

**PLANNING COMMISSION MEETING
AGENDA
CITY OF WHITE BEAR LAKE, MINNESOTA**

The City of White Bear Lake Planning Commission will hold its regular monthly meeting on Monday, September 27, 2021 beginning at 7:00 p.m. in the White Bear Lake City Hall Council Chambers, 4701 Highway 61.

1. Call to order and roll call.
2. Approval of the September 27, 2021 agenda.
3. Approval of the August 30, 2021 Planning Commission meeting minutes.
4. **CASE ITEMS:**
Unless continued, these cases will go to the City Council meeting on Tuesday, October 12, 2021.
 - A. **Case No. 21-18-V:** A request by **Daniel Anderson** for a 3 foot variance from the 20 foot setback from a side yard for a pool and a five foot variance from the required 51.16 foot front yard setback, both per Code Section 1302.030, Subd.20.b.2.b.1 and a 2 foot variance from the 4 foot height limit for a fence in the front yard, per Code Section 1302.030, Subd.6.h.4, in order to install an in-ground pool and 6 foot tall fence at the property located at 1481 Birch Lake Blvd N.
 - B. **Case No. 21-10-CUP:** A request by **Sydney Peterson** for a Conditional Use Permit for an apartment building in the B-5 zoning district, per Code Section 1303.160, Subd.5.a, in order to convert the ground floor from commercial to a dwelling unit at the property located at 2218 3rd Street.
 - C. **Case No. 99-2-Sa3 & 20-3-CUPa1:** A request by **Tside1LLC** for two Conditional Use Permit amendments, per Code Section 1303.227, Subd.4.f, to reconfigure the docks and reallocate slips between the two properties located at 4441 Lake Avenue S and 4453 Lake Avenue S. **(Continued)**
 - D. **Case No. 21-2-Z & 21-5-CUP:** A request by **Division 25, LLC** for a text amendment to the Sign Code Section 1202.040, Subd.2, to allow billboards; and a Conditional Use Permit, per the amended code, to allow installation of a two-sided V-shaped dynamic billboard at the property located at 4650 Centerville Road.
5. **DISCUSSION ITEMS:**
 - A. City Council Meeting Summary from September 14, 2021.
 - B. Park Advisory Commission Meeting Minutes from July 15, 2021.
6. **ADJOURNMENT**

Next Regular City Council Meeting September 28, 2021
Next Regular Planning Commission Meeting..... October 25, 2021

**MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
AUGUST 30, 2021**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, August 30, 2021, beginning at 7:00 p.m. in the White Bear Lake City Hall Council Chambers, 4701 Highway 61, White Bear Lake, Minnesota by Chair Ken Baltzer.

1. CALL TO ORDER/ROLL CALL:

MEMBERS PRESENT: Michael Amundsen, Ken Baltzer, Jim Berry (7:02 PM), Pamela Enz, and Erich Reinhardt.

MEMBERS EXCUSED: Mark Lynch.

MEMBERS UNEXCUSED: None.

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

OTHERS PRESENT: Raphael Lister, Barb McIntyre, Eric Meyer, Justin Fincher, Chung Dang, and Dan Louismet,

2. APPROVAL OF THE AUGUST 30, 2021 AGENDA:

Kane requested to move item 4.A to the end of the case items. Member Enz moved for approval of the agenda as amended. Member Reinhardt seconded the motion, and the amended agenda was approved (5-0).

3. APPROVAL OF THE JULY 26, 2021 PLANNING COMMISSION MEETING MINUTES:

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

4. CASE ITEMS:

- A. **Case No. 21-7-CUP:** A request by **Level Up Academy** for a Conditional Use Permit, per Code Section 1301.050, to allow two building additions totaling 15,450 square feet, at the property at 2600 County Road E.

Crosby discussed the case. Staff recommended approval with the conditions listed in the report.

Member Baltzer opened the public hearing.

Justin Fincher, Level Up Academy, applicant, clarified that there are no immediate plans to sell the smaller lot for single-family development.

Member Baltzer closed the public hearing.

Member Amundsen moved to recommend approval of Case No. 21-7-CUP. Member Berry seconded the motion. The motion passed by a vote of 5-0.

- B. **Case No. 21-1-SHOP:** A request by **Barbara McIntyre** for a Special Home Occupation Permit, per Code Section 1302.120, in order to operate a dog grooming business out of the home at the property located at 3696 Glen Oaks Avenue.

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

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

Member Berry moved to recommend approval of Case No. 21-1-SHOP. Member Enz seconded the motion. The motion passed by a vote of 5-0.

- C. **Case No. 21-17-V:** A request by **Dan Louismet** for a 72 square foot variance from the 120 square foot maximum allowed for a second accessory structure, per Code Section 1302.030, Subd.4.i.2.c, in order to keep a 192 square foot shed at the property located at 1980 3rd Street.

Miller discussed the case. Staff recommended approval.

Member Baltzer opened the public hearing.

Dan Louismet, 1980 3rd Street, applicant, gave a brief overview of the circumstances surrounding the construction of the shed without the proper permit in place. He explained that the neighbor who did not sign the administrative variance acknowledgement stated, "I'm unwilling to get involved".

Member Baltzer asked if the applicant was willing to remove the existing shed and Mr. Louismet confirmed he was.

Member Enz asked if there has been any further discussions with the neighbor regarding the shed. Mr. Louismet stated there has not. He noted that there are similarly sized sheds in several of his neighbors' yards, so it is not out of place.

Member Baltzer closed the public hearing.

Member Enz moved to recommend approval of Case No. 21-17-V. Member Amundsen seconded the motion. The motion passed by a vote of 5-0.

- D. **Case No. 21-9-CUP:** A request by **Dang Properties** for a conditional use permit, per Code Section 1303.140, Subd.4.e, for open and outdoor storage as an accessory use in order to keep a 40 by 45 foot fence enclosure at the property located at 921 Wildwood Road.

Crosby discussed the case. Staff recommended approval of a reduced size enclosure to provide the Fire Department access to the equipment along the building.

In response to a question from Member Amundsen, Crosby confirmed that the condition in staff's report requires the fence to be pulled back in a straight line away from the building, not diagonally, as the applicant is requesting.

Member Baltzer opened the public hearing.

Chung Dang, 921 Wildwood Road, applicant, stated that it costs a lot of money to maintain the property. They have used a company in the past, but that has become too expensive, so they must remove the snow and cut the grass themselves. He is unsure if the two bobcats will be enough to remove all the snow from the 200 stall parking lot, so they need the room to potentially store a third.

Member Baltzer expressed an openness to the diagonal fence. He asked for more insight from staff. Crosby stated that fire department does not prefer this layout, but there are worse scenarios.

Kane added that this is a newer shopping center that was developed under more modern standards, so it would seem in terms of life safety, not ideal to compromise the Fire Department's access to the connections. The burden should be put more on the property owner to maneuver equipment than on the first responders.

Member Berry asked what the lawnmowers are for, why so much space is needed, and if the applicant would be okay with increasing the height of the fence to seven feet in order to keep the equipment screened from the residents behind the building. Mr. Dang confirmed he was okay with a seven foot fence, and that more space is needed for additional equipment. They currently do not have the lawnmowers on site.

Member Amundsen asked if there was an alley behind the enclosure. Crosby replied that it is more like a driveway that is part of the parking lot.

Member Reinhardt asked if a landscaping business is permitted in this district. Crosby noted that because this proposal just came in the morning of the meeting, she has not had time to look at the code, but she thought it required a conditional use permit.

Kane added that she believes there are other requirements for landscaping businesses that the site may not be able to meet. Further, such use may not be compatible with a successful shopping center. Staff would need to look at the specific language of the code. She acknowledged the desire to plan for the future, but thought it may be best to prove oneself with the smaller storage container first.

In response to Member Baltzer, Crosby confirmed that the Commissioners could continue the case if they wanted.

Member Berry thought they were close to an agreement and did not want to continue the case. He stated that with a seven foot tall fence with a solid portion facing the residents, he would support the angle cut of the enclosure.

Member Enz stated that she believes life safety is more important than storage. She supports the Fire Department's preference.

Member Reinhardt asked if the equipment will be used at other properties, and if so, will they be trailered often. Mr. Dang replied no, the equipment will stay on site.

Member Baltzer closed the public hearing.

Member Berry moved to recommend approval of Case No. 21-9-CUP permitting the storage area to be angled, with the added conditions that a seven foot tall fence be installed, the portion of the fence along the residential side be wood or composite, and a Fire Department connection sign be added.

Kane clarified that what was being recommended for approval was not what staff recommended, nor was it the preferred configuration by the Fire Department; it is what the applicant proposed as a compromise.

Member Enz thought a light in the area was important. Member Berry added the light to his motion as a condition.

Member Amundsen seconded the motion. The motion passed by a vote of 4-1. Member Enz opposed.

- E. **Case No. 21-4-Z: A City-Initiated** text amendment to Zoning Code Section 1302.120, Subd.3.e to allow special home occupations to be renewed through the administrative variance process.

Crosby discussed the case. Staff recommended approval.

Member Reinhardt asked how hard it would be to revoke a SHOP if the City started receiving complaints about the business. Crosby replied that a public hearing would be required and neighbors would be notified.

Kane confirmed that the code requires a public hearing before the City Council. In her time with the City, only one case has elevated to that level, due to parking concerns and being un-neighborly. The SHOP was ultimately amended to ensure it was being respectful of the neighbors. It is possible to revoke the permit, but there are regulations and a legal process that must be adhered to.

Member Amundsen asked about the number of home occupations in White Bear Lake. Crosby stated it is a hard number to come by since some businesses do not get the permit, and some get it, but do not come back for renewals.

Kane noted the City is aware of some home occupations where approvals have never been granted, but neighbors have never complained. She agreed that the City should work to reach out to these people to inform them of the code requirements, acknowledging that some neighbors are afraid to speak up.

Member Enz asked if there has been an uptick in home occupation permits because of the Covid-19 pandemic. Crosby thought so, noting the three renewals that have recently been on the Planning Commission agendas.

