

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

The City of White Bear Lake Planning Commission will hold its regular monthly meeting on Monday, November 29, 2021 beginning at 7:00 p.m. in the White Bear Lake City Hall Council Chambers, 4701 Highway 61.

1. Call to order and roll call.
2. Approval of the November 29, 2021 agenda.
3. Approval of the October 25, 2021 Planning Commission meeting minutes.
4. **CASE ITEMS:**
Unless continued, these cases will go to the City Council meeting on Tuesday, December 14, 2021.
 - A. **Case No. 21-1-P & 21-2-PUD:** A request by **Jeff McDonnell / Tice Estate** for a Preliminary Plat, per Code Section 1402.020, to subdivide one parcel into six lots, and a Planned Unit Development, per Code Section 1301.070, in order to construct four twin homes at the property located at 1788 Highway 96 E. **(Continued)**.
 - B. **Case No. 21-1-CPA, 21-5-Z & 21-3-LS:** A request by **White Bear Hotel** for a Comprehensive Plan Amendment to reguide a parcel from “Medium Density Residential” to “Downtown”, a rezoning of the same parcel, per Code Section 1301.040, from R-4 – Single and Two Family Residential to B-4 – General Business, and a recombination subdivision to convey a portion of city-owned land to White Bear Hotel, all in order to construct a parking lot at the property located at 2241 8th Street. **WITHDRAWN BY APPLICANT.**
 - C. **Case No. 99-2-Sa3 & 20-3-CUPa1:** A request by **Tside1LLC** for two Conditional Use Permit amendments, per Code Section 1303.227, Subd.4.f, to reconfigure the docks and reallocate slips between the two properties located at 4441 Lake Avenue S and 4453 Lake Avenue S. **(Continued)**.
 - D. **Case No. 21-20-V:** A request by **Keith Hisdahl** for a five foot variance from the ten foot setback required from a drive aisle, per Code Section 1202.040, Subd.2.b.1, in order to construct a freestanding monument sign with a dynamic display five feet from the drive aisle at the property located at 1978 Highway 96.
 - E. **Case No. 21-3-SHOP:** A request by **Aaron Briggs** for a Special Home Occupation Permit, per Code Section 1302.120, in order to operate a personal training business out of the garage at the property located at 1919 4th Street.
 - F. **Case No. 21-21-V:** A request by **Reid Larson** for a seven foot variance from the 25 foot setback required along a side abutting a public right-of-way (4th Avenue), per Code Section 1303.060, Subd.5.c.2, in order to construct a home eighteen feet from the eastern lot line at the property located at 18XX Clarence Street.

G. Case No. 21-5-CUP: A request by **Division 25, LLC** for a Conditional Use Permit, per Code Section 1202.040, Subd.2, and a 25 foot variance from the 50 foot maximum height for a billboard, per Code Section 1202.040, Subd.2.2.d, to allow installation of a 75 foot tall two-sided V-shaped dynamic billboard at the property located at 4650 Centerville Road.

5. DISCUSSION ITEMS:

- A.** City Council Meeting Summary from November 9, 2021.
- B.** Park Advisory Commission Meeting Minutes from September 16, 2021.

6. ADJOURNMENT

Next Regular City Council Meeting December 14, 2021
Next Regular Planning Commission Meeting.....January 31, 2022