



AGENDA
PLANNING COMMISSION OF THE
CITY OF WHITE BEAR LAKE, MINNESOTA
MONDAY, APRIL 25, 2022
7:00 P.M. IN THE CITY HALL COUNCIL CHAMBERS

1. CALL TO ORDER AND ATTENDANCE

2. APPROVAL OF AGENDA

3. APPROVAL OF THE MINUTES

- A. Minutes of the Planning Commission meeting on March 28, 2022

4. CASE ITEMS

- A. **Case No. 22-8-V & 22-3-CUP:** A request by **Shawn & Craig Carpenter** for a 6 foot variance from the 30 foot setback from a side abutting a public right-of-way, per Code Section 1303.050, Subd.5.c.2, a 160 square foot from the 120 square foot maximum allowed for a second accessory structure, per Code Section 1302.030, Subd.4.i.2.c, and a Conditional Use Permit for a second curb cut, per Code Section 1302.050, Subd.4.h.9, in order to build an addition 24 feet from the north property line and a new two car garage that accesses Roth Place at the property located at 2150 Roth Place.
- B. **Case No. 22-4-CUP:** A request by **Jerry Rodrigue** for a Conditional Use Permit for a second curb cut, per Code Section 1302.050, Subd.4.h.9, in order to install a second driveway in front of the existing detached garage at the property located at 1961 3rd Street.
- C. **Case No. 96-5-Sa2:** A request by **Beartown Bar & Grill** for an amendment to an approved Conditional Use Permit to expand the deck on the south side of the building by 2,700 square feet, a 4 foot variance from the 10 foot hard-surface setback requirement adjacent to a railroad right-of-way, in order for the deck to be 6 feet from the east property line, per Code Section 1303.226, Subd.6.e, and to modify condition #5 "no outside music shall be allowed", per Code Section 1301.050 at the property located at 4875 Highway 61.
- D. **Case No. 22-1-CUP & 22-5-V:** A request by **Christian Companies / Tommy Car Wash** for the following:
- A Conditional Use Permit for a car wash in the B-3 – Auto-Oriented Business zoning district, per Code Section 1303.140, Subd.4;
 - Site plan approval for development in the Shoreland Overlay district, per Code Section 1303.230, Subd.6;
 - A 10 foot variance from the 15 foot hard-surface setback from a street right-of-way, per Code Section 1302.050, Subd.4.17, in order to allow the existing curb encroachment to remain;
 - A 79 car variance from the 100 car stacking requirement, per Code Section 1303.140, Subd.4.c.2, in order to stack for the estimated peak demand rather than the maximum capacity of the facility; and
 - A variance from the 30% impervious area limit to allow 57.75% impervious surface in the S – Shoreland Overlay zoning district; per Code Section 1303.230, Subd.5.a.5;
- all in order to allow the demolition of the existing improvements and construction of a new express car wash facility at the property located at 4061 Highway 61.

5. DISCUSSION ITEMS

- A. City Council Meeting Summary of April 12, 2022.
- B. Park Advisory Commission Meeting Minutes of April 21, 2022 – Not Yet Available.

6. ADJOURNMENT

Next Regular City Council Meeting April 26, 2022
 Next Regular Planning Commission Meeting May 23, 2022



**MINUTES
PLANNING COMMISSION MEETING
OF THE CITY OF WHITE BEAR LAKE, MINNESOTA
MONDAY, MARCH 28, 2022
7:00 P.M. IN THE COUNCIL CHAMBERS**

1. CALL TO ORDER AND ATTENDANCE

Chair Jim Berry called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Mike Amundsen, Ken Baltzer, Jim Berry, Pamela Enz, Mark Lynch, Erich Reinhardt and Andrea West

MEMBERS ABSENT: None

STAFF PRESENT: Samantha Crosby, Planning & Zoning Coordinator and Ashton Miller, Planning Technician.

OTHERS PRESENT: Amy & Conner McCall, James Sanchez, Dagmara Larsen, Lynn & Jim Dierking, Daniel Winden, Oliver Din, Karin Doyle & Paul Rhode.

2. APPROVAL OF AGENDA

It was moved by Member **Lynch** seconded by Member **Baltzer**, to approve the agenda as presented.