Member Baltzer opened the public hearing. As no one spoke to the matter, Member Baltzer closed the public hearing.

Member Amundsen moved to recommend approval of Case No. 21-4-Z. Member Reinhardt seconded the motion. The motion passed by a vote of 5-0.

- F. **Case No. 21-2-Z & 21-5-CUP:** A request by **Division 25, LLC** for a text amendment to the Sign Code Section 1202.040, Subd.2, to allow billboards; and a Conditional Use Permit, per the amended code, to allow installation of a two-sided V-shaped dynamic billboard at the property located at 4650 Centerville Road. **(Continued).**

Kane acknowledged that staff has not had enough time to research the matter fully. She attended the meeting between the applicants and the residents of The Pillars. They were able to document the view and the impact on some of the units first hand. The residents expressed concern that the sign would block their view of the scenery, one specific tree in particular.

She continued that the applicants have not been able to provide more specifics on the proposed sign itself, in terms of height and location. The 120 days will be up soon, so the City will most likely ask the applicant to withdraw the conditional use permit until staff is given the time to work on the text amendment. She asked the Commissioners if they had more feedback on the ordinance language.

Member Reinhardt asked about billboards in the area. Kane stated that the City has six billboards in its limits. There are two additional signs that are right on the border, but not within the City. Vadnais Heights has one along 694 and White Bear Township has one along Interstate 35.

Member Enz commented that the study is quite old. Traffic patterns and technology have changed quite a bit. Kane added that management of the technology has changed as well. There were originally fears of dynamic display signs being hacked and confusing motorists. Now, there are override shut offs and greater control over the technology that prevent such scenarios.

Member Amundsen moved to continue Case No. 21-2-Z. Member Enz seconded the motion. The motion passed by a vote of 5-0.

5. DISCUSSION ITEMS:

- A. City Council Meeting Summary of August 10, 2021.

No Discussion

- B. Park Advisory Commission Meeting Minutes of June 17, 2021.

Member Berry pointed out that there is erosion at McCarty Park.

Member Amundsen asked if the wall at Memorial Beach will be a big change. Kane replied that she has not seen the specifications. She thinks there will be some areas created for plantings. Member Berry added that the benches will be built into the wall. Member Baltzer thought that it would be nice to have a stage there instead.

6. ADJOURNMENT:

Member Reinhardt moved to adjourn, seconded by Member Enz. The motion passed unanimously (5-0), and the August 30, 2021 Planning Commission meeting was adjourned at 8:06 p.m.

DRAFT



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

4.A

MEMORANDUM

TO: The Planning Commission
FROM: Ashton Miller, Planning Technician
DATE: September 22nd, for the September 27, 2021 Planning Commission Meeting
SUBJECT: Anderson Variance, 1481 Birch Lake Blvd N – Case No. 21-18-V

REQUEST

The applicant, Daniel Anderson, is requesting three variances as follows:

- A three foot variance from the twenty foot setback from a side yard for a pool;
- A five foot variance from the required 51.16 foot front yard setback; and
- A two foot variance from the four foot height limit for a fence in the front yard,

All in order to install an in-ground pool and six foot tall fence in the side yard.

SITE CHARACTERISTICS

The subject site is located on the north side of Birch Lake Boulevard North, west of Otter Lake Road. The property contains a single family home and two car attached garage. The irregular shape of the parcel is not the result of a platted subdivision. It meets both the minimum lot width and lot area requirements.

ZONING/BACKGROUND

The subject site is zoned R-2, Single Family Residential and S – Shoreland Overlay District, as are all the surrounding properties. The home and garage were constructed in 2010.

APPLICANT'S PRACTICAL DIFFICULTY

See applicant's narrative.

ANALYSIS

Pool Variances

Because of the shape of the lot and the distance of the home from the front property line, the only viable location for a pool is on the west side of the property. The required setback from the side, rear, and required front yard limits the buildable area of a pool to an irregular triangular shape that would not accommodate the 20 foot by 28 foot rectangular pool. Reducing the length of the pool to meet the setback is not ideal since, according to the applicant's pool installer, 28 feet is generally the minimum required length to allow for a pool depth up to six feet and still maintain a gradual grade.

4.A

The neighboring home to the north is tucked behind the subject property, while their driveway runs alongside the shared lot line. While it may be possible to angle the pool in a way that reduces the variance required along the side yard, staff is supportive of the proposed configuration because it maximizes the buffer between the living space of the neighbor and the pool area. Therefore, staff is supportive of the side yard variance given the low impact on the neighbor.

The front setback is based on an average of the neighboring properties and with both neighboring homes set back quite a bit, the required front yard setback for the Anderson's property is much larger than the 30 feet otherwise required by code. Since the pool will be setback further than what is minimally required by code, staff supports the encroachment into the front yard.

Fence Variance

The code requires that an in-ground pool be completely enclosed by a six foot tall fence, but the code also limits fences in front yards to not more than four feet in height. In order to fully enclose the proposed pool, the fence will encroach roughly seven feet into the required front yard. The wrought-iron style fence will be a significant distance from the road (about 67 feet from the edge of the curb), so is not anticipated to impede traffic visibility along Birch Lake Boulevard N. Therefore, staff is supportive of the request.

As stated in the narrative, the applicants plan to incorporate landscaping around the fence to soften the appearance and minimize any impact on the surrounding property owners.

SUMMARY

The City has a high level of discretion when approving or denying a variance because the burden of proof is on the applicant to show that they meet the standards of the ordinance. If the proposal is deemed reasonable (meaning that it does not have an adverse effect on neighboring properties, it is consistent with the Comp Plan, and it is in harmony with the intent of the Zoning Code) then the criteria have been met.

RECOMMENDATION

Staff recommends approval of the variances, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. The variance shall become null and void if the project has not been completed within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. A building permit shall be obtained prior to the installation of the pool.
4. Prior to issuance of the building permit, a landscape plan shall be submitted for staff review and approval.
5. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.

Attachments:

1. Draft Resolution of Approval
2. Zoning/Location Map
3. Applicant's Narrative (1 page) & Plans (5 pages)
4. Neighbor Comment - Kreuser

RESOLUTION NO. _____

**RESOLUTION GRANTING A VARIANCE
FOR 1481 BIRCH LAKE BOULEVARD
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (21-18-V) has been submitted by Daniel Anderson to the City Council requesting approval of a variance from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 1481 Birch Lake Boulevard

LEGAL DESCRIPTION: Attached as Exhibit A

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A three foot variance from the twenty foot setback from a side yard for a pool and a five foot variance from the required 51.16 foot front yard setback, both per Code Section 1302.030, Subd.20.b.2.b.1, and a two foot variance from the four foot height limit for a fence in the front yard, per Code Section 1302.030, Subd.6.h.4, all in order to install an in-ground pool and six foot fence in the side yard; and

WHEREAS, the Planning Commission held a public hearing as required by the Zoning Code on September 27, 2021; and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed variance upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake that the City Council accepts and adopts the following findings of the Planning Commission:

1. The requested variance will not:
 - a. Impair an adequate supply of light and air to adjacent property.
 - b. Unreasonably increase the congestion in the public street.
 - c. Increase the danger of fire or endanger the public safety.
 - d. Unreasonably diminish or impair established property values within the neighborhood or in any way be contrary to the intent of this Code.
2. The variance is a reasonable use of the land or building and the variance is the minimum required to accomplish this purpose.
3. The variance will be in harmony with the general purpose and intent of the City Code.
4. The variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

- 5. The non-conforming uses of neighboring lands, structures, or buildings in the same district are not the sole grounds for issuance of the variance.

FURTHER, BE IT RESOLVED, that the City Council of the City of White Bear Lake hereby approves the requested variance, subject to the following conditions:

- 1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
- 2. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
- 3. A building permit shall be obtained prior to the installation of the pool.
- 4. Prior to issuance of the building permit, a landscape plan shall be submitted for staff review and approval.
- 5. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.

The foregoing resolution, offered by Councilmember and supported by Councilmember, was declared carried on the following vote:

