



**PLANNING COMMISSION MEETING
OF THE CITY OF WHITE BEAR LAKE, MINNESOTA
MONDAY, MAY 22, 2023
7:00 P.M. IN THE COUNCIL CHAMBERS**

1. CALL TO ORDER AND ATTENDANCE

MEMBERS PRESENT: Mike Amundsen, Ken Baltzer, Erich Reinhardt, Andrea West
MEMBERS ABSENT: Jim Berry, Pam Enz, Mark Lynch
STAFF PRESENT: Jason Lindahl, Community Development Director; Ashton Miller, City Planner
OTHERS PRESENT: Dean Hansen, Louise Daniels, Kris Daniels, Emily Cox

2. APPROVAL OF AGENDA

It was moved by Member **Baltzer** and seconded by Member **Reinhardt** to approve the agenda as presented.

Motion carried, 4:0.

3. APPROVAL OF THE MINUTES

A. Minutes of April 24, 2023

It was moved by Member **West** and seconded by Member **Baltzer** to approve the minutes of March 27, 2023.

Motion carried, 4:0.

4. CASE ITEMS

A. Case No. 23-15-V: A request by Bunker Investments LLC for a seven foot variance from the 25 foot setback required along a side abutting a public right-of-way, per code section 1303.060 Subd.5.c.2 in order to construct a single family home 18 feet from the eastern lot line at the property located at 18XX Clarence Street.

Ashton Miller, City Planner discussed the case. Staff recommended approval of the case as proposed.

Member Amundsen opened the public hearing.

Dean Hansen, one of the owners for Bunker Investments, explained that he is agreeable

to have the 10 feet easement located entirely on his property, but did mention he believes the neighbor appeared to be willing to locate part of it on his property. He noted that if the 10 foot easement were to be located entirely on his property, the overhang of the house would encroach into the easement and that they would not be able to move the house any further to the east.

Member Amundsen closed the public hearing.

It was moved by Member **Reinhardt** to recommend approval of Case No. 23-15-V, seconded by Member **Baltzer**.

Motion carried 4:0.

5. DISCUSSION ITEMS

- A. **Case No. 23-16-LS:** A request by Cox Contracting for a minor subdivision, per code section 1407.030, in order to split one lot into two at the property located at 2241 8th Street.

Miller discussed the case. Staff recommended approval of the case as proposed.

Member West asked for clarification on the configuration of the lot split. Miller responded that the applicant split the lot so that one lot meets the minimum lot size for a single unit dwelling and one lot meets the minimum requirements for a two unit dwelling, while also maximizing the buildable area.

Member Baltzer noted that there can be a lot of on street parking on 8th St. Emily Cox, an owner of Cox Contracting, added she knows that is a part of living in the downtown area and that they intend to have off street parking for the units.

It was moved by Member **Baltzer** to recommend approval of Case No. 23-16-LS, seconded by Member **West**.

Motion carried, 4:0.

- B. **Case No. 23-18-C:** A request by Scooter's Coffee for a concept plan review, per code section 1301.100, for a proposed stand-alone drive-thru coffee shop at the property located at 1350 highway 96.

Miller discussed the case.

Member Amundsen invited the public to provide comments on the proposal.

Kris Daniels, the applicant, explained that he likes the proposed site for his business and

the prospect of locating a Scooter's Coffee in White Bear Lake.

Member Amundsen asked if Scooter's Coffee requires all Scooter's Coffee locations to look uniform. Daniels answered he believes they do want them to look somewhat uniform but that there is probably some degree of flexibility.

Member Amundsen asked about storm water and if they have they been in talks with the owner of the site about a different orientation to address storm water issues. Daniels answered that he hasn't yet, but that he has had internal conversations about it.

Member Baltzer explained that he wasn't sure that this site is a good location for the proposed coffee shop. He added that traffic flow on Highway 96 is not great.

Member West explained that she has similar concerns. She added that she is concerned about locating the building on top of the sewer line in the case of necessary repairs. She added that there may be concerns about access to other utilities. She explained that she is hopeful there is another location option for the building.

Member Reinhardt explained that he likes the design of the building. He explained that the issues raised about the location may also have an impact on the business, noting that if people don't believe they can easily exit the parking lot onto Highway 96, they are not going to want to patronize the business. He added that he believes they may be able to find another spot in White Bear Lake that could work for them.

Daniels added that they like being near a high traffic area but understand the concerns brought up about it.

Lindahl explained that Daniels has been in communication with City staff since the fall about bringing a Scooter's Coffee to the City. Staff had discussed with Daniels that if he could find a location in the right zone, then he could go through the Conditional Use Permit process, but because the proposed site would have multiple buildings on the lot the PUD process is required, which is a more discretionary process for the City. Staff believes that generally, this business could be a good infill project in the City, even at this site, but there are some challenges with the current selected location. Lindahl added that the Engineering department did some preliminary storm water management review, although at this stage the applicant does not need those plans.

Member Reinhardt asked about the process for reviewing traffic, and the possibility of adding a traffic light to the intersection. Miller responded that Highway 96 is a Ramsey County road, which would require the County's involvement. Lindahl added that the City's Engineering department would connect with the County's Engineering department to determine the traffic needs and whether a light would be needed at the intersection.

C. City Council Meeting Overview

Lindahl provided an overview of the May 9th City Council Meeting. Lindahl explained that the Council approved the lot split and variances for the Shady Lane property. City Council also approved the City to enter into negotiations with Bolton and Menk Consultants to work with the City on the zoning code update. The next steps would be for the Council to set up an advisory group to guide that process. The City Council also considered the redevelopment proposal for the County Rd E and Bellaire site. The motion to approve the proposal failed, so the City Attorney recommended staff come back with a resolution for denial. Lindahl added that since City Council, the applicant has decided to withdraw that application and resubmit a new proposal. Lindahl explained that they will likely submit to rezone the lot to R-5 with the intent to develop townhomes. The applicant will still need to go through a PUD and they will need to subdivide the property.

Member West asked what the height restrictions are for townhomes. Lindahl responded that the height restriction is 35 feet in all residential districts and 36 feet in the commercial zone.

Member Amundsen asked if the contract will be in place for the zoning code update by the next planning commission meeting. Lindahl explained that he hopes the contract will be finalized within the next 30 days and then officially starting the process in August or September.

6. ADJOURNMENT

There being no further business before the Commission, it was moved by Member **Baltzer**, seconded by Member **West** to adjourn the meeting at 7:49 p.m.