

MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
June 25, 2018

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, June 25, 2018, 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, Marvin Reed, Peter Reis, Ken Baltzer, Mark Lynch, and Erich Reinhardt.

MEMBERS EXCUSED: Mary Alice Divine.

MEMBERS UNEXCUSED: None.

STAFF PRESENT: Anne Kane, Community Development Director; and Samantha Crosby, Planning & Zoning Coordinator.

OTHERS PRESENT: Gary Gillespie, Dawn Gillespie and Jason Herfel.

2. APPROVAL OF THE MONTH JUNE 25, 2018 AGENDA:

Member Reed moved for approval of the agenda. Member Reis seconded the motion, and the agenda was approved unanimously (6-0).

3. APPROVAL OF THE MONTH MAY 29, 2018 PLANNING COMMISSION MEETING MINUTES:

Member Baltzer moved for approval of the minutes. Member Reis seconded the motion, and the minutes were approved unanimously (6-0).

4. CASE ITEMS:

A. Case No. 18-5-V: An application by **Leah Nicholson** for an 8 foot variance from the 30 foot rear yard setback requirement, per Code Section 1303.050, Subd.5.c.3; a 5 foot 3 inch variance from the 30 foot setback requirement required along a side abutting a public right-of-way, per Code Section 1303.230, Subd.5.a.4; and a 1 foot variance from the 2 foot maximum encroachment for an eave, per Code Section 1302.040, Subd.4.a.1; all in order to construct a 733 square foot attached garage with a second floor addition above for the property located at 2309 10th Street. (Continued at the request of the applicant.)

Crosby requested the Commission continue this item to the July Planning Commission meeting at the request of the applicant.

The Planning Commission agreed to continue the item to the July 30, 2018 Planning Commission meeting.

- B. Case No. 18-6-V:** An application by **Festival Foods** for a variance to add exterior signage to the existing store front; 192 square feet to the east elevation and 129 square feet to the south elevation, per Code Section 1202.040, Subd.2.A.1, in order to install a total of 320 square feet of “mural signs” in addition to the 462 square feet of existing signage located at 2671 County Road E.

Kane discussed the case. She pointed out the condition that there be no copy, text, logo or brand images in the graphics. Also, staff received an email from Commissioner Divine today, which noted that she opposes the proposed exterior signage. Staff recommended approval of the variance.

Lynch asked if the proposed signage would be similar to those used at a movie theater. Kane stated this was correct. Lynch indicated the proposed signage does not match the definition of a “mural” in his mind but stated he could support the request.

Baltzer commented he liked the way the signs would break up the expanse of the building frontage.

Berry opened the public hearing.

Jason Herfel, Festival Foods representative at 2671 East County Road E, thanked the Commission for their consideration and reported Festival Foods celebrated their 42nd Anniversary in White Bear Lake on June 7th. He stated Festival Foods has enjoyed being in the community and noted these images were being proposed to warm the exterior of the building.

Reis asked if the exterior graphics would be changing periodically. Mr. Herfel reported this would be the case. He anticipated the graphics would be changed seasonally.

Lynch stated he appreciated the fact that the signage would have some variety. Mr. Herfel commented he would work to keep the signage current and relevant.

As no one else came forward, Berry closed the public hearing.

Reinhardt asked what would happen if the applicant were not in compliance with the City’s conditions of approval. Kane reported the variance could be revoked.

Member Reis moved to recommend approval of Case No. 18-6-V. Member Reed seconded the motion. The motion passed by a vote of 6-0.

Berry explained that this matter would be addressed by the City Council on July 10, 2018.

- C. Case No. 18-7-V:** An application by **Dawn and Gary Gillespie** for a 10-foot variance from the 20-foot setback required for a detached garage with the door facing an alley, per Code Section 1302.030, Subd.4.h.2, in order to construct a two-car detached garage to serve the existing duplex at 4916 Morehead Avenue.

Crosby discussed the case. Staff recommended approval of the variance.

Lynch inquired about the trench drain. Crosby commented that it is a stormwater mitigation technique similar to a French drain, but horizontal, like a trench.

Berry opened the public hearing.

Gary Gillespie, 4916 Morehead Avenue, explained he was proposing to center the garage on the property so neither of the neighbors have to cross each other to access the garage.

Berry thanked Mr. Gillespie for coming forward with a good proposal.

As no one else came forward, Berry closed the public hearing.

Member Reinhardt moved to recommend approval of Case No. 18-7-V. Member Lynch seconded the motion. The motion passed by a vote of 6-0.

Berry explained that this matter would be addressed by the City Council on July 10, 2018.

5. DISCUSSION ITEMS:

A. City Council Meeting Minutes of June 12, 2018.

B. Park Advisory Commission Meeting Minutes of June 21, 2018 – not available.

C. Staff Update

Kane provided the Commission with an update on the Four Square Flats redevelopment which the developer has decided not to pursue. She discussed the new staff members that had been hired. She reported the City Council would be holding a work session meeting on June 26th.

6. ADJOURNMENT:

Member Baltzer moved to adjourn, seconded by Member Reis. The motion passed unanimously (6-0), and the June 25, 2018 Planning Commission meeting was adjourned at 7:40 p.m.