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

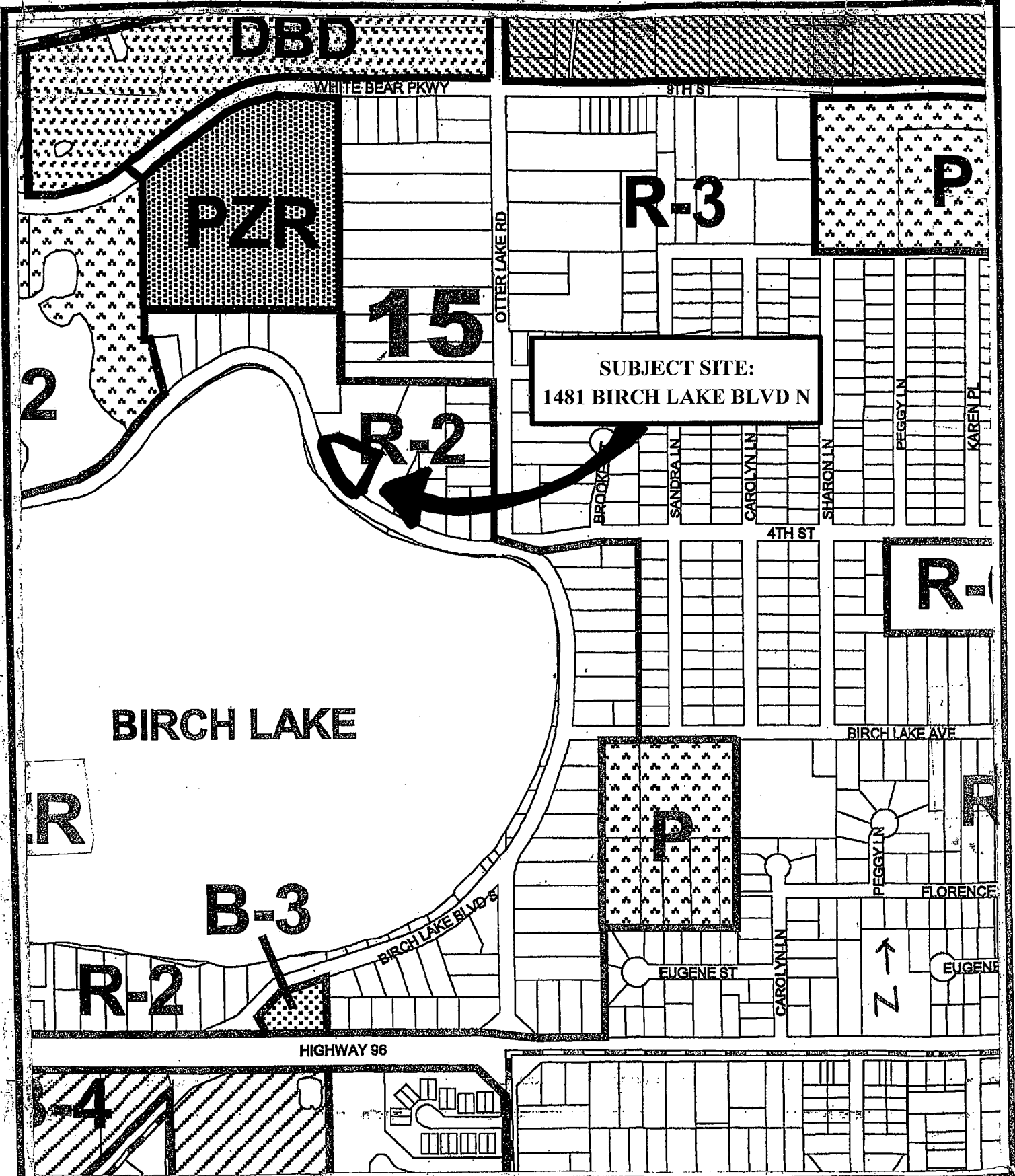
Approval is contingent upon execution and return of this document to the City Planning Office.
I have read and agree to the conditions of this resolution as outlined above.

Applicant's Signature

Date

Exhibit A

That part of Government Lot 2, Section 15, Township 30, Range 22, described as follows: Commencing at the center of Section 15, Township 30, Range 22; thence North along the North and South quarter section line a distance of 128 feet; thence North 89 degrees, 32 minutes West a distance of 374.98 feet to point of beginning of the parcel of land to be described; thence South 22 degrees, 58 minutes West a distance of 598.91 feet to the shore line of Birch Lake; thence North 46 degrees, 30 minutes West along the shore line of Birch Lake a distance of 175.5; thence North 35 degrees, 02 minutes West along said shore line a distance of 123.15 feet; thence continuing along the shore line with a bearing of North 8 degrees, 02 minutes West a distance of 207.65 feet to a point on the East and West quarter section line of Section 15, Township 30, Range 22; thence Easterly along the East and West quarter section line a distance of 181.88 feet; thence North 128 feet; thence South 89 degrees, 32 minutes East a distance of 279.30 feet to point of beginning, lying Southerly of the following described line: Commencing at the point of beginning of the above described tract; thence South 22 degrees, 58 minutes West 327.93 feet to the point of beginning; thence North 67 degrees, 52 minutes West, 150 feet; thence south 80 degrees 08 minutes West to the shore of Birch Lake and there terminating; except that part dedicated as Birch Lake Road. Ramsey County, MN (PID: 153022310010)



SUBJECT SITE:
1481 BIRCH LAKE BLVD N

BIRCH LAKE

R

B-3

R-2

R-4

City of
White Bear Lake
Planning and Zoning Office
(612)-429-8561

CASE NO. : **21-18-V**
CASE NAME : **Anderson**
DATE : **September 29, 2021**

White Bear Lake Planning Commission,

Thank you very much for considering our request for a variance.

Our family is the second generation to live on our property in White Bear Lake, which is located on the north side of Birch Lake. My wife grew up here and when we looked for the best place to raise our family, we knew White Bear Lake was the community for our family. We purchased the property from my wife's parents in 2005. We have three sons who are proud Bears and I had the pleasure of serving in the White Bear Lake Fire Department until I retired a few years ago.

We love living on Birch Lake and enjoy the small, quiet lake – swimming, paddle boarding and watching the loons raise their babies. In the last few years, the shallow nature of the lake has exacerbated the lake's weed problem. And along with low water levels, the lake has become unusable for one of the main activities our family enjoys – swimming. We fear the conditions could be dangerous because small shallow lakes like Birch Lake, with warm water temperatures, can create conditions where the naegleria fowleri amoeba thrive. In Stillwater two children have died from this amoeba in 2010 and 2012 . While this is rare, we decided adding an in-ground pool for swimming would enhance the safety and usability of our property for our children – and hopefully our grandchildren someday.

But our property presents some unique challenges to make it fully usable for our family because it is a very unique shape. It is pie shaped with almost no backyard and very little side yard. Neither area is large enough to accommodate even a small pool. The best option to add a pool to our property is in our northwest yard, which nicely tucks the pool as close to the side of the property as we're able. This requires even the modest-sized 28 feet by 20 feet pool we're proposing to be a few feet over the front set back (which is 51 feet) and side set back (which is 20 feet).

Front variance request;

- 5 feet into the set back for the front pool edge
- 8 feet into the set back for the concrete apron and fence

Side Variance request;

- 3 feet into the side set back for the pool edge

If these variances are approved we will not need a variance for the back property line.

We've attached a plan for your review outlining this request. Our plan includes a 6 foot wrought iron style fence around the pool and we will have a landscaping company design a soft barrier of plants for privacy on the back and side of the enclosed pool area.

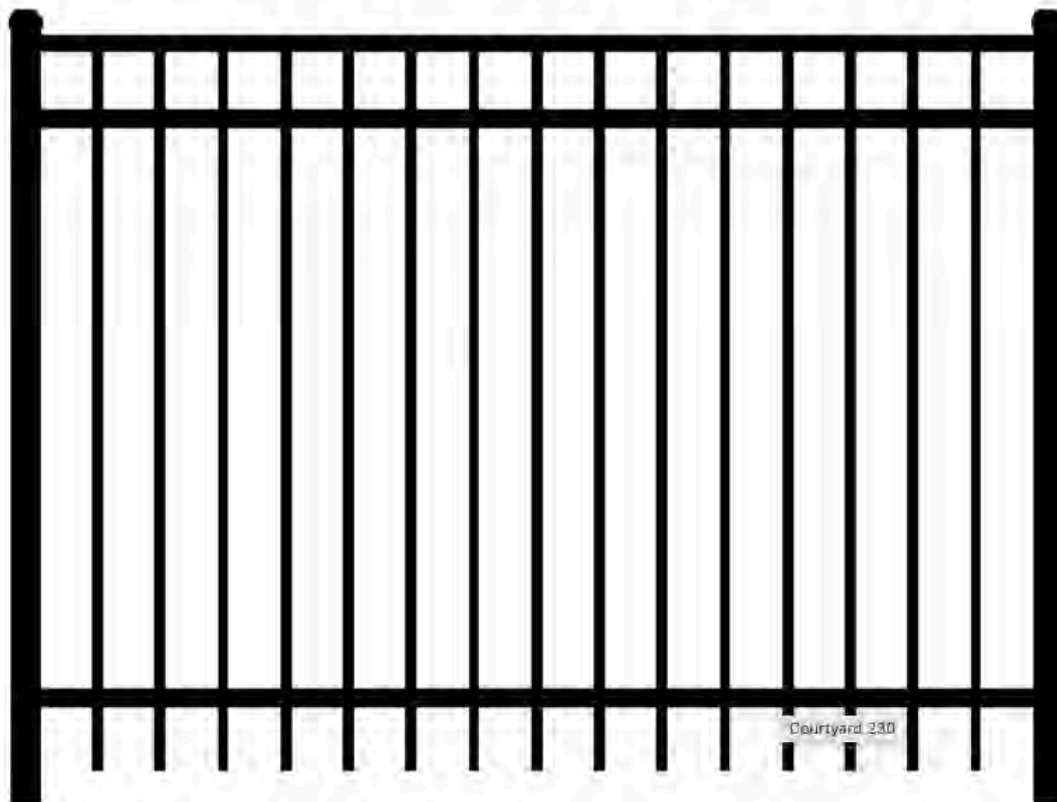
We want to create a safe place of our kids, their friends and our future grand kids to swim. Summers don't last long here and we want to ensure we are able to get the most enjoyment we can during the warm months. We greatly appreciate your consideration.

Sincerely,

Daniel Anderson
on behalf of Megan, Denton, Noah and Oliver Anderson

FENCE DETAIL

6 foot high wrought iron style fence



IMPERVIOUS SURFACE

Currently we are at 24.95% (7519.19 sq. ft.) of our 30% allowance. That gives us an amount of 1,521.169 sq. ft. before we hit out 30% max (9,040.359).

The surface area of the pool and the concrete pad (if it were a true rectangle) equals 1,353 sq. ft. which keeps it under the 1521.169 sq. ft. we have to work with.



6776 Lake Drive NE, Suite 110
Lino Lakes, MN, 55014
Phone: (651) 361-8200
Fax: (651) 361-8701
www.egrud.com

To: Pete Shaffer
Shaffer House and Home

From: Matt Davich

Re: Impervious Surface Calculations for 1481 Birch Lake Blvd.
White Bear Lake, Minnesota (10378)

Date: August 19, 2010

Pete,

Peder Van Gorp sent me CAD copies of you house plan, and I have calculated the following impervious areas.

Impervious area of house, garage and covered porches. - 4,352.95 sq. ft.

Impervious area of driveway. - 3,166.24 sq. ft.

Total impervious area. - 7,519.19 sq. ft.

Total Lot area (excluding street right of way and area below the OHWL of Birch Lake. - 30,134.53 sq. ft.

