use to 64.7% gross square feet and 51.5 linear feet of frontage, an increase over the existing 40.7% gross square feet and 15.2% of frontage, when limited to not more than 30% of each per code, in order to allow a real estate office at the property located at 4701 Banning Avenue.
 - C. **Case No. 21-8-V:** A request by **Patty Flanagan** for a six foot variance from the 20 foot side yard setback, and a six foot variance from the six foot frost footing setback, both for an above-ground pool, both per Code Section 1302.030, Subd.20.b.2.a.1, in order to install a 112 square foot (1,727 gallon) swim spa 14 feet from the south property line at the property 3562 Highland Avenue.
 - D. **Case No. 21-9-V:** A request by **James Mattson** for a 1.5 foot variance from the six foot height limit, per Code Section 1302.030, Subd.6.h.3, and a 2.75 foot variance from the 4 foot height limit in the front yard, per Code Section 1302.030, Subd.6.h.4, in order to construct a fence on the south side of the lot at the property located at 3444 White Bear Avenue.
 - E. **Case No. 21-1-LS:** A request by **Matthew & Andrea Hare and Jacqueline Mager** for a recombination subdivision, per Code Section 1407.040, to convey 16,000 square feet of land to 1996 Elm Street from 3465 White Bear Avenue.

5. DISCUSSION ITEMS:

- A. City Council Meeting Summary from April 13, 2021.
- B. Park Advisory Commission Meeting Minutes from January 21, 2021.

6. ADJOURNMENT

Next Regular City Council Meeting April 27, 2021
Next Regular Planning Commission Meeting.....May 24, 2021