



AGENDA
PLANNING COMMISSION OF THE
CITY OF WHITE BEAR LAKE, MINNESOTA
MONDAY, APRIL 25, 2022
7:00 P.M. IN THE CITY HALL COUNCIL CHAMBERS

1. CALL TO ORDER AND ATTENDANCE

2. APPROVAL OF AGENDA

3. APPROVAL OF THE MINUTES

- A. Minutes of the Planning Commission meeting on March 28, 2022

4. CASE ITEMS

- A. **Case No. 22-8-V & 22-3-CUP:** A request by **Shawn & Craig Carpenter** for a 6 foot variance from the 30 foot setback from a side abutting a public right-of-way, per Code Section 1303.050, Subd.5.c.2, a 160 square foot from the 120 square foot maximum allowed for a second accessory structure, per Code Section 1302.030, Subd.4.i.2.c, and a Conditional Use Permit for a second curb cut, per Code Section 1302.050, Subd.4.h.9, in order to build an addition 24 feet from the north property line and a new two car garage that accesses Roth Place at the property located at 2150 Roth Place.
- B. **Case No. 22-4-CUP:** A request by **Jerry Rodrigue** for a Conditional Use Permit for a second curb cut, per Code Section 1302.050, Subd.4.h.9, in order to install a second driveway in front of the existing detached garage at the property located at 1961 3rd Street.
- C. **Case No. 96-5-Sa2:** A request by **Beartown Bar & Grill** for an amendment to an approved Conditional Use Permit to expand the deck on the south side of the building by 2,700 square feet, a 4 foot variance from the 10 foot hard-surface setback requirement adjacent to a railroad right-of-way, in order for the deck to be 6 feet from the east property line, per Code Section 1303.226, Subd.6.e, and to modify condition #5 "no outside music shall be allowed", per Code Section 1301.050 at the property located at 4875 Highway 61.
- D. **Case No. 22-1-CUP & 22-5-V:** A request by **Christian Companies / Tommy Car Wash** for the following:
- A Conditional Use Permit for a car wash in the B-3 – Auto-Oriented Business zoning district, per Code Section 1303.140, Subd.4;
 - Site plan approval for development in the Shoreland Overlay district, per Code Section 1303.230, Subd.6;
 - A 10 foot variance from the 15 foot hard-surface setback from a street right-of-way, per Code Section 1302.050, Subd.4.17, in order to allow the existing curb encroachment to remain;
 - A 79 car variance from the 100 car stacking requirement, per Code Section 1303.140, Subd.4.c.2, in order to stack for the estimated peak demand rather than the maximum capacity of the facility; and
 - A variance from the 30% impervious area limit to allow 57.75% impervious surface in the S – Shoreland Overlay zoning district; per Code Section 1303.230, Subd.5.a.5;
- all in order to allow the demolition of the existing improvements and construction of a new express car wash facility at the property located at 4061 Highway 61.

5. DISCUSSION ITEMS

- A. City Council Meeting Summary of April 12, 2022.
- B. Park Advisory Commission Meeting Minutes of April 21, 2022 – Not Yet Available.

6. ADJOURNMENT

Next Regular City Council Meeting April 26, 2022
 Next Regular Planning Commission Meeting May 23, 2022