

**MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
September 24, 2018**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, September 24, 2018, beginning at 7:00 p.m. in the White Bear Lake City Hall Council Chambers, 4701 Highway 61, White Bear Lake, Minnesota by Acting Chair Mark Lynch.

1. CALL TO ORDER/ROLL CALL:

MEMBERS PRESENT: Ken Baltzer, Mary Alice Divine, Mark Lynch, and Marvin Reed.

MEMBERS EXCUSED: Jim Berry, Peter Reis, and Erich Reinhardt.

MEMBERS UNEXCUSED: None.

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

OTHERS PRESENT: John Manship, Alexa Adams, Alicia McHugh, Jason Hoth, Tom Spee, Matthew Park, and David Phillips.

2. APPROVAL OF THE MONTH SEPTEMBER 24, 2018 AGENDA:

Member Baltzer moved for approval of the agenda. Member Reed seconded the motion, and the agenda was approved (4-0).

3. APPROVAL OF THE MONTH AUGUST 27, 2018 PLANNING COMMISSION MEETING MINUTES:

Member Reed moved for approval of the minutes. Member Divine seconded the motion, and the minutes were approved (4-0).

4. CASE ITEMS:

A. **Case No. 85-11-Sa:** A request by **Matthew Park** for a Conditional Use Permit Amendment, per Code Section 1301.050, in order to add an automatic indoor motorcycle wash at 2180 7th Street.

Crosby discussed the case. Staff recommended approval subject to conditions laid out in the staff report.

Member Divine asked for clarification on Condition #9 about water usage. Crosby stated that staff anticipates the 2020 review to be done administratively only.

Member Lynch requested a description of the sewer availability charge (SAC). He noted that he has not seen the west door open before, so losing access to it may not greatly affect stacking and traffic flow.

Crosby responded that a SAC is the fee one pays to discharge into the sewer and is determined by the Metropolitan Council. Recent changes to the calculation leads staff to believe that should the car wash reapply, their SAC fee may be reduced or brought to zero.

Lynch opened the public hearing.

David Phillips, Architect, appreciates the staff report. He mentioned his concern with condition #4. He thought it important to clarify that the motorcycles will have to be started to get into the building.

Phillips stated the company would like the week night hours to be extended to 8:30 pm. The summer months stay light until 9 pm or later. Summer is when motorcycles will visit the car wash and the later hours will help to accommodate more patrons.

Phillips continued that for the automatic washes, they will receive annual counts from the machinery, but for the detailing service, they will have to track the number of vehicles washed themselves. He asserted that it was important to be a successful business and not impede on the surrounding neighborhood, so they are open to feedback.

Member Reed questioned the usability of the west door. He is afraid that without access to the door, a stacking problem may occur, and asked if the applicants had considered utilizing the east door for the motorcycle wash.

Phillips responded that the car wash will lose access to the west door, that they do not expect stacking to be a problem, and that they could not use the east door due to the structure of the building.

Member Baltzer raised concern with the noise coming out of the car wash at the stop light and asked if the applicants could let their clients know that the City has a noise ordinance.

Member Lynch reiterated this concern, stating that an intensification of noise could be an intensification of use.

Phillips replied that they have no authority over customers once they are off the premises, but would be willing to put a sign up reminding patrons of the noise ordinance as they left the wash.

Member Reed suggested that when staff looks at water usage in a few years to also look at complaints. Staff concurred with this request.

Member Lynch asked if January 15 is enough time for the applicants to gather data on the number of vehicles washed per day. Phillips stated January 31 is more ideal.

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

Member Divine asked if extending the week day hours to 8:30 pm is okay. The other members affirmed that it was.

Member Lynch listed the three changes the Planning Commission discussed. Closing time on weekdays would be 8:30 pm, the deadline for providing tracking data to the City would be moved to January 31, and a sign regarding noise would be required at the exit of the wash.

Member Baltzer moved to recommend approval of Case No. 85-11-Sa with the amendments and added condition. Member Reed seconded the motion. The motion passed by a vote of 4-0.

- B. **Case No. 18-14-V:** A request by **John Manship** for a variance to allow 52% rear yard cover, above the 42% allowed per Code Section 1302.030 Subd.4.i.2.e, in order to resurface an existing driveway at 4766 Peggy Lane.

Miller discussed the case. Staff recommended approval subject to conditions laid out in the staff report.

Member Divine asked if a permit was issued when the driveway was constructed in 1986.

Miller responded that staff was only aware of a garage permit. Kane added that the City may not have required driveway permits at that time.

Member Reed questioned what the reduction in the front achieves. He agreed that a reduction along the side may be cumbersome and should be kept to the front only. Miller stated the reduction in the front is meant to offset the amount of coverage in the back.

Lynch opened the public hearing.

John Manship, applicant, 4766 Peggy Lane. He expressed his concern about the reduction along the side. He has no problem narrowing the front, but wants to keep the driveway at 12 feet along the side.

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

Baltzer agreed with the applicant regarding the side yard driveway width.

Reed suggested modifying condition #5 to remove the language requiring a reduction along the side of the house.

Member Reed moved to recommend approval of Case No. 18-14-V with the modification discussed. Member Baltzer seconded the motion. The motion passed by a vote of 4-0.

- C. **Case No. 18-16-V:** A request by **Michael McHugh** for a 5-foot variance from the 25-foot setback required from a side abutting the public right-of-way, per Code Section 1303.060 Subd.5.c.2, in order to build a new single-family residence that is 30 feet wide at its widest point at 2262 11th Street.

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

Member Lynch commented on how the old house would need a variance too. This proposed house is beautifully designed. He suggested that a second floor might be impossible due to the vaulted ceilings.

Lynch opened the public hearing.

Alicia McHugh, applicant, 2262 11th Street. She expressed gratitude for the opportunity to be heard and thanked Sam for her hard work. She is looking forward to being a part of the community.

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

Member Reed moved to recommend approval of Case No. 18-16-V. Member Baltzer seconded the motion. The motion passed by a vote of 4-0.

- D. **Case No. 18-15-V:** A request by **Alexa Adams** for a 5-foot variance from the required 10-foot side yard setback per Code Section 1303.050 Subd.5.c.2, in order to reconstruct a previously removed deck at 1880 4th Street.

Kane discussed the case. Staff recommended approval of the variance subject to standard conditions.

Member Reed asked about a comment on the deck plans regarding the movement of the stairs to the wall. Kane reported that was the applicant's change and not a staff recommendation.

Lynch opened the public hearing.

Alexa Adams, applicant, 1880 4th Street. She appreciates the effort staff has put in to the case and looks forward to being able to use her patio door.

Member Reed asked if the applicant was aware that the existing footings would need to be replaced. Adams responded that yes she was.

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

Member Reed moved to recommend approval of Case No. 18-15-V. Member Baltzer seconded the motion. The motion passed by a vote of 4-0.

5. DISCUSSION ITEMS:

- A. City Council Meeting Minutes of September 11, 2018.
No discussion.
- B. Park Advisory Commission Meeting Minutes of September 20, 2018 – not available.

6. ADJOURNMENT:

Member Reed moved to adjourn, seconded by Member Baltzer. The motion passed unanimously (4-0), and the September 24, 2018 Planning Commission meeting was adjourned at 7:56 p.m.