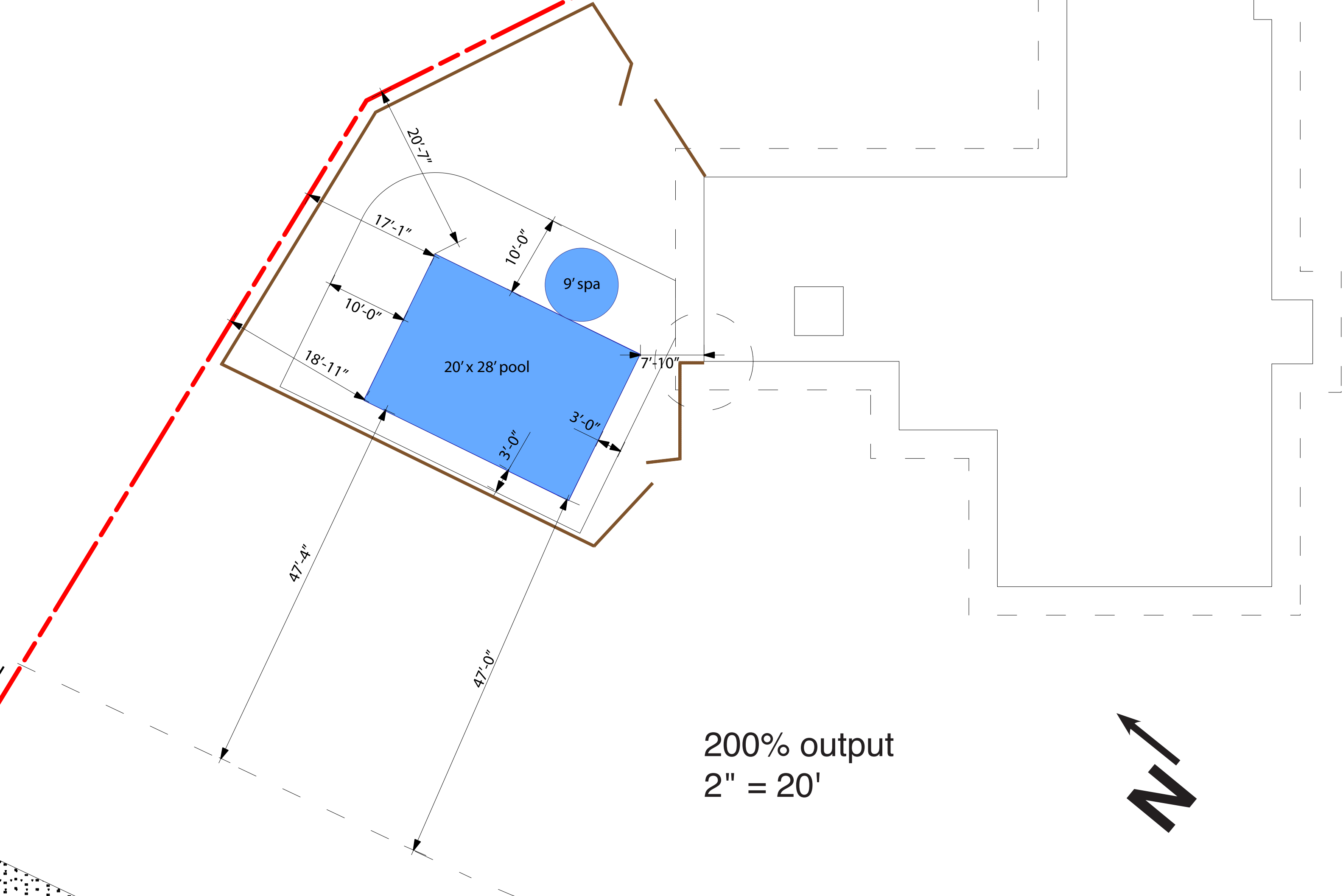
Percentage of impervious area 24.95% ✓

Please let me know if you need anything else.

JD 10/19/10

Matt Davich
Digitally signed by Matt Davich
DN: CN = Matt Davich, C =
US
Date: 2010.08.19 14:12:09 -
05:00'

Matt Davich
E.G. Rud and Sons, Inc.





2383 Pilot Knob Rd
Mendota Heights, MN 55120

Phone: 651-203-3000
Fax: 651-455-1734
SouthviewDesign.com

NO. Date Issue Notes

NO. Date Revision Notes

Daniel Anderson
Pool Overlay
1481 N. Birch Lake Blvd
White Bear Lake, MN 55110

Designer:
Meg Arnosti

Design Associate:
Scott Herbst

Print Date:
8/9/2021

This drawing contains
proprietary information which
belongs to Southview Design
Inc. Any unauthorized
duplication or use is strictly
prohibited.

Released By: / /
Date Released: / /



Scale:
1" = 20'-0"

Project Name:

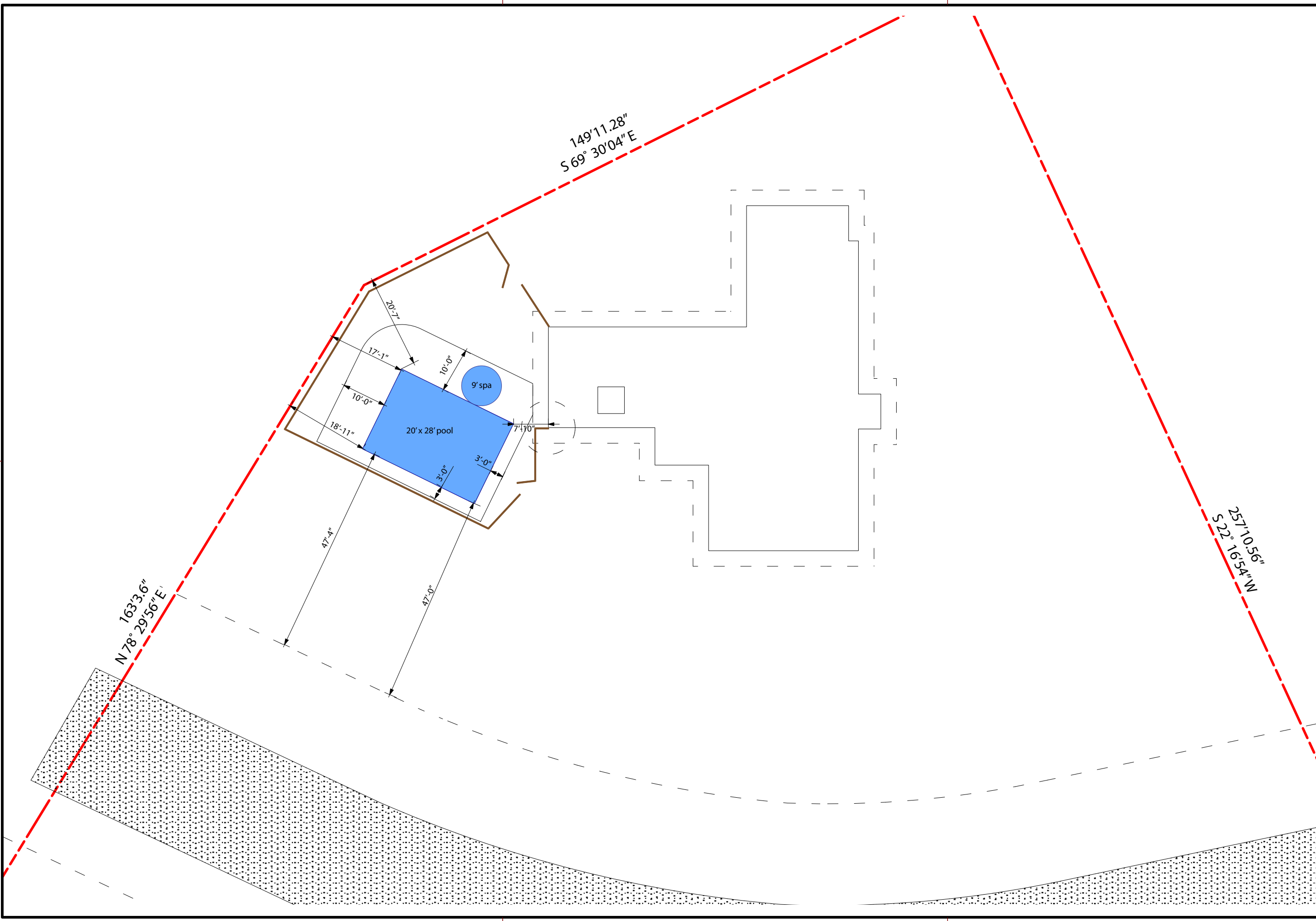
Job #:

