

**MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
JUNE 26, 2017**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, June 26, 2017, beginning at 7:00 p.m. in the White Bear Lake City Hall Council Chambers, 4701 Highway 61, White Bear Lake, Minnesota by Chair Jim Berry.

1. CALL TO ORDER/ROLL CALL:

MEMBERS PRESENT: Chair Jim Berry, Erich Reinhardt, Mary Alice Divine, Marvin Reed, Peter Reis, Ken Baltzer and Mark Lynch.

MEMBERS EXCUSED: None.

MEMBERS UNEXCUSED: None.

STAFF PRESENT: Anne Kane, Community Development Director, Samantha Crosby, Planning & Zoning Coordinator, Elizabeth Showalter, Planning Intern and Amy Varani, Recording Secretary.

OTHERS PRESENT: Reed and Tara Vanderzee, Jim Krita, Emily Cox, Jassmin Hochhalter, Mike Anderson and Lois Zemke.

2. APPROVAL OF THE JUNE 26, 2017 AGENDA:

Member Reis moved for approval of the agenda. Member Reed seconded the motion, and the agenda was approved (7-0).

3. APPROVAL OF THE MAY 22, 2017 PLANNING COMMISSION MEETING MINUTES:

Member Baltzer moved for approval of the minutes. Member Reis seconded the motion, and the minutes were approved (7-0).

4. CASE ITEMS:

A. Case No. 17-3-SHOP: A request by **Jassmin Hochhalter** for a Special Home Occupation per Code Section 1302.120, in order to provide dog grooming services in a room of her single-family residence for the property located at 4844 Peggy Lane.

Showalter discussed the case. Staff recommends approval.

Reed asked about Condition #9, "Applicant cannot hold dogs for more than four hours" and Condition #10, "Appointments shall not overlap," which might affect

clients who want to drop off in the morning before work and pick up after.

Showalter stated that the conditions were discussed with the applicant prior to this meeting and she raised no concerns about these conditions.

Reis asked if the backyard is fenced-in. Showalter confirmed that it is.

Berry opened the public hearing.

Jassmin Hochhalter, 4844 Peggy Lane, stated that she grooms one dog at a time. Usually people pick up their dogs in an hour or hour and a half.

Reed stated that he didn't want to restrict the length of the appointments if it would negatively impact her business.

The applicant responded that she would not take a client that would require overlap or holding a dog for an extended period of time, regardless of the conditions of approval.

Reis asked how she markets her business. Hochhalter stated that it's mostly word-of-mouth, but also some online marketing and talking to dog owners she sees.

Reis asked how she gained her expertise. Hochhalter stated that she worked at PetSmart and was trained at the PetSmart academy.

Lois Zemke, owns the property at 4843 Karen Place, currently occupied by renters. Tenants have complained about excessive barking from the applicant's two dogs and dogs at neighboring properties. She is concerned additional dogs would create more noise.

Berry closed the public hearing.

Reis asked if there's a city statute that addresses barking dogs. Kane stated that she will need to investigate further to provide the specifics, but the City does have an ordinance, which is enforced by the Police Department. She would like staff to address this issue separately prior to City Council.

Hochhalter stated that her client's dogs are never in the backyard and that she brings her own dogs inside when they are barking.

Lynch stated that this case will be looked at again next summer, so if barking is an issue it can be addressed at that time.

Reed referred to Condition #9, which was included to prevent the use of the backyard for dog exercise. He recommended including a reference to that intent, and language to prohibit the use of the backyard by clients' dogs.

Kane suggested accompanied dogs may use the backyard, to allow for special circumstances.

Member Reis moved to recommend approval of Case No. 17-3-SHOP with the change to Condition #9 as to read as follows:

To prevent the use of the rear yard by clients' dogs, dogs may be held for more than 4 hours. Clients' dogs may only use the rear yard if accompanied by the applicant.

Member Lynch seconded the motion, and it passed by a vote of 7-0.

B. Case No. 17-15-V: A request by **Cox Contracting on behalf of Reed Vanderzee** to consider an application for a 10 foot variance from the 29.5 foot front yard average setback per Code Section 1303.060, Subd. 5.c.1. for the property located at 4976 Stewart Avenue.

Showalter discussed the case. Staff recommends approval.

Reis knows that Cox Contracting built a similar house in the area, and it's very nice.

Berry opened the public hearing.

Jim Kritta, 4986 Stewart, came up to speak. He supports the variance.