Motion carried, 7:0

3. APPROVAL OF THE MINUTES

A. Minutes of February 28, 2022

It was moved by Member **Enz** seconded by Member **Baltzer**, to approve the minutes of the January 31, 2022 meeting as presented.

Motion carried, 7:0.

4. CASE ITEMS

A. Case No. 22-2-P: A request by **Jeff McDonnell / Tice Estate** for a Preliminary Plat, per Code Section 1402.020, to subdivide one parcel into five lots in order to construct two twin homes and two single-family residences at the property located at 1788 Highway 96 E.

Crosby discussed the case. Staff recommended approval of the request as proposed with a number of conditions.

In response to a question from Member Lynch, Crosby confirmed that the request is to divide the single lot into five and that no variances are required. Member Lynch asked if

the lots with the proposed twin homes could also be used for single family and whether the park cut through would be paved. Crosby replied that single family homes could be constructed on any of the lots and that the path would not be paved; there would just be a curb cut.

Member Lynch then asked if the path could be paved in the future if it becomes heavily used. Crosby reported there will be an easement covering the area, so working within the parameters of how that easement is described, future City Councils could choose to pave it.

Member Enz sought to confirm that the access easement was included in the current proposal. Crosby stated it is a condition of approval. An existing drainage and utility easement will become a drainage, utility, and access easement.

Member Amundsen commented that the applicants have listened to the neighbors and reduced the number of units proposed and eliminated the need for variances.

Member Berry opened the public hearing.

Paul Rhode, 1823 Park Avenue, stated that there will be lots of issues with park visitors using the cul-de-sac for parking. He asked if no parking signs will be put on one side of the road, since emergency vehicles already have difficulty fitting down the street. He questioned how the City will access the storm sewers with the holding ponds above. He noted the importance of testing the soil before development because there used to be a dump in the area.

Member Berry stated that residents in the neighborhood could request no parking signs if they wanted.

Jeff McDonnell, Tice-Hause Design Build, applicant. He stated that the proposal meets code and the engineering has been defined. The Engineering Department has had the chance to look at the proposal and has not raised concern over the location of the holding ponds. He expressed concern regarding the access easement because people will be walking through private property. It is not defined in any way, so people may walk outside the easement area.

Member Lynch noted that access easements exist in other places throughout the City. He asked the applicant if it would be better if the trail was paved. Mr. McDonnell responded that if they are going to allow the access, it should be done right, whether that is paving or fencing off the trail. He opposes an undefined access across private property.

Member Berry confirmed that the applicant wants to restrict the area used for access from encroaching too far into the private property. Mr. McDonnell stated that the

access is not required by code, but if the City is going to make it a condition of approval, it should be done properly. As proposed, the access reduces property value and negatively affects the owners of the private property.

Mr. McDonnell requested that the black locust on the property not count towards the tree preservation requirements. He explained that the State of Minnesota classifies it as a noxious tree. The large number of black locust on the property dramatically skews the replacement plan. Since they are not allowed to plant the species back, he does not think it should be counted in the replacement plan.

Member Enz sought to confirm that the applicant is requesting the condition regarding black locust be removed. Mr. McDonnell replied that the trees are spreading rapidly, which creates an unfair burden on the developers. Overall, he is ok with increasing the amount of trees planted or park dedication, but it should be taken into account that these trees are defined by the State of Minnesota as noxious and should be removed.

Member West asked if the applicant knew the number of black locust on the property and if there are a lot of other types of trees on the lot as well. Mr. McDonnell did not have the numbers off the top of his head, but directed the Commissioners to look in their packets. He has no issue with the rest of the tree replacement plan.

Member Enz reported that it looked like about 25 black locust were shown on the plans. She asked what a solution would look like to the applicant. Mr. McDonnell replied they are looking for a negotiated number that alleviates the burden.

Member Lynch asked if this is something that can be negotiated between staff and the applicant. Crosby stated that when the Zoning Code is updated, noxious species will not count towards the preservation. She added that the tree preservation calculation is like a sliding scale ratio in relation to the number of trees on site to the number of trees removed. If the trees are not counted as removal, they do not get to be counted as on site, so she is not sure there is a big difference in the calculation with the trees and without the trees.

Member Baltzer asked if condition 18 could be removed. Crosby requested the second sentence of the condition be retained.

Member Enz stated that she tends to agree with the applicant regarding the access easement, noting potential liability and insurance issues.