File Name: 2021_08_09_Anderson.vwx

149'11.28"
S 69° 30'04" E

257'10.56"
S 22° 16'54" W

163'3.6"
N 78° 29'56" E





2383 Pilot Knob Rd
Mendota Heights, MN 55120

Phone: 651-203-3000
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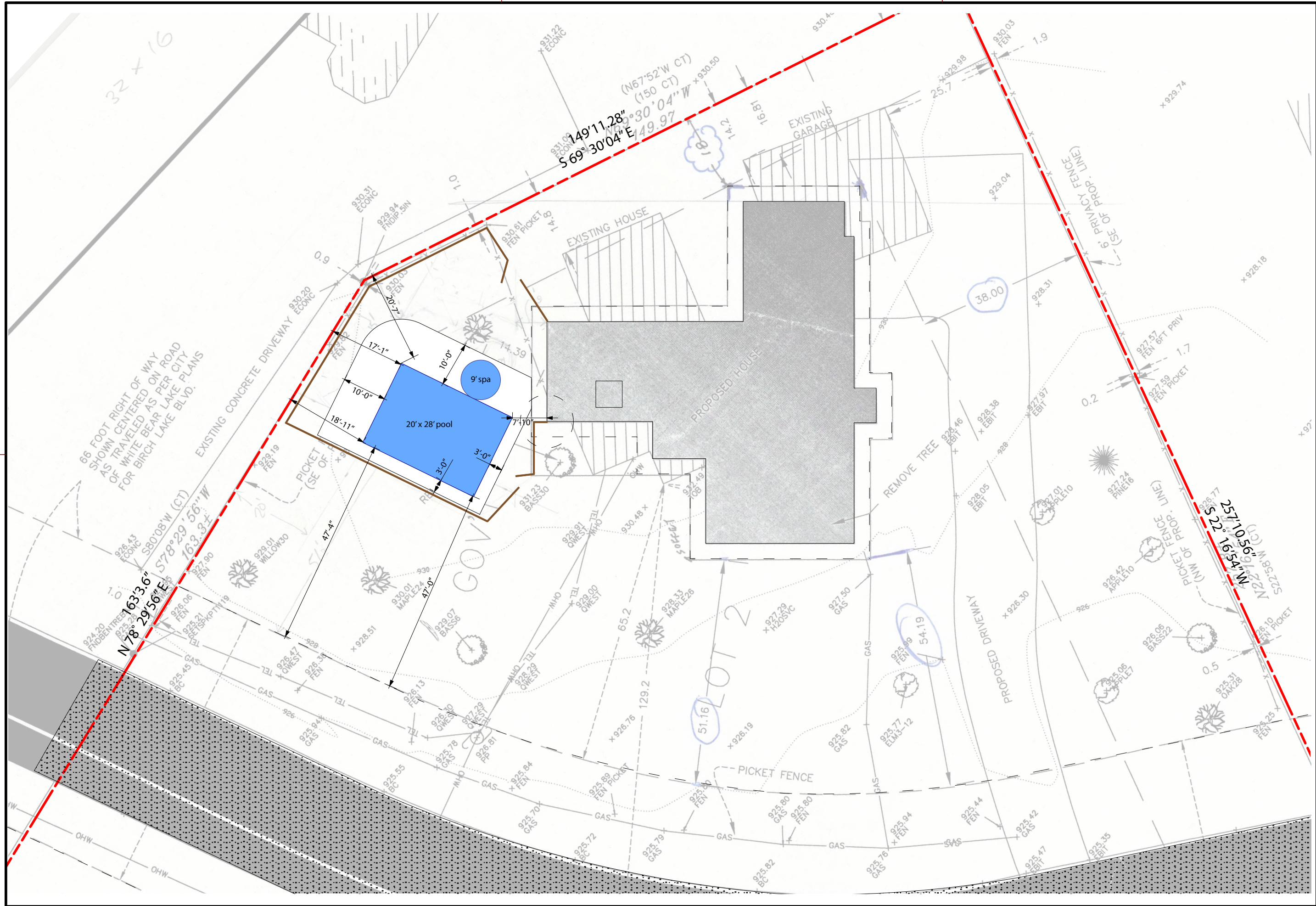


Scale:
1" = 20'-0"

Project Name:

Job #:

File Name: 2021_08_09_Anderson.vwx



Ashton Miller

From: Rod Kreuser <rkreuser@flanneryconstruction.com>
Sent: Wednesday, September 22, 2021 9:11 PM
To: Ashton Miller
Cc: Nancy Kreuser
Subject: Variance Case # 21-18-V

Mrs. Miller,

I am writing to you regarding the variance review board case #21-18-V at 1481 N. Birch Lake Blvd. I live directly next door to the North at 1469 N. Birch Lake Blvd. I was surprised to receive the variance notice in the mail as we had not had any conversations with our neighbors, the Andersons.

I would like to voice my opposition to this variance because I believe a 6 foot-high fence would block our view of the lake from our deck, dining room, kitchen, and our yard. I have attached pictures of the views toward Birch Lake from our property.

When the Anderson's built their home, to be good neighbors, we granted them a variance since their house plan infringed on our view of the lake. This allowed them to extend their home a few feet further than allowed. Now they are asking to infringe on yet more of our view of the lake. The Anderson's also store their 30 foot long dock when not in use, across the street again blocking the view. We have never discussed this with them, however our lake view seems to get more obstructed as time goes on.

As an alternative I would suggest they build their pool and fence so as not to obstruct our lake view. Perhaps they could place their pool on the south side of their property and work with the city planners if a variance is required.

I plan to attend the variance meeting on September 27, 2021. If you need additional information from me, please feel free to call me.

Thanks,

Rod and Nancy Kreuser
1469 N. Birch Lake Blvd.
White Bear Lake MN. 55110
651-491-2553







City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator

DATE: September 22, 2021 for the September 27, 2021 Planning Commission Meeting

SUBJECT: Peterson Apartments, 2218 3rd Street - Case No. 21-10-CUP

REQUEST

The applicant, Sydney Peterson, is proposing a conditional use permit to convert the ground floor of a building in the B-5 zoning district to a residential dwelling unit.

SITE CHARACTERISTICS

The subject site is located on the south side of 3rd street between Banning Avenue and Cook Avenue. The 37.5 foot wide lot contains a two story building on the east side and a driveway on the west side that leads to a two-car garage located at the back of the lot.

ZONING

The property is zoned B-5 – Central Business, and S - Shoreland Overlay. The properties to the north and west are zoned the same. The properties to the east and south are zoned R-4 - Single and Two Family Residential and S.

BACKGROUND

According to Ramsey County GIS, the structure was built in 1889. It is believed that the structure was originally a single family dwelling. Circa 1998, the main level was converted to commercial and the basement and second story were converted to two separate residential units. Previous businesses that operated out the main level include a coffee shop, a hair salon, and a sewing parlor. Most recently, the previous owner converted the main level into a living unit without any permits or approvals. The requested CUP would bring this conversion into zoning compliance.

ANALYSIS

The B-5 section of the code is in need of a little cleaning up in this area. Under the “conditional uses” section it lists both multi-family and mixed-use. Under the “specific use standards for conditional uses” section it lists multiple family and senior citizen residential dwellings “limited to above-ground floor level uses”. Well if the residential was only above ground floor, then something else would be on the ground floor, and it would be mixed use. Staff sees this as an error or oversight – clearly apartments were intended as a conditional use. Staff will correct this

language when we do the comprehensive code update.

The code requires a minimum of 1,360 square feet per multiple family dwelling unit; which for three units would be 4,080 square feet. The subject site is 5,814 square feet in size. The code also requires a one bedroom to be a minimum of 600 square feet in size. The proposed main-level unit would be 960 square feet in size. The yard and setbacks are not proposed to change with this project.

The B-5 district does not require any parking for multi-family uses with five or fewer units. The applicant's narrative cites, and the submitted site plan shows, five parking spots on site – two in the garage and three on the driveway. However, the driveway spot closest to the garage is right in front of the garage, essentially blocking the access to the eastern overhead door. Staff recommends that the number of cars associated with the apartment building not exceed the number of parking stalls available on site. In order to truly fit 5 cars as cited, staff recommends removing the shed so that the driveway stalls can shift northward, providing enough room to access to both garage stalls. Conversely, the owner could insure that there are no more than 4 licensed drivers between all three units, and keep the shed. There may also be room for a car to park along the west side of the garage, but in order to prove this, the property markers would need to be exposed and the distance confirmed. Also, this would probably trigger the need to haul snow off-site as that space is the only location where it could be stored.

The neighbor to the east of the subject site mentioned past occasions of snow being plowed into their back yard. While this was the previous owner, not the applicant, there is little space to store snow on site. Even if there was space for storage on site, plow drivers typically chose the easiest push, which is into the neighbor's yard. For this reason, staff is recommending a 6 foot tall wooden privacy fence be installed along the east property line.

The subject site is located at the very edge of the B-5 zoning district. The adjacent parcel to the east is a single family residence. Staff finds that the proposed triplex is a good transitional use between the commercial properties to the west and the single family residence to the east. Also, the walkable downtown area is a great location for additional residential units in a time when residential units are in such high demand.

DISCRETION

The City's discretion in approving or denying a conditional use permit is limited to whether or not the changes meet the standards outlined in the Zoning Ordinance. If it meets these standards, the City typically must approve the Conditional Use Permit. Additional conditions may be imposed as the Council deems fit.

RECOMMENDATION

Staff recommends approval of the project as requested subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. Per Section 1301.060, Subd.3, the conditional use permit shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall

be submitted at least 30 days prior to expiration.

3. The conditional use permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of this permit with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the herein-stated conditions. Proof of such shall be provided prior to final certificate of occupancy.
4. The applicant shall pull a fence permit and install a 6 foot tall wooden privacy fence along the east property line from the back of the principal structure to the rear property line.
5. The number of cars associated with the apartment building shall not exceed the number of parking stalls available on site. Off-site over-night parking is prohibited. A parking plan shall be provided for staff review and approval. The approved stalls shall be striped on site.
6. The owner shall obtain a rental license prior to renting out the unit to anyone who is not related.
7. A building permit for the interior renovations shall be obtained, all required inspections passed and a certificate of occupancy issued before occupying the main level unit.

Attachments:

1. Draft Resolution of Approval
2. Zoning/Location Map
3. Applicant's Narrative
4. Site Plan
5. Floor Plans (3 pages)

RESOLUTION NO. _____

**RESOLUTION GRANTING A
CONDITIONAL USE PERMIT
FOR 2218 3RD STREET
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (21-10-CUP) has been submitted by Sydney Peterson, to the City Council requesting approval of a conditional use permit from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 2218 3rd Street

LEGAL DESCRIPTION: The East half of Lot 3, Block 59, White Bear, Ramsey County, MN (PID # 143022410091);

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A Conditional Use Permit for an apartment building in the B-5 zoning district, per Code Section 1303.160, Subd.5.a, in order to convert the entire ground floor from commercial space to one dwelling unit; and

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on, September 27, 2021; and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed conditional use permit upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake that the City Council accepts and adopts the following findings of the Planning Commission:

1. The proposal is consistent with the city's Comprehensive Plan.
2. The proposal is consistent with existing and future land uses in the area.
3. The proposal conforms to the Zoning Code requirements.
4. The proposal will not depreciate values in the area.
5. The proposal will not overburden the existing public services nor the capacity of the City to service the area.
6. Traffic generation will be within the capabilities of the streets serving the site.

