

**MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
SEPTEMBER 30, 2019**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, September 30, 2019, beginning at 7:00 p.m. in the White Bear Lake City Hall Council Chambers, 4701 Highway 61, White Bear Lake, Minnesota by Chair Marvin Reed.

1. CALL TO ORDER/ROLL CALL:

MEMBERS PRESENT: Ken Baltzer, Jim Berry, Mark Lynch, Marvin Reed, and Erich Reinhardt.

MEMBERS EXCUSED: Mary Alice Divine and Peter Reis.

MEMBERS UNEXCUSED: None.

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

OTHERS PRESENT: Mike Belz, Janet Holtz, Jay Isenberg, Mike Carr, Carl Zitzer, Terry Honsa, Mark Christenson, Pam Exiz, Dan Wachtler & Kathy Wachtler.

2. APPROVAL OF THE SEPTEMBER 30, 2019 AGENDA:

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

3. APPROVAL OF THE AUGUST 26, 2019 PLANNING COMMISSION MEETING MINUTES:

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

4. CASE ITEMS:

A. **Case No. 19-7-V:** A request by **Mark Christenson** for a three foot variance from the four foot height limit for an existing stone wall abutting a public right-of-way, per Code Section 1302.030, Subd.6.h.4, in order to allow the wall to remain along 10th Street for the property located at 4955 Lake Avenue.

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

Member Lynch asked if the pillars on their own would need a variance. Crosby replied that they are still a part of the fence, so need a variance to deviate from code. Member Lynch noted how two projects on the agenda have already been completed, and that at some point in the future, the Planning Commission is going to recommend removal. He wondered what steps can be taken to inform the public to ask for approval before projects are complete. He added that he is happy to see people making investments into their property.

Crosby described ongoing efforts to educate the public through the City's newsletter. There was an article about signage this fall and the spring newsletter will provide information on driveways.

Member Reed commented on the importance of fostering an environment where people are able to walk into City Hall and ask questions.

Kane added that, along with handouts, the City provides a lot of information on its website regarding land use regulations.

Reed opened the public hearing. There being no comments from the public, Reed closed the public hearing.

Member Baltzer moved to recommend approval of Case No. 19-7-V. Member Berry seconded the motion. The motion passed by a vote of 5-0.

- B. **Case No. 75-13-Sa:** A request by **Docks of White Bear Lake** for a conditional use permit amendment for a 50-slip expansion of the Docks of White Bear Lake Marina, per Code Section 1303.227, Subd.4.f, at the property located at 4424 Lake Avenue South. (Withdrawn at applicant's request.)
- C. **Case No. 19-4-CUP:** A request by **White Bear Lake Event Center** for a conditional use permit for an event center in the Lake Village Mixed Use District, per Code Section 1303.227, Subd.4, and a conditional use permit for joint parking, per Code Section 1302.050, Subd.10.a, at the property located at 4431 Lake Avenue South. (Withdrawn at applicant's request.)
- D. **Case No. 19-4-Z:** A City-initiated text amendment to Zoning Code Section 1303.227, Subd.4.f.2, to delete the slip density limit of not more than one slip for every four feet of shoreline. (Withdrawn at staff's request.)
- E. **Case No. 19-5-Z, 19-1-LS & 19-10-V:** A request by **Mike Belz** for a rezoning from B-4: General Business to R-4: Single Family – Two Family Residential, per Code Section 1301.040, a minor subdivision, per Code Section 1407.030, and variances from the minimum lot area and width, per Code Section 1303.060, Subd.5, in order to split one lot into two for the purpose of constructing a new single-family residence at the property located at 2105 1st Street.

Kane discussed the case. Staff recommended approval with a number of conditions laid out in the staff report.

Member Baltzer asked who owned the parking lot to the west of the property. Kane responded that it is owned by the person who owns the neighboring restaurant, Don Julio's. The business owner had expressed interest in expanding parking, so staff put him in touch with the applicant, but there was not follow through.