Member Lynch believes that the path should be delineated.

Mr. McDonnell agreed with the Commissioners, stating the developer is willing to give access to the park, but it needs to be marked to keep everyone safe.

Member Berry closed the public hearing.

In response to a question from Member Berry, Crosby confirmed that a condition could be added to the resolution requiring the access be paved.

Member Reinhardt commented that he would be supportive of a condition requiring the access to be paved.

Member Lynch wondered about the width of the easement. Crosby replied that the curb cut at the street will be at least vehicular width because the easement is also for vehicular access to maintain the stormwater ponds. It will be plenty wide to support a paved walking path.

Member Berry asked about renaming the easement. Crosby read condition number 7 that requires an east to west access easement.

Member Amundsen asked if making the path a right-of-way would solve the issue. Crosby replied that it is probably not preferred by the City Engineer.

Member Baltzer noted that the pavement does not need to be as wide as the easement. He thought the condition should limit the width of the easement between three to five feet. He wants to prevent a ten foot wide strip of pavement from being constructed.

Crosby suggested that if they wanted, the Commissioners could add a separate condition requiring that a pedestrian path from the end of the cul-de-sac to the park be paved.

Member Amundsen moved to recommend a motion for two amendments, first to amend condition 18 striking the first sentence pertaining to black locust and, second, adding a condition for a paved trail as noted by staff.

Member Reinhardt proposed that condition 7 be amended to say a paved east-west easement to allow for walking and to be less than the width of a motorized vehicle to point out that they do not want cars driving on the path. In response to a suggestion from Member Berry, he stated they could also phrase it as "up to five feet wide" to really spell out that they do not want a large path.

Member Amundsen thought the condition should be separate and that the design of the path be at the discretion of the City Engineer and Planner. He did not think the Planning Commission should define conditions so specifically because City staff are the experts.

Crosby read what she had jotted down as an added condition: "a pedestrian path between the end of the cul-de-sac and the west property line shall be paved."

Member Enz seconded the motion to amend the conditions. Motion carried, 7:0.

It was moved by Member **Amundsen** to recommend approval of Case No. 22-2-P as amended, seconded by Member **Lynch**.

Motion carried, 7:0.

- B. Case No. 22-7-V:** A request by **McNeely Music Center** for the following five variances: A five foot variance from the ten foot (east) side yard setback, a six foot variance from the 30 foot setback from the (west) side abutting a public right-of-way, and a six foot variance from the 30 foot front yard (south) setback, all per Code Section 1303.150, Subd.5.c; a parking variance, per Code Section 1302.050, Subd.8.cc, to allow 18 parking spaces; and a variance from the 50% limit on the use of metal panels as an exterior building material, per Code Section 1303.150, Subd.6.c, to allow 69%, all in order to demolish the existing building and reconstruct a new music center on generally the same footprint at the property located at 4910 Highway 61.

Crosby discussed the case. Staff recommended approval of four variances and denial of the one pertaining to the metal siding.

Member Amundsen asked if the City would be apt to support the metal panel variance if the same flat looking material used at the Walser dealerships was proposed. Crosby replied yes, in that case, the variance would be similar to what has previously been approved.

Member Enz asked why the proposed design does not meet code. Crosby stated the code allows up to 50% of the siding to be corrugated metal. The difficulty that she is running into is how to differentiate the material that is being proposed from pole barn type siding. There are some nuances, such as shape of the corrugation and depth of the gauge, but those are pretty nebulous and hard to nail down. She noted that the applicants could probably speak more to the issue.

Member Reinhardt added that the limit is likely to dissuade people from building cheap pole barn type structures.

Member Lynch was not sure he would support the variance even if it were the flat material because there is no hardship. He wondered if the maple tree in the front would be preserved.

Member Berry opened the public hearing.

Dagmara Larsen, MSR Design, architectural firm representing the applicant. She asked the Commissioners to approve the 69% material variance. She posited that someone could put up cheap material on 50% of the building. They are proposing higher quality

material, creating a memorable building and bringing a spark to the area. The material has a champagne sheen to it and in different light conditions will have different reflections, which will bring interest. It is a higher gauge, cost, and quality than any pole barn material. The flat panels do not bring any interest, so they are not preferred. Ms. Larsen confirmed that it is their intent to preserve the tree.