FURTHER, BE IT RESOLVED that the City Council of the City of White Bear Lake hereby approves the request subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.

2. Per Section 1301.060, Subd.3, the conditional use permit shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. The conditional use permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of this permit with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the herein-stated conditions. Proof of such shall be provided prior to final certificate of occupancy.
4. The applicant shall pull a fence permit and install a 6 foot tall wooden privacy fence along the east property line from the back of the principal structure to the rear property line.
5. The number of cars associated with the apartment building shall not exceed the number of parking stalls available on site. Off-site over-night parking is prohibited. A parking plan shall be provided for staff review and approval. The approved stalls shall be striped on site.
6. The owner shall obtain a rental license prior to renting out the unit to anyone who is not related.
7. A building permit for the interior renovations shall be obtained, all required inspections passed and a certificate of occupancy issued before occupying the main level unit.

The foregoing resolution, offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

Ayes:
 Nays:
 Passed:

 Jo Emerson, Mayor

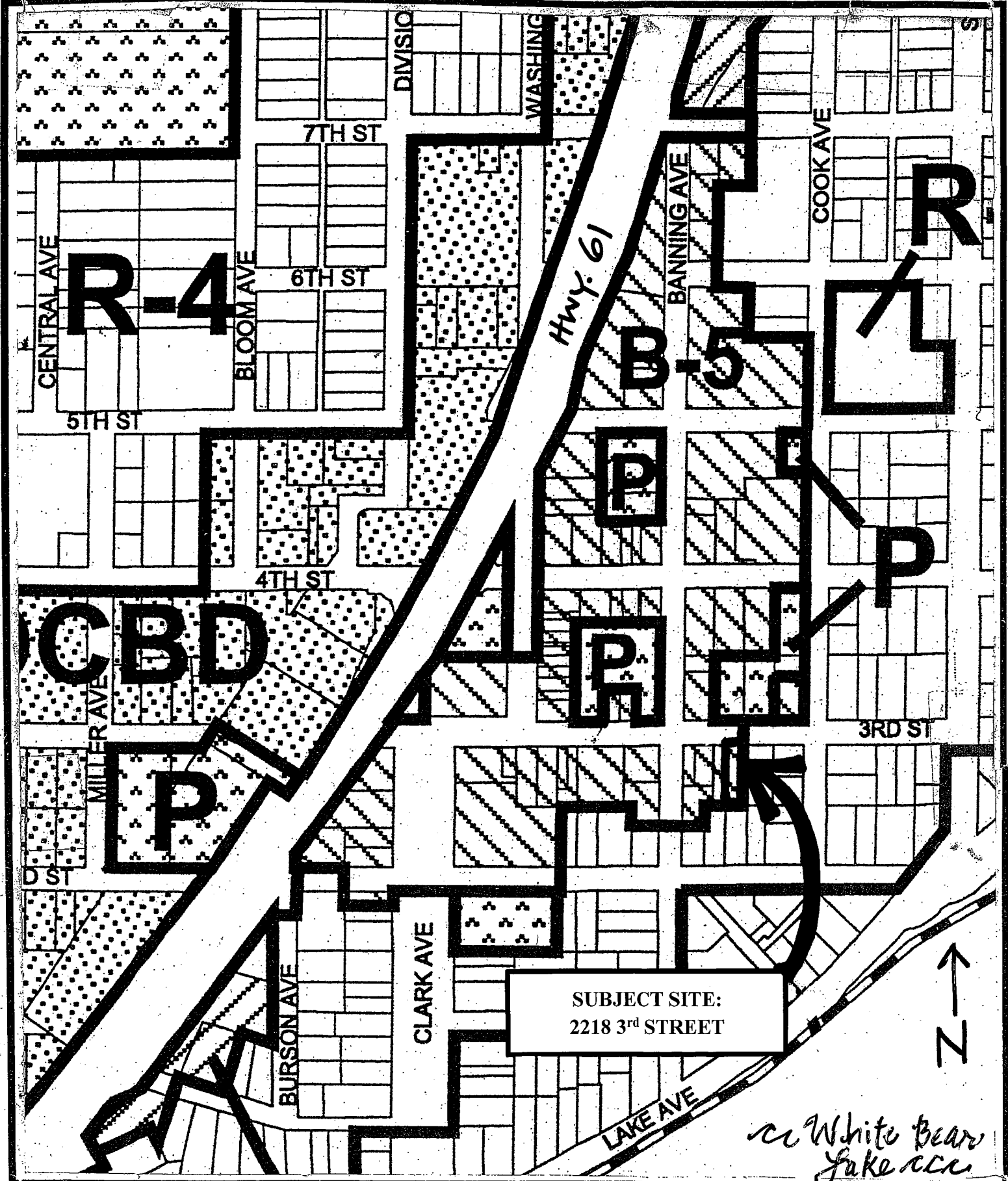
ATTEST:

 Kara Coustry, City Clerk

Approval is contingent upon execution and return of this document to the City Planning Office.
I have read and agree to the conditions of this resolution as outlined above.

Property Owner / Applicant

Date



cc White Bear Lake cc

City of
White Bear Lake
Planning and Zoning Office
(612)-429-8561

CASE NO. : 21-10-CUP
CASE NAME : Peterson Apts.
DATE : Sept. 27, 2001

Narrative -- Conditional Use Permit at 2218 3rd Street, WBL

Hi! My name is Sydney Peterson and I'm requesting a conditional use permit at 2218 3rd Street to correct a non-conformity so that I can reside on the main level and use it as my personal residence. A little bit about me, I am a recent graduate from the University of Minnesota at the Carlson School of Management. And this fall, I am attending Mitchell Hamline School of Law to study corporate law, particularly property and real estate law. My aspiration is to become a real estate attorney whose goal is to always maintain high ethical standards with my clients helping them achieve their real estate aspirations in small local communities, like White Bear.

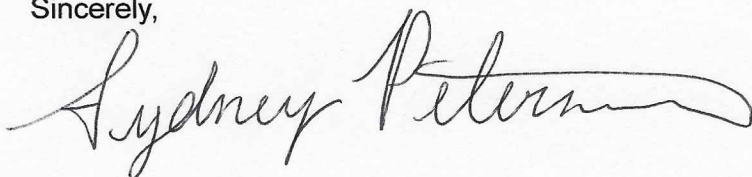
I have grown up in the community and I'm absolutely in love with our roots, our people, our values, and our small-town institutions. I went to White Bear Lake Area High School and received the Community Service Bear Award. I take pride in knowing that I'm a part of such a strong community. Our rich vibrant history is what makes us special, especially our downtown area. My intention for 2218 3rd Street is simply to live in the main level unit of the building. No renovations will be done to the space. I will use it as my living quarters and the front entry will be a foyer for the 3 units in the building. The floor plans (on all 3 units) show that no alterations will be done to the interior of the building. I will maintain its historical roots while giving it a cosmetic face lift by beautifying the front porch and replacing the back deck as needed. All of the natural integrity of the building will be maintained from its Whitaker roots as I live in and manage the building.

It is a multi-family building and I intend to use it as such. The 2 other units will be rentals. The previous owners of the property intended to use the other 2 units as rentals. In addition, the main level was converted to a personal residence by the past owners. The previous owners did not conform and obtain approvals or permits.

There is adequate parking space (see site map) with 5 parking spots. 2 parking spaces in the garage and 3 parking spaces (all 9' x 20' parking space compliant) on the asphalt lot (see site map). This will allow 2 licensed driver adults in each of the rental units 4 parking spaces with 1 parking space for me (a licensed driver) in the main level unit. No unruly noise and issues that detract from our small town community will be occurring with residents at the building as I will be onsite living there. I have experience managing rental properties as I have worked in property management for 5 years assisting a local business owner with running his 10 plus properties, and my family has units within the Twin Cities as well (that I have assisted in managing).

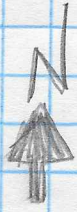
I want and seek open dialogue with downtown residents about the conditional use permit as my only request is to live on the main level of the building. If there are any questions about my use of the building and my intentions, please feel free to reach out to me at sydney.m.peterson@icloud.com. Thank you for taking the time to read a little bit about me and my love of the community, and how I want to enrich it.


Sincerely,



08/16/2021

2218 - 3rd St, WBLK.



 = asphalt
 $\frac{1}{4}'' = 5'$

3rd St.

driveway

38.5'

asphalt surface

porch

8'

house

~44' outside dim

deck

8'

ramp

10
10
shed

20'

10' X 3
parking

44'

33.5'

(2)
parking
spaces

24'
22'
garage

151'