Berry closed the public hearing.

Berry asked about the location of the previous home. Showalter responded it was setback approximately 5 feet, so the proposal is a 15-foot larger setback.

Member Baltzer moved to recommend approval of Case No. 17-15-V with the conditions listed in the staff report. Member Reis seconded the motion, and it passed by a vote of 7-0.

5. DISCUSSION ITEMS:

A. Comprehensive Plan Update.

Showalter discussed the different components of the 2040 Comprehensive Plan. They are Housing, Transportation, Land Use, Water Resources, and Parks, with two optional elements, Economic Competitiveness and Resilience.

Staff has held four open house events, engaging approximately 50 community members. Showalter provided examples of the research presented at open house events, including analysis of job loss and gain during and after the recession, park access and facilities, transit access, and affordable housing availability.

The primary engagement effort has been an online survey, taken by 115 community members. Showalter provided the most common responses including the following key concerns and priorities:

- Pedestrian Safety
- Water Conservation and Protection

- Downtown Parking
- Code Enforcement
- Attracting Younger Residents and Families
- Trail Connections
- Transit Options
- Affordable Housing
- Park Maintenance and Upgrading
- Around the Lake Trail
- Increase Diversity of Residents

The next stage of engagement is pop-up meetings, followed by preliminary public hearings on individual sections of the Plan beginning in November.

Divine asked about affordable housing, and the projected new units by 2040. Showalter explained that the Met Council has limited enforcement authority, and is primarily looking at the amount of land guided for denser housing that currently exists. These units can be a combination of single and multifamily housing and can include renter and owner occupied units.

Berry asked how accurate the numbers are for single-family homes that are being rented. Kane stated that it's a healthy program and she estimates fewer than ten percent of homes are being rented without a license.

Reis stated that reaching the affordable housing number goals are helpful for obtaining grants. Showalter added that with the Rush Line, the Transit Oriented Development grants are important, so the City should prepare to make competitive applications.

Reis read a comment from the survey expressing disappointment in the Marina Triangle development. Reis felt that the City could encourage better utilization of nearby Lions and Veteran's Parks. He suggested food trucks and exercise stations could be added and an ad hoc committee could study how to encourage the use of the Marina Triangle area.

Kane talked about the green space at Boatworks Commons, and how it can be better used for the community's benefit. Commissioners and staff suggested adding picnic tables, Bryant Park tables, grills, paddle board lessons, yoga, and ice sculptures.

Kane stated that the City received a grant for underground stormwater management which limits what can be done in the area.

Reed asked if the City could host a band on the site. Kane thought that was a great idea. Divine suggested a holiday tree lighting.

Lynch expressed concern that the terminus of the Rush Line in downtown White Bear Lake could contribute to the parking problems in the area. Kane indicated that the City and Rush Line staff are exploring options for a park and ride facility that could prevent the use of downtown for parking.

Kane stated the EDC continues to work on downtown parking and reducing the use of short term parking spots by business owners and employees.

Commissioners expressed concern over the high number of hair salons. Kane noted a moratorium could be implemented, but would require research and justification. The general consensus was to allow the market to correct itself.

Lynch asked how our current housing stock and affordable housing allocation compares to other cities in regards to affordable housing. Showalter responded that the numerous affordable single family homes in the City reduce the allocation, particularly at income levels above 30% of Area Median Income. Kane added that our allocation may be higher than peer cities, likely due to anticipated transit development.

B. Sports Center Renovation Update.

Crosby discussed the proposed new refrigeration system, as well as the proposed interior and exterior remodeling.

Berry asked if the White Bear Hockey Association would be pitching in financially towards the project. Kane stated that they're contributing 50%.

Berry wondered if it would be more cost effective to tear it down and start over. Kane stated that the Planning staff was not involved in those discussions.

C. City Council Meeting Minutes of June 13, 2017.

Kane discussed the Tally's case. The vote was 3-2 to approve the temporary Conditional Use Permit, with changes made through meetings with applicants and staff between the Planning Commission and City Council meetings. Staff are considering how to best monitor the situation over the summer and intend to meeting with the Dehnerts throughout the Summer to discuss issues with the interim solution.

D. Park Advisory Commission Meeting Minutes – May 18, 2017.

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6. ADJOURNMENT:

Member Baltzer moved to adjourn, seconded by Member Reed. The motion passed unanimously (7-0), and the June 26, 2017 Planning Commission meeting was adjourned at 8:35 p.m.