Member Baltzer asked where they anticipate students to come from. Ms. Larsen responded that most of the clientele will be young children and teens from nearby high schools, but will be open to all ages. Most students will be dropped off by their parents.

Member Baltzer stated he likes the project, but thinks it is in the wrong location. Highway 61 cuts off North Campus from the music center. Years ago a child was killed crossing the highway, which is why they built a big fence along the road, which stops directly in line with the applicants building. He is very concerned with children crossing the road, especially since there is no crossing signal at 8th Street. Ms. Larsen replied that she did not think the life safety issues should play into whether the variances are approved or not.

Ms. Larsen pointed to condition 4 that limits the studios to one student. The studios are small, so it is rare there will be more than one teacher and one student, but she does not want to exclude two siblings.

Member Amundsen asked if the limit is fire code related. Crosby replied no, it was in relation to the number of available parking stalls.

Member Enz expressed that she did not know how the City would be able to regulate that condition.

Member Amundsen wondered if the applicants would be open to doing just one EIFS wall. Ms. Larsen explained that they would want to stay true to the design, so would like to use the metal panels on all four walls.

Member Lynch asked if the metal panels will create a glare for vehicles and nearby homes. Ms. Larsen stated the finish is going to be almost a matte finish. It is shiny, but not reflective.

Member West followed up with a question on whether the material will be like the cars that have the mica finish. Ms. Larsen stated it will be similar to aluminum windows and doors that have a champagne color to them. Ms. Larsen clarified that the material is described as corrugated, but it is not the same as the material used on pole barns. It is really there to create depth depending on how the light hits it.

Member Berry closed the public hearing.

Member Lynch moved to amend condition 4 to allow two students in each studio. Member West seconded the motion. Member Enz stated she does not believe the condition should be included at all, since it will be hard to regulate. Member Lynch withdrew the motion.

Member Enz asked a procedural question about recommending approval of the proposal as requested by the applicants. Member Berry explained that a motion could be made to recommend approval of all variances, rather than as recommended by staff.

Member Lynch recommended removal of condition 4. Member West seconded the motion. Motion carried, 7:0.

Member Berry stated he has been involved the past several years in the creation of the Arts District. The intention was to draw in projects exactly like this one into the Arts District, rather than on the opposite side of Highway 61. He thinks that eventually the applicants may want to move over to where the students will be. He is in favor of the request overall.

Member Lynch stated that he does not see the hardship, so he is not in support of the metal panel variance, but will vote in favor of the project in its entirety because he thinks it is a great idea.

Member Reinhardt stated that with the quality of design proposed, he does not believe anyone will equate the building with a pole barn.

It was moved by Member **Enz** to recommend approval of Case No. 22-7-V as amended and as proposed by the applicant, seconded by Member **Reinhardt**.

Member Amundsen sought to clarify that the motion was to approve all five variances against staff's recommendation to deny the metal panel variance. Member Enz confirmed that was her motion.

Motion carried, 5:2. Member Baltzer and Member Amundsen opposed.

- C. Case No. 22-6-V:** A request by **Jim & Lynn Dierking** for a six foot variance from the 15 foot setback from a side property line, per Code Section 1303.040, Subd.5.c.2, in order to construct a mudroom nine feet from the property line at the property located at 4743 Lake Avenue.

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

Member Lynch asked if the variance would be needed if the garage were attached. Crosby answered garages have different side yard setbacks, so a variance would still be needed.

Member Berry opened the public hearing.

Jim Dierking, 4743 Lake Avenue, applicant, stated that he was available to answer any questions the Commissioners may have. He does not think there is an alternative location for this addition.

Member Berry closed the public hearing.

It was moved by Member **Lynch** to recommend approval of Case No. 22-6-V, seconded by Member **Baltzer**.

Motion carried, 7:0.

- D. Case No. 22-1-LS:** A request by **James Sanchez** for a minor subdivision to untie two historic lots of record, per Code Section 1302.030, Subd.3.c, at the property located at 5008 Stewart Avenue.

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

Member Berry opened the public hearing.

James Sanchez, 2284 Randy Avenue, applicant, he asked if his bond would be remitted if he sold lot 8. Crosby stated the new owner would need to submit a bond in its place and it would not be released until the garage is built.

Member Amundsen commented that the request is straightforward and he supports it.