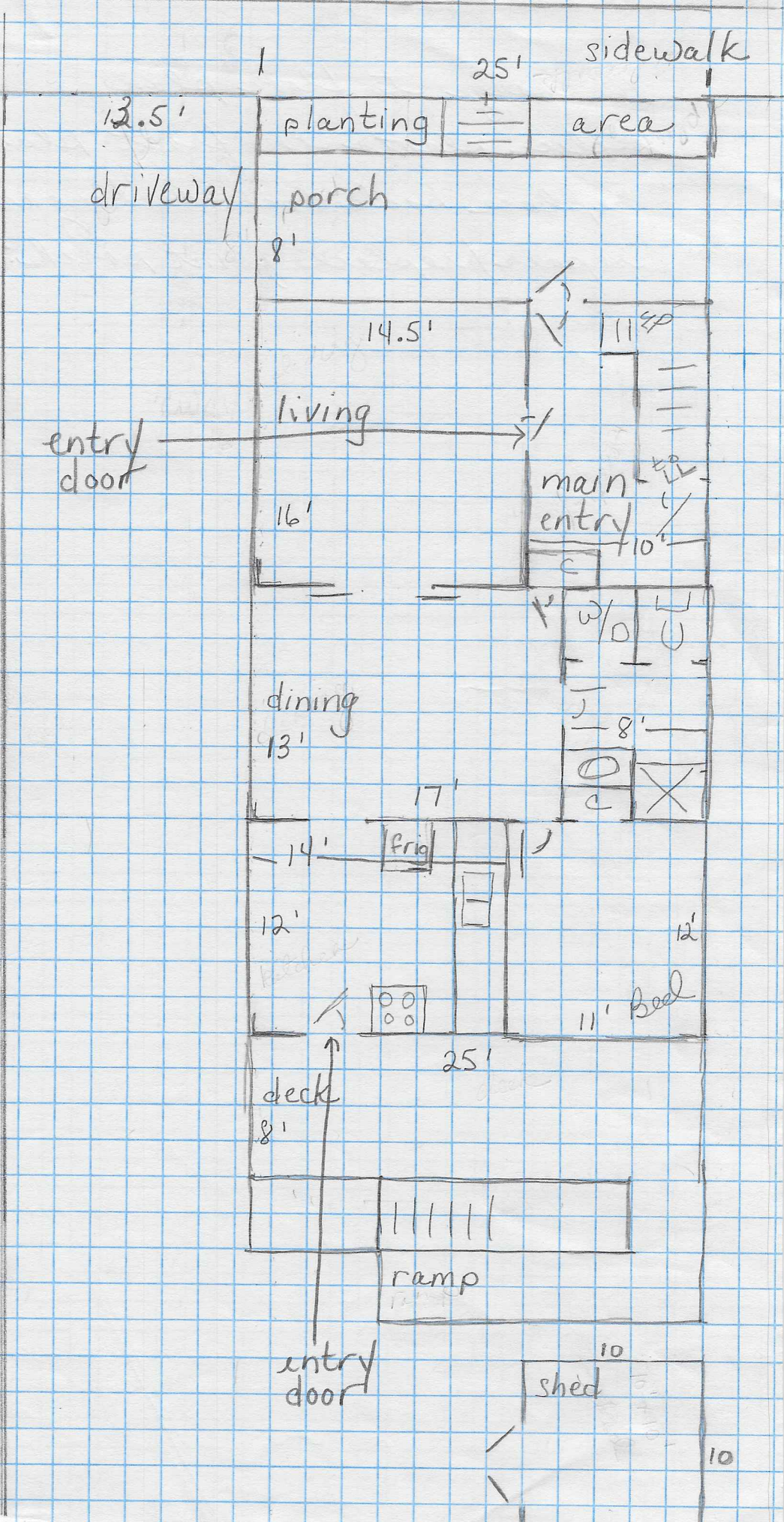
Site Plan
pg 1 of 2

2218-3rd St, WBLK
main floor
plan
(no changes)

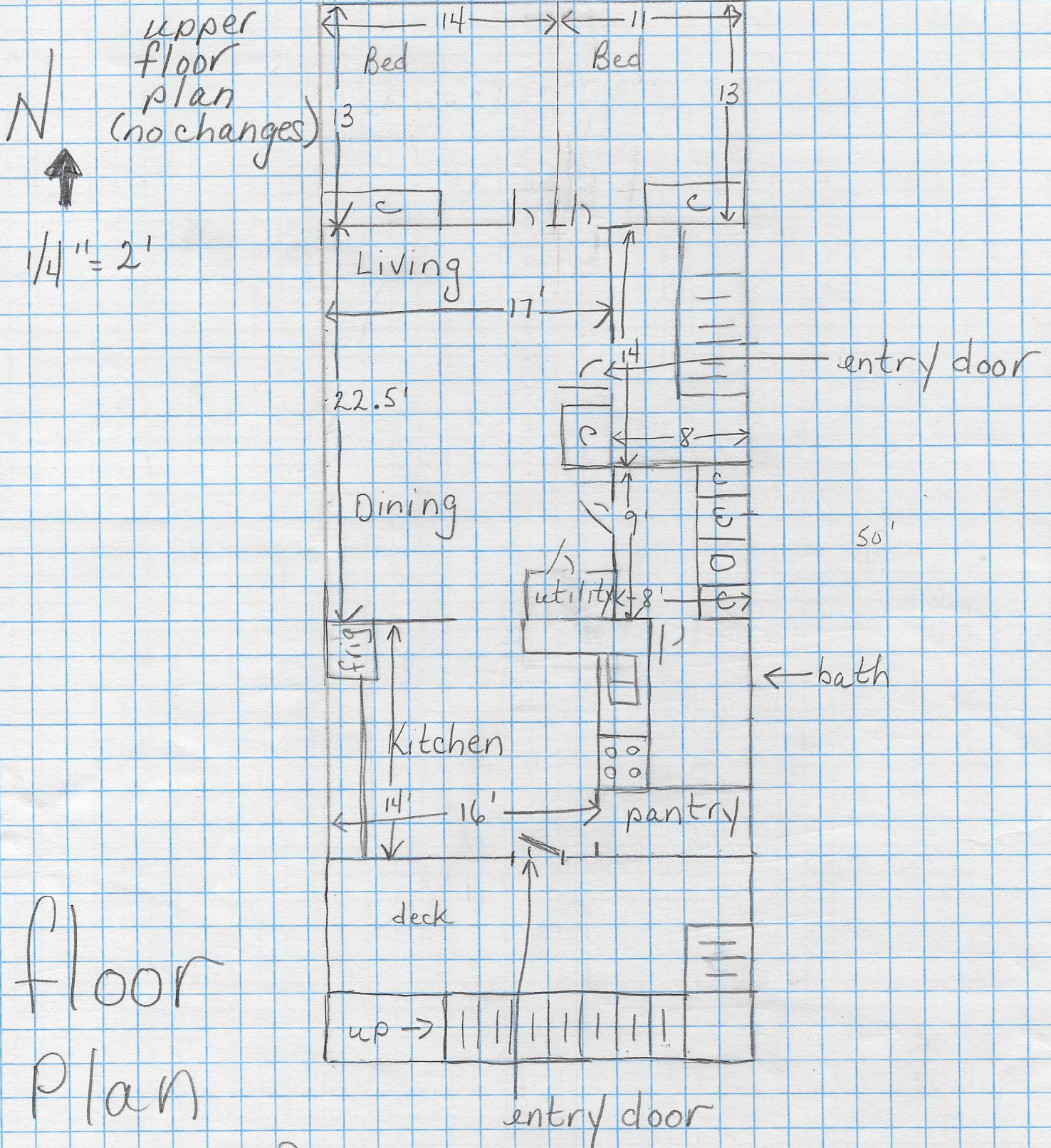


1/4" = 2'

floor
Plan
pg 1 of 3



2218-3rd St, WBLK



floor plan

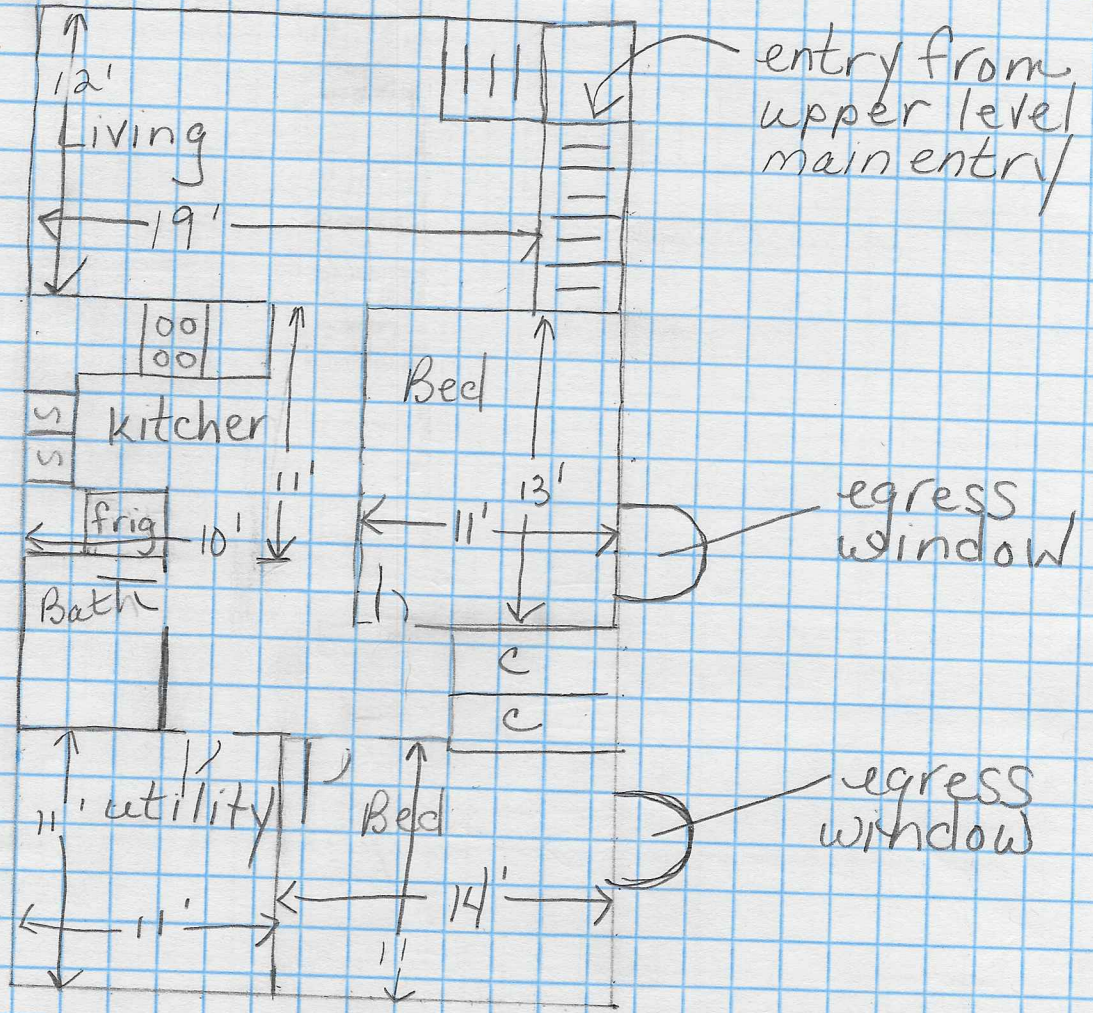
pg 2 of 3

2218-3rd St,
WBLK

Lower
Level
floor
plan



1/4" = 2'



floor plan
pg 3 of 3



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Anne Kane, Community Development Director

DATE: September 20, 2012 for the September 27th Planning Commission Meeting

SUBJECT: **Tside1, LLC - 4441 and 4453 Lake Avenue South - Case No. 21-11-CUP
REQUEST FOR CONTINUATION**

BACKGROUND

The applicants, Keith and Jan Dehnert, long-term owners and operators of Tally's Dockside Marina, recently purchased the Acqua/Lake Avenue Marina property immediately north of their existing operations. Between the two existing marinas, operated jointly under Tside1, LLC, 52 boats slips are authorized (50 rental slips and 2 transient slips).

