



**AGENDA
PLANNING COMMISSION OF THE
CITY OF WHITE BEAR LAKE, MINNESOTA
MONDAY, JUNE 26, 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 May 22, 2023

4. PUBLIC HEARING

- A. **Case No. 23-21-PUD & Z & P:** A request by **Element Design Build** for both general and development stage approval of a Planned Unit Development, per code section 1301.070, a rezoning from B-3: Auto-Oriented Business to R-5: Single-Family – Two-Family Medium Density Residential, per section 1301.040, and Preliminary and Final Plat approval, per sections 1401.020 and 1401.030, in order to construct 9 townhomes on the property located at 2502 County Road E.
- B. **Case No. 23-17-PUD & Z & P:** A request by **Brian Wings** for both general and development stage approval of a Planned Unit Development, per code section 1301.070, a rezoning from B-2: Limited Business to R-B: Residential Business, per section 1301.040, and Preliminary and Final Plat approval, per sections 1401.020 and 1401.030, in order to construct a 14 unit nursing home on the property located at 2687 County Road D.
- C. **Case No. 23-19-CUP:** A request by **Brett and Samantha Kvam** for a conditional use permit, per code section 1302.125 in order to establish an accessory dwelling unit (ADU) in the home at the property located at 4008 White Bear Avenue.
- D. **Case No. 23-20-V:** A request by **Midwest Exteriors LLC MN** for a variance from the four foot maximum height allowed for a fence in the front yard, per code section 1302.030, subd.6.4 in order to construct a six foot fence around the entire property located at 3944 Hoffman Road.

5. DISCUSSION ITEMS

- A. City Council Meeting Overview

6. ADJOURNMENT

Next Regular City Council Meeting July 11, 2023
Next Regular Planning Commission Meeting July 31, 2023