It was moved by Member **Baltzer** to recommend approval of Case No. 22-1-LS, seconded by Member **Amundson**.

Motion carried, 7:0.

5. DISCUSSION ITEMS

- A. City Council Summary Minutes of March 8, 2022.

Member Amundsen asked about the new proposal from the residents at 4264 Cottage Park. Crosby explained that the City Council asked the applicants to redesign the proposal with an additional two foot setback. It does not have to come back to the Planning Commission for review.

Member West wondered when the Housing Task Force recommendations will be revisited. Crosby believed that a Council workshop will be planned soon. She offered to inform the Commissioners if she hears anything further.

B. Park Advisory Commission Minutes of March 17, 2022 – Meeting Canceled.

No Discussion

6. ADJOURNMENT

There being no further business before the Commission, it was moved by Member **Baltzer** seconded by Member **Enz** to adjourn the meeting at **8:31** p.m.

Motion carried, 7:0

DRAFT



City of White Bear Lake
Community Development Department

MEMORANDUM

TO: The Planning Commission
FROM: Ashton Miller, Planning Technician
DATE: April 25, 2022
SUBJECT: Carpenter Variance and Conditional Use Permit, 2150 Roth Place,
 Case No. 22-8-V & 22-3-CUP

SUMMARY

A request for a six foot variance from the 30 foot side yard abutting a public right-of-way setback in order to construct an addition 24 feet from the property line. An additional request for a 180 square foot variance from the 120 square foot maximum for a second accessory structure and a conditional use permit for a second curb cut in order to construct a 576 square foot garage that accesses Roth Place, while retaining the existing 280 square foot garage that accesses Hazel Street.

GENERAL INFORMATION

Applicant/Owner: Shawn and Craig Carpenter

Existing Land Use / Zoning: Single Family; zoned R-3 Single Family Residential

Surrounding Land Use / Zoning: All Directions: Single Family; zoned R-3 Single Family Residential

Comprehensive Plan: Low Density Residential

Lot Size & Width: Code: 10,500 sq. ft.; 80 feet
 Site: 12,196 sq. ft.; 98 feet

ANALYSIS

The subject site is located on the southeast corner of the Roth Place and Hazel Street intersection. The single-family home was constructed in 1958.

Side Yard Abutting a Public Right-of-Way Setback Variance

Despite having a Roth Place address, the true front of the property is the Hazel Street side, since the Code defines the front as “the boundary abutting a city-approved street having the least width”. If Roth Place were considered the front, the setback would be based on an average of the neighbor to the east and the Code and an administrative variance could have been obtained to deviate up to ten feet from that average, eliminating the need for a full variance.

The location and angle of the house on the property limits the area the applicants can use to add on to their home. The two front yards and the curve in the road on the north side further reduces the buildable area. This, coupled with the existing interior layout of the home and the applicants' desire to retain the small backyard area makes the eastern side of the home a practical location to construct an addition.

The addition is proposed to extend at the same angle off the existing home, and will be 24 feet from the north property line at its closest. Because it is angled, roughly only 27 square feet of the 368 square foot addition, or 7 percent, is within the required setback. The corner of the addition will be 39 feet from the edge of the curb, so will not impede vehicle or pedestrian sight lines.

Second Accessory Structure Size Variance

A 180 square foot variance is required for a second accessory structure because the code limits properties with a detached garage to a second accessory structure no more than 120 square feet in size. If the proposed garage were attached, a size variance would not be required. The total accessory structure square footage will be 856 square feet, well below the 1,250 square feet allowed. The garage will increase the rear yard cover from 0% to 31% and the applicants have already obtained the surrounding neighbors' signatures to allow this amount of coverage.

CUP for Second Curb Cut

The code requires lots of this size to have a two stall garage, so constructing the new detached garage will bring the property into compliance with current code. Because there is no room to add a second stall onto the existing garage, staff supports locating the new garage on the east side of the property as it will meet all required setbacks.

Per code, the curb cut should be at least 40 feet from the intersection and five feet from the east property line. Those distances have been provided. The existing curb cut is 11 feet wide. Staff has included a condition that the new curb cut be sized so that the existing and proposed combined do not exceed 24 feet, which is what the code allows for one curb cut in residential areas.

In staff's opinion, the proposed curb cut does not pose any conflicts and will not impede sight vision or vehicular movements.

DISCRETION / 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 a practical difficulty. 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.

Most past variances from the setback along a side abutting a public right-of-way have been granted to allow corner lots in neighborhoods with smaller lots to be buildable. This one is not that same situation, but the applicants have shown a practical difficulty and the request is not anticipated to adversely affect neighboring properties.

The City's discretion in reviewing a conditional use permit is limited to whether or not the changes meet the standards outlined in the Zoning Ordinance. Staff has reviewed the proposal for the second curb cut and finds the standards will be satisfied.

RECOMMENDATION

Staff recommends approval of the applicant's 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 variances 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. Per Section 1301.050, Subd.4, if within one (1) year after approving the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the CUP shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
4. This Conditional Use Permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of the signed resolution of approval with the County Recorder pursuant to Minnesota State, Statute 462.3595 to ensure the compliance of the herein-stated conditions.
5. A building permit shall be obtained before any work begins.
6. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
7. The garage shall meet the 30 foot setback from the north (Roth Street) property line.
8. The combined width of the existing curb cut and the proposed curb cut shall not exceed 24 feet.
9. The new driveway shall be constructed of an approved hard surface and the restoration work within the right-of-way shall be performed to City standards subject to inspection by the Engineering Department.

Attachments:

Draft Resolution of Approval
 Zoning/Location Map
 Applicant's Narrative (3 pages) &
 Plans (7 pages)

RESOLUTION NO.

**RESOLUTION GRANTING
A CONDITIONAL USE PERMIT AND TWO VARIANCES
FOR 2150 ROTH PLACE
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (22-3-CUP & 22-8-V) has been submitted by Shawn and Craig Carpenter to the City Council requesting approval of a conditional use permit and two variances from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 2150 Roth Place

LEGAL DESCRIPTION: Lot 15, Block 8 of Lakeaires No. 2, Ramsey County, Minnesota. (PID #: 263022140104)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A 6 foot variance from the 30 foot setback from a side abutting a public right-of-way, per Code Section 1303.050, Subd.5.c.2, a 160 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, and a Conditional Use Permit for a second curb cut, per Code Section 1302.050, Subd.4.h.9, in order to build an addition 24 feet from the north property line and a new two car garage that accesses Roth Place; and

WHEREAS, the Planning Commission held a public hearing as required by the Zoning Code on April 25, 2022; and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed conditional use permit and variances 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, in relation to the Conditional Use Permit, 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

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service the area.

6. The traffic generation will be within the capabilities of the streets serving the site.
7. The special conditions attached in the form of conditional use permits are hereby approved.

BE IT FURTHER RESOLVED by the City Council of the City of White Bear Lake that the City Council, in relation to the variances, accepts and adopts the following findings of the Planning Commission:

1. The requested variances 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 variances are 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.

BE IT FURTHER 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 variances 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. Per Section 1301.050, Subd.4, if within one (1) year after approving the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the CUP shall become null and void unless a petition for an extension of time in which to

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complete or utilize the use has been granted by the City Council. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.

- 4. 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 the signed resolution of approval with the County Recorder pursuant to Minnesota State, Statute 462.3595 to ensure the compliance of the herein-stated conditions.
- 5. A building permit shall be obtained before any work begins.
- 6. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
- 7. The garage shall meet the 30 foot setback from the north (Roth Street) property line.
- 8. The combined width of the existing curb cut and the proposed curb cut shall not exceed 24 feet.
- 9. The new driveway shall be constructed of an approved hard surface and the restoration work within the right-of-way shall be performed to City standards subject to inspection by the Engineering Department.

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

Ayes:

Nays:

Passed:

_____ Dan Louismet, Mayor

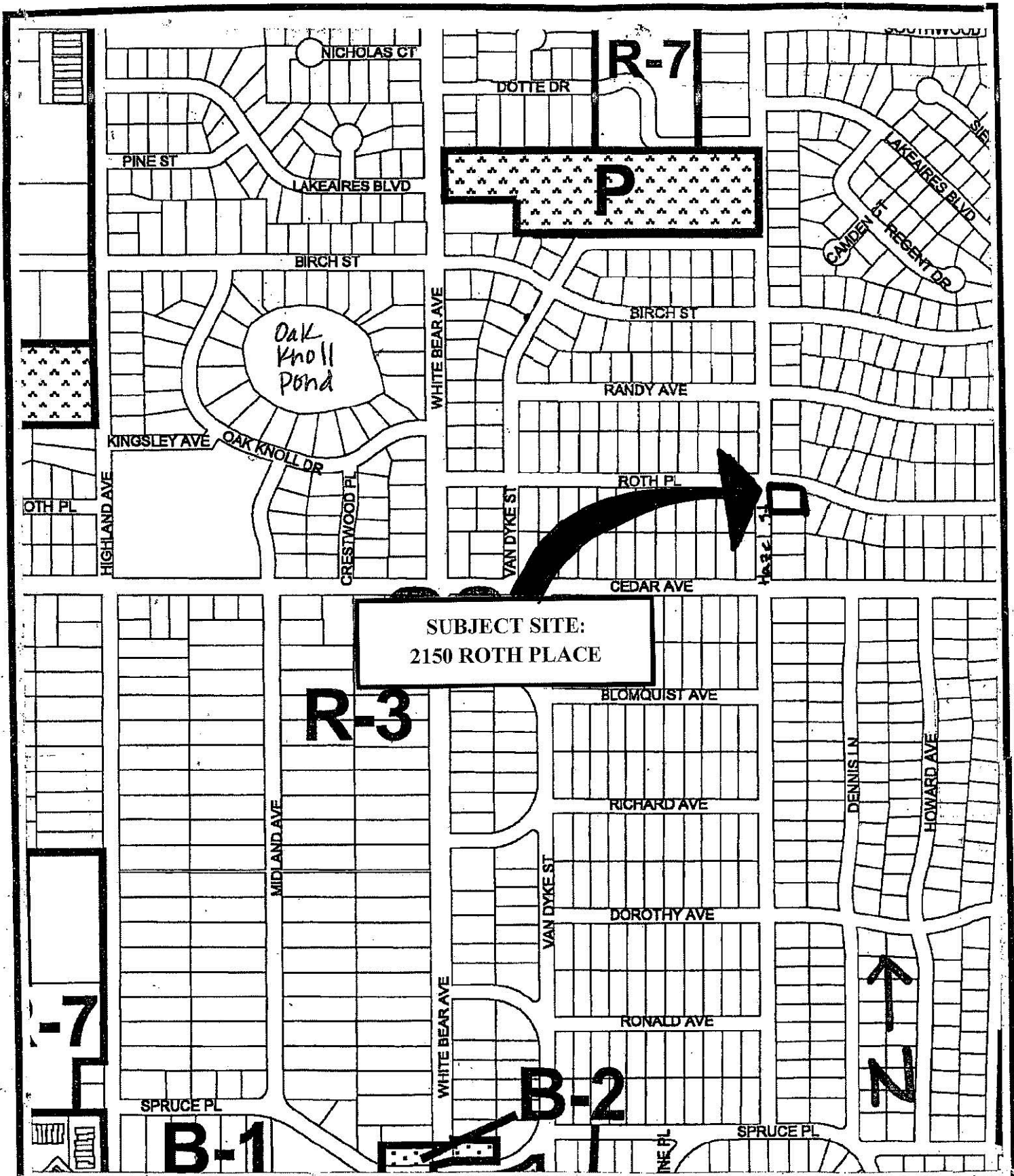
ATTEST:

_____ 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



**SUBJECT SITE:
2150 ROTH PLACE**

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

CASE NO. : 22-3-CUP + 22-8-V
 CASE NAME : Carpenter
 DATE : April 25, 2022

House addition

We are requesting a variance to add on to our house at 2150 Roth Place, which is on the corner of Roth and Hazel. Like many corner houses in this part of White Bear, the house sits at an angle facing the corner. The corner orientation of the house on the lot in relation to the street makes adding on the south side difficult, as there is very limited backyard space in that direction. This would place any addition going that direction close to the southern property line and neighbors, as well as break up the flow of the property and eliminate a majority of the backyard space, potentially reducing the property value. In addition if we went to the back, access to the upper level would need to go through the existing back bedroom making that harder to use.

Adding on to the east of the existing house appears to be the logical place to extend as there's ample space and the flow of the property both inside and out would continue to work well. Building to the east would still keep us within the 30-foot setback on that side. We would, however, need to go into the setback on the north if we want to maintain the continuity of the house and