Current White Bear Lake Conservation District regulations limit the length of any dock within Commercial Bay to no more than 300 feet. However, during the low lake level seasons, greater flexibility was afforded to allow docks and slips to extend beyond this established usage area. The Conservation District is considering an Ordinance amendment to allow dock lengths in Commercial Bay to up to extend 345 feet from the OHWL. Unfortunately, the meeting at which the Public Hearing was scheduled for consideration of this Ordinance amendment on September 21st was cancelled by the Conservation District.

The applicants' have requested a continuation of their Land Use Application for the redistribution of slips between the two marinas until a decision on the Authorized Dock Use Area ("ADUA") is determined. Staff has provided a 60 Day Waiver Form for the applicants' signatures and upon receipt, the City will be able to defer action on this application until such time that a decision on the Commercial Bay ADUA is made.

RECOMMENDATION

At this time, staff requests the matter be opened and continued to the next regularly scheduled meeting of the Planning Commission in the event a decision is made by the Conservation District on the proposed Ordinance amendment before the end of October. Otherwise, subsequent notice and publication of the Conditional Use Permit Amendment to reallocate the 52 slips will be provided at such time that the allowable dock length is determined.



City of White Bear Lake
COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Anne Kane, Community Development Director

DATE: September 23, 2021 for the September 27th Planning Commission Meeting

SUBJECT: **DIVISION 25, LLC/Proposed Sign Code Text Amendment to allow Dynamic Billboards (Case No. 21-2-Z)**

The cover memo and supporting materials for this Land Use Case will be distributed to the Planning Commission in advance of the continued Public Hearing. Staff, once again, apologizes for the delay in developing a compromised text amendment that reflects the input from the Commission at the June 28th meeting. Thank you for your continued patience and understanding.

CITY COUNCIL MEETING SUMMARY

September 14, 2021

APPROVAL OF MINUTES – Approved

- A. Minutes of the Regular City Council Meeting on July 27, 2021

APPROVAL OF THE AGENDA – Approved

VISITORS AND PRESENTATIONS – Nothing scheduled

PUBLIC HEARINGS – Nothing scheduled

LAND USE – Approved

A. Consent

1. Consideration of a Planning Commission recommendation for approval of a request by Level Up Academy for a Conditional Use Permit at 2600 County Road E (Case No. 21-7-CUP). **Resolution of Approval No. 12838**
2. Consideration of a Planning Commission recommendation for approval of a request by Barbara McIntyre for a Special Home Occupation Permit at 3696 Glen Oaks Avenue (Case No. 21-1-SHOP). **Resolution of Approval No. 12839**
3. Consideration of a Planning Commission recommendation for approval of a request by Dan Louismet for a variance at 1980 3rd Street (Case No. 21-17-V). **Resolution of Approval No. 12840**

A. Non-Consent

1. Consideration of a Planning Commission recommendation for approval of a request by Dang Properties for a conditional use permit at 921 Wildwood Road. (Case No. 21-9-CUP). **Resolution of Approval No. 12841**

UNFINISHED BUSINESS – Nothing scheduled

ORDINANCES

- A. Second Reading – Rezoning of two parcels: 35XX Rolling View Drive (PID #363022110026) from B-2 to R-3, and 35XX Rolling View Drive (PID # 363022110025) from R-B to R-3. (Case No. 21-3-Z) **Approved rezoning, Ordinance No. 21-9-2050**
- B. First Reading – A City-Initiated text amendment to Zoning Code Section 1302.120, Subd.3.e, to allow special home occupations to be renewed through the administrative variance process. (Case No. 21-4-Z).

NEW BUSINESS – Approved

- A. Resolution approving an amendment to Addendum #1 of the Marina Management Contract. **Resolution No. 12842**

- B. Resolution approving a Raingarden Construction Contract with Sandstrom Land Management, LLC **Resolution No. 12843**
- C. Resolution reinstating utility bill late fees. **Resolution No. 12844**
- D. Resolution authorizing live music on the outside patio of Beartown Bar & Grill. **Resolution No. 12848**

CONSENT – Approved

- A. Acceptance of Minutes: July Park Advisory Commission, July White Bear Lake Conservation District, August Planning Commission
- B. Resolution authorizing termination of a lease with Garden of Hope Montessori. **Resolution No. 12845**
- C. Resolution approving budgeted distribution to the White Bear Area Historical Society. **Resolution No. 12846**
- D. Resolution authorizing food truck for profit on public property in the Armory parking lot. **Resolution No. 12847**

DISCUSSION – Nothing scheduled

- A. Ramsey Washington Suburban Cable Commission organizational update

COMMUNICATIONS FROM THE CITY MANAGER

- Reminder: Ramsey County is hosting a virtual open house for the South Shore Boulevard Trail Design (Lake Links Trail) on September 30, 2021 at 7:00 p.m. The City Council will consider final design plans during the second meeting in October.
- Reminder: Work Session next Tuesday, September 21, 2021 at 6:00 p.m. to continue discussing the preliminary tax levy (budget) and review the Public Safety Building Renovation Project.
- Reminder: David Drown and Associates are in the process of putting together a calendar for review of City Manager candidates and asked Council to please keep October 20, 2021 available.
- Updates by Public Works Director / City Engineer Kauppi
The Water Meter Replacement Project is going well and Ferguson added another installer to assist with this work. He thanked residents for working with Public Works and Ferguson especially with regard to those requiring water to be shut-off. He encouraged folks to call and schedule their meter replacements when they receive the notice to do so.
- Updates by Community Development Director Kane
Approximately 25 people attended last week's in-person Housing Forum, which resulted in good conversation and input over recommendations set forth by the Housing Task Force. The virtual Housing Forum is next Thursday at 7:00 p.m. Prior to finalizing a report for Council to consider in November, the Task Force will continue to fine-tune the draft Housing Policy recommendations with additional public input planned in October.

- Annually, the Metropolitan Chambers of Commerce (eight in total) gather to recognize cities, projects and Elected Officials of Note. This year, Mayor Jo Emerson was selected by the group as the Elected Official of Note. In recognition of this honor, there will be a hybrid virtual/in-person luncheon on Thursday, September 23, 2021 at 11:30 a.m. in which Mayor Emerson will give a speech.

ADJOURNMENT – 7:39 p.m.

Park Advisory Commission Meeting Minutes

JULY 15, 2021

6:30 P.M.

MATOSKA PARK

| | |
|-----------------|---|
| MEMBERS PRESENT | Bryan Belisle, Victoria Biehn, Mark Cermak, Ginny Davis, Mike Shepard |
| MEMBERS ABSENT | Bill Ganzlin, Anastacia Davis |
| STAFF PRESENT | Paul Kauppi |
| VISITORS | |
| NOTE TAKER | Paul Kauppi |

AGENDA TOPICS

1. CALL TO ORDER

The meeting was called to order by Mike Shepard at 6:30 pm.

2. APPROVAL OF MINUTES

Approval of the minutes from June 17, 2021 was moved by Bryan Belisle and second by Victoria Biehn.

3. APPROVAL OF AGENDA

Approval of the July 15, 2021 agenda was moved by Mark Cermak and seconded by Ginny Davis.

4. UNFINISHED BUSINESS

a) Continued Review of Park Advisory Commission Bi-Laws

Park Advisory Commission Bi-Laws need to be re-typed as there is not an electronic copy available. Redline proposed changes will be added and presented at a future meeting.

5. NEW BUSINESS

a) Erd-Geist Gazebo Update

Paul Kauppi explained the gazebo restoration project and that the ribbon cutting would be held on August 14, 2021 at 10 am. Installation of a security camera in the future was recommended by Bryan Belisle.

b) Parking Lot Reconstruction Update

Paul Kauppi explained the Memorial Beach parking lot mill and overlay project would begin after Labor Day. The lot would be milled and the corner nearest the island bridge would be raised to prevent flooding and improve lot drainage. Two rain guardians will be installed to catch sediment and trash from entering the lake from the lot drainage.

c) Approval of Playground Contribution Grant for Frassati Catholic Academy

Motion by Ginny Davis, seconded by Victoria Biehn. Vote was unanimous.

d) Park Tour - Matoska Park

The Park Advisory Commission members toured Matoska Park. Paul Kauppi and the Commission discussed the parking lot improvements and rain guardian locations. At the dog beach shoreline, the Commission inspected the completed improvements, including the waling steps down to the water through the stones. That area will be monitored to determine if a stairway is needed in the future. Paul also pointed out the location of the fence that will be installed between the dog beach and the swim beach to prevent dogs from crossing. There will also be improvements completed on the sailboat loop. The Commission noted that the Spiess Landing sign is in poor condition and it will be added to future improvements in the Capital Improvement Plan.

6. OTHER STAFF REPORTS

None.

7. COMMISSION REPORTS

None.

8. OTHER BUSINESS

None.

9. ADJOURNMENT

The next meeting will be held on August 19, 2021 at 6:30 p.m.

There being no further business to come before the Park Commission, the meeting was Adjourned at 7:15pm. Moved by Victoria Biehn and Ginny Davis.