

**MINUTES  
PLANNING COMMISSION MEETING  
CITY OF WHITE BEAR LAKE  
October 29, 2018**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, October 29, 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: Jim Berry, Ken Baltzer, Marvin Reed, and Peter Reis.

MEMBERS EXCUSED: Mary Alice Divine, Mark Lynch, and Erich Reinhardt.

MEMBERS UNEXCUSED: None.

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

OTHERS PRESENT: Brian Bonin, Rachel Bonin, Molly Bonin, Kim Koeppen, and Ron Brenner.

**2. APPROVAL OF THE OCTOBER 29, 2018 AGENDA:**

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

**3. APPROVAL OF THE SEPTEMBER 24, 2018 PLANNING COMMISSION MEETING MINUTES:**

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

**4. CASE ITEMS:**

A. **Case No. 18-7-CUP & 18-17-V:** A request by Brian Bonin for a Conditional Use Permit for a home accessory apartment, per Code Section 1302.125 and two variances, including a 25 foot variance from the 40 foot rear yard setback, and a 9.3 foot variance from the 35 foot setback from a side abutting a public right-of-way, both per Code Section 1303.040 Subd.5.c, in order to demolish the existing home and construct a new single-family residence with a mother-in-law unit above the attached garage at 4871 Lake Avenue.

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

Member Reed asked about staff's suggestion that the Commission consider requiring the

porch to be unenclosed. Crosby stated it was included for flexibility in the event that a resident raised concern with the project.

Member Reis asked if the house plans included a gas fireplace and why the chimney was shorter than the ridge. He also requested clarification on the decking and screen house along the lake. Even though it cannot be replaced in full, half can be replaced this year and half next year due to the rules pertaining to grandfathered structures.

Crosby directed the first question to the project architect and responded to concerns about repairs by explaining that the City allows the replacement of decking and railings, but the replacement of footings is dependent on the proposed scope of work. Work that essentially creates a new deck is not permitted.

Berry opened the public hearing.

Brian Bonin, Applicant, 2279 8<sup>th</sup> Street. He described how he grew up in the existing house on the subject property and has lived in White Bear Lake his entire life. Since the family began discussing the potential rebuild, they have worked to ensure that the new house will fit in with the neighborhood. The news of the rebuild has been very well received by the surrounding neighbors.

Bonin noted that the family has hired professionals to design and build the home and a local arborist will work to save as many trees as possible.

Member Berry asked whether Mr. Bonin was agreeable to the conditions laid out in the staff report, particularly the requirements to save the trees and remove the shed.

Bonin responded that the building plans have been revised so that the trees will be retained. In terms of the boathouse, he would like it to stay. He did not know it was on the neighboring property. It is used primarily to store fishing rods and equipment.

Member Reed inquired if ownership needed to be transferred due to the requirement that the owner of the property live in the principal unit, if the property owner to the north knew about the boathouse encroachment, and what the Bonin family stored in the second, larger structure on the riparian lot. Bonin responded that the property has already been transferred. He did not think the owner to the north knew about the boathouse and that the screen house is used as an eating area and mostly contains furniture.

Ron Brenner, Architect. He informed the Commissioners that wood burning fireplaces have requirements that do not apply to gas fireplaces, so the chimney is primarily for aesthetics.

Member Reed asked about potential problem with sight lines. He questioned if the design could be changed should the neighbors express disapproval of the screened porch. Brenner responded that it could ultimately be changed if need be. Member Berry stated it is a non-issue, since the Commission has not heard any negative feedback.

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

Member Berry asked about condition number 12 and under what circumstances the shed could remain on the property. Crosby replied that a variance for a third accessory structure has not been applied for, and since only two are allowed on a property, it should be removed.

Member Baltzer asked if the screen house by the lake could be expanded. Crosby responded that it would not be allowed, since it is nonconforming in location. Kane added that the City would not have the authority to grant a variance for a structure to encroach upon the neighbor's property to the north.

Member Reis moved to recommend approval of Case No. 18-7-CUP and 18-17-V. Member Baltzer seconded the motion. The motion passed by a vote of 4-0.

- B. **Case No. 18-3-LS:** A request by **Kim Koeppen** for a Recombination Subdivision, per Code Section 1407.040, to convey a 30-foot wide strip of land from 4942 Morehead Avenue to 2291 9th Street.

Miller discussed the case. There were no questions of staff and no significant discussion by the Commission.

Member Baltzer moved to recommend approval of Case No. 18-3-LS. Member Reis seconded the motion. The motion passed by a vote of 4-0.

## 5. **DISCUSSION ITEMS:**

- A. City Council Meeting Minutes of October 9, 2018.

No discussion

- B. Park Advisory Commission Meeting Minutes of August 16, 2018.

No discussion

- C. Anne Kane provided an update on the Comprehensive Plan Update. The City was granted a six-month extension, but with the retirement of the City Engineer, the Transportation, Utilities, Surface and Groundwater sections have not received the needed attention. We anticipate another small extension and submitting in first quarter of 2019.

Kane mentioned the forthcoming Comprehensive Plan Amendment for the parcels located in the northwest quadrant of County Road E and Linden Avenue.

## 6. **ADJOURNMENT:**

Member Baltzer moved to adjourn, seconded by Member Reed. The motion passed unanimously (4-0), and the October 29, 2018 Planning Commission meeting was adjourned at 7:35 p.m.