

**MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
AUGUST 28, 2017**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, August 28, 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, Marvin Reed, Ken Baltzer and Mark Lynch.

MEMBERS EXCUSED: Mary Alice Divine and Peter Reis.

MEMBERS UNEXCUSED: None.

STAFF PRESENT: Samantha Crosby, Planning & Zoning Coordinator and Amy Varani, Recording Secretary.

OTHERS PRESENT: David Phillips, Kristen Sachwitz, Judi Feldhusen, Mike Feldhusen and John Reinhart.

2. APPROVAL OF THE AUGUST 28, 2017 AGENDA:

Member Reed moved for approval of the agenda. Member Baltzer seconded the motion, and the agenda was approved (5-0).

3. APPROVAL OF THE JULY 31, 2017 PLANNING COMMISSION MEETING MINUTES:

Member Baltzer moved for approval of the minutes. Member Reinhardt seconded the motion, and the minutes were approved (5-0).

4. CASE ITEMS:

A. Case No. 76-15-Sa and 17-16-V: A request by **Polar Mazda** for a Conditional Use Permit Amendment, per Code Section 1303.140, to remove the existing sales building and a one sign variance, per Code Section 1202.040, Subd. 2.B, to allow a second free-standing sign that is 79 square feet in size and 25 feet tall for the property located at 4095 Highway 61.

Crosby discussed the case. Staff was recommending that the pylon sign be no more than 76 square feet in size and 24 square feet tall. That recommendation was based on what the applicant had originally asked for back in April, before this variance request was pulled for the first time. The applicant just informed her that

she was mistaken about that previous submittal. Technically, he's correct. The application narrative said "nominally" 76 square feet in size. When she did the math on the actual sign detail, it came out to 79 square feet in size. Staff would be comfortable if this request was amended by the Planning Commission to allow a 79 square foot sized sign. However, staff is sticking with the 24 feet in height. Phillips had said that he was pretty sure he was right because Mazda has pretty standard-sized signage in this industry. They make signs of various sizes but they don't make one that's 76 square feet in size. Even with the 79 square feet, it's still a reduction both in size and in height from the current pylon sign and is a preferred style. Staff recommends denial of part of the requested variance, approval of a slightly lesser variance height, and approval of the conditional use permit amendment as requested.

Reed asked about the proposed resolution of denial. The 79 square foot pylon sign should be removed, and the 25 foot tall should be left in, correct? Crosby confirmed that was correct. Reed referred to the resolution approving the 76 square foot modification to 79. Crosby confirmed that.

Lynch asked if everything they did back in April gets tagged to the combined lot. Crosby confirmed that was correct.

Berry opened the public hearing.

David Phillips, architect, 227 Colfax Avenue N., Minneapolis, spoke. Mazda has come out with a new black sign. Crosby displayed what it looks like.

Berry asked if he had a problem with the 24 foot dimension. Phillips stated they do not – they'll just have to cut it down.

Lynch asked where the monument sign would go. Phillips stated that there's a fence behind the small bear. It would be on the other side of the fence.

Berry closed the public hearing.

Member Lynch moved approval of Case No. 76-15-Sa and 17-16-V, as it was corrected and itemized by Reed before the public hearing opened. Member Baltzer seconded the motion and it passed by a vote of 5-0.

Crosby provided a brief update: The original project came into some complications with the County, in their review and approval, in relation to the fact that the County wanted the eastern access opening completely eliminated, which was not preferred by either the applicant or the City. The applicant and the County were able to negotiate a relocated in-only access opening. She showed where the opening is and will be relocated. Also, a turn lane may be added.

- B. Case No. 17-18-V:** A request by **All Energy Solar** on behalf of William R. Feldhusen for a 15 degree variance from Zoning Code Section 1302.030, Subd.22.a.5 that residential roof-mounted systems be flush mounted on pitched roofs for the property located at 4600 Carolyn Lane.

Crosby discussed the case. Staff recommends approval.

Berry opened the public hearing.

Kristen Sachwitz, with all Energy Solar, came up to speak. Working with staff they came to a very agreeable solution to not only have the property owner provide his own energy but also fall in line with the Comprehensive Plan's approach to solar energy.

Judy Feldhusen, 4600 Carolyn Lane, came up to speak. She pointed out that Mike is not the property owner. Her husband William is the property owner.

Berry closed the public hearing.

Member Baltzer moved to recommend approval of Case No. 17-18-V with staff's recommendations. Member Reed seconded the motion which passed by a vote of 5-0.

- C. Case No. 17-19-V:** A request by **John Reinhart** for two variances to allow the installation of a 155 foot long, 6 foot high, wood privacy fence along the east property line: A 9 foot variance from the 12 foot setback for a fence along a side abutting a public right-of-way, and a 2 foot variance from the 4 foot height limitation on a fence in the front yard, both per code Section 1302.030, Subd.6.h.4, for the property located at 1531 N. Birch Lake Blvd.

Crosby discussed the case. Staff recommends approval.

Berry opened the public hearing.

John Reinhart, 1531 N. Birch Lake Blvd., came up to speak. He stated that he appreciated all the help and patience that Crosby provided.

Berry asked Reinhart if he was okay with the conditions. Reinhart confirmed that he was.

Berry closed the public hearing.

Member Reed moved to recommend approval of Case No. 17-19-V with the conditions as listed. Member Reinhardt seconded the motion and it passed by a vote of 5-0.

5. DISCUSSION ITEMS:

A. City Council Meeting Minutes of August 8, 2017.

Lynch asked about the Admiral D's continuation request. Crosby explained that the case was originally scheduled for the first meeting of the month, and it was continued per the applicant's request because McGoldrick wasn't able to make the City Council meeting. Therefore, the request was pushed back to the second meeting of the month at which time it was unanimously denied. He was encouraged to come back with a revised application. Staff has not heard back from him, but they expect to soon.

B. Park Advisory Commission Meeting Minutes – July 20, 2017.

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6. ADJOURNMENT:

Member Reed moved to adjourn, seconded by Member Baltzer. The motion passed unanimously (5-0), and the August 28, 2017 Planning Commission meeting was adjourned at 7:31 p.m.