Member Reed opened the public hearing.

As no one came forward, Member Reed closed the public hearing.

In response to Member Lynch's inquiry, Kane stated that the rezoning will require two City Council hearings, the first on October 8 and the second on November 12.

Member Berry moved to recommend approval of Case No. 19-5-Z, 19-1-LS & 19-10-V. Member Reinhardt seconded the motion. The motion passed by a vote of 5-0.

- F. **Case No. 19-8-V:** A request by **Dan Wachtler** for a variance to allow a third accessory structure, per Code Section 1302.030, Subd.4.i, in order to construct a screened gazebo at the property located at 4859 Lake Avenue.

Miller discussed the case. Staff recommended approval of the request.

Member Reed opened the public hearing.

As no one came forward, Reed closed the public hearing.

Member Baltzer moved to recommend approval of Case No. 19-8-V. Member Berry seconded the motion. The motion passed by a vote of 5-0.

- G. **Case No. 93-15-Sa2:** A request by **Honsa Family Funeral Home** for a conditional use permit amendment, per Code Section 1303.130, Subd.4.e, to allow for the installation of three windows along the south building wall at the property located at 2460 East County Road E.

Miller discussed the case. Staff recommended approval of the amendment to an existing Conditional Use Permit subject to conditions.

Member Berry sought clarification on the original reasoning for denying the windows. Kane responded that one of the neighbors to the south of the property had expressed serious objections to the installation of the windows, so they were removed from the elevations to allow the project to continue.

Member Lynch asked if the fence was there when the windows were requested last time. Kane stated that both the fence and the trees were required with the original construction.

Member Reed opened the public hearing.

Terry Honsa, applicant. She provided more detail regarding the last window denial, explaining that, at the time, the residential owner to the south ran a day care at the time and believed the windows would be detrimental to her business. Honsa has reached out to the new owner of the home several times and has not received any comments.

Member Reed asked if there will be window coverings available and if the location of the easternmost window will be behind the A/C unit. Honsa replied that there will be curtains and the window will be offset slightly from the air conditioner.

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

Member Lynch moved to recommend approval of Case No. 93-15-Sa2. Member Baltzer seconded the motion. The motion passed by a vote of 5-0.

- H. **Case No. 02-9-Sa2:** A request by **Sheet Metal Union #10** for a conditional use permit amendment for an educational facility in the P: Public zoning district, per Code Section 1303.245,

Subd.2.c.3, in order to construct a 2,416 square foot building addition and 1,344 square foot training “courtyard” at the property located at 3554 White Bear Avenue.

Kane presented the case. She pointed out a tree that had been removed prior to an approved permit. Staff recommended approval of the conditional use permit amendment with conditions laid out in the staff report.

Member Berry wondered if the applicants were okay with staff’s conditions. Kane replied that she believes staff and the applicants to be in agreement over the conditions.

Reed opened the public hearing.

Carl Zitzer, Building Facilities Manager and Training Representative, Sheet Metal Union #10. He described that there is very little room to practice inside the building. The outside training area will provide students a year-round, real-weather experience. Their intent is to install the outside paneling first to make it as nice as possible and then move to the inside.

Member Reed remarked that many of the pieces in the school were quite stunning. He asked about the trash enclosure. Zitzer confirmed the dumpster will be tucked alongside the building and the organization is willing to create more of an enclosure if need be.

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

Member Berry moved to recommend approval of Case No. 02-9-Sa2. Member Lynch seconded the motion. The motion passed by a vote of 5-0.

5. DISCUSSION ITEMS:

A. Acknowledgement of Marvin Reed’s Resignation.

B. City Council Meeting Minutes of September 10, 2019.

No discussion

C. Park Advisory Commission Meeting Minutes of July 18, 2019.

No discussion

6. ADJOURNMENT:

Member Baltzer moved to adjourn, seconded by Member Reinhardt. The motion passed unanimously (5-0), and the September 30, 2019 Planning Commission meeting was adjourned at 7:49 p.m.