



AGENDA
PLANNING COMMISSION OF THE
CITY OF WHITE BEAR LAKE, MINNESOTA
MONDAY, MAY 23, 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 April 25, 2022

4. CASE ITEMS

- A. **Case No. 22-9-V:** A request by **Mike Fox** for a 5.7 foot variance from the 30 foot setback along a side abutting a public right-of-way, per Code Section 1303.230, Subd.5.a.4, in order to construct a living addition above the garage and a 21 foot variance from the 30 foot rear yard setback, per Code Section 1303.060. Subd.5.c and an 11 foot variance from the 30 foot setback along a side abutting a public right-of-way, both in order to convert the east side deck into an enclosed porch at the property located at 4985 Johnson Avenue.
- B. **Case No. 22-5-CUP & 22-10-V:** A request by **Annie & Dustin Carlson** for a Conditional Use Permit for a home accessory apartment, per Code Section 1302.125, and the following five variances:
- A 713 square foot variance from the 880 square foot maximum for a home accessory apartment, per Section 1302.125;
 - A 5.5 foot variance from the 15 foot height limit, as measured to the mean of the roof, per Section 1302.030, Subd.4.i.1.b;
 - A variance for a third accessory structure, per Section 1302.030, Subd.4.i;
 - A 968 square foot variance from the 625 square foot maximum size for a second accessory structure, per Section 1302.030, Subd.4.i.2.b; and
 - A 1,083 square foot variance from the 1,250 square foot maximum for all accessory structures combined, per the same Section,
- All in order to construct an accessory dwelling unit above the detached garage, construct a new two car attached garage, and expand the existing four car detached garage at the property located at 2505 Lake Avenue.
- C. **Case No. 22-2-SHOP:** A request by **Rebecca Pacheco** for a Special Home Occupation Permit, per Code Section 1302.120, in order to operate a massage therapy business out of the single-family home located at 3791 Prairie Road.
- D. **Case No. 22-2-LS:** A request by **Prelude Holdings, LLC** for a minor subdivision, per Code Section 1407.030, to subdivide one lot into two and a recombination subdivision, per Code Section 1407.040, to convey two tracts of land to abutting neighbors at the properties located at 4870 Otter Lake Road, 4859 Sandra Lane, and 1567 Quast Court.
- E. **Case No. 22-1-P & 22-1-PUD:** A request by **Marvin Development III, LLC** to subdivide one parcel into two, and approval of both “general concept stage” and “development stage” Planned Unit Development, per Code Section 1301.070, in order to construct a fast food restaurant with a drive-thru and pylon sign at the property located at 4600 Centerville Road.

- F. **Case No. 22-2-PUD:** A request by **Schafer Richardson** for concept stage approval of a Planned Unit Development, per Code Section 1301.070, in order to construct 243 units of multi-family apartments in two buildings at the properties located at 3600 and 3646 Hoffman Road.

5. DISCUSSION ITEMS

- A. City Council Meeting Summary of May 10, 2022.
- B. Park Advisory Commission Meeting Minutes of April 21, 2022 – Not Available.

6. ADJOURNMENT

Next Regular City Council Meeting May 24, 2022

Next Regular Planning Commission Meeting June 22, 2022