



**AGENDA  
PLANNING COMMISSION OF THE  
CITY OF WHITE BEAR LAKE, MINNESOTA  
MONDAY, MAY 22<sup>ND</sup>, 2023  
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 24, 2023

**4. PUBLIC HEARING**

- 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.

**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.
- 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.
- C. City Council Meeting Overview

**6. ADJOURNMENT**

Next Regular City Council Meeting ..... Jun 13, 2023

Next Regular Planning Commission Meeting ..... June 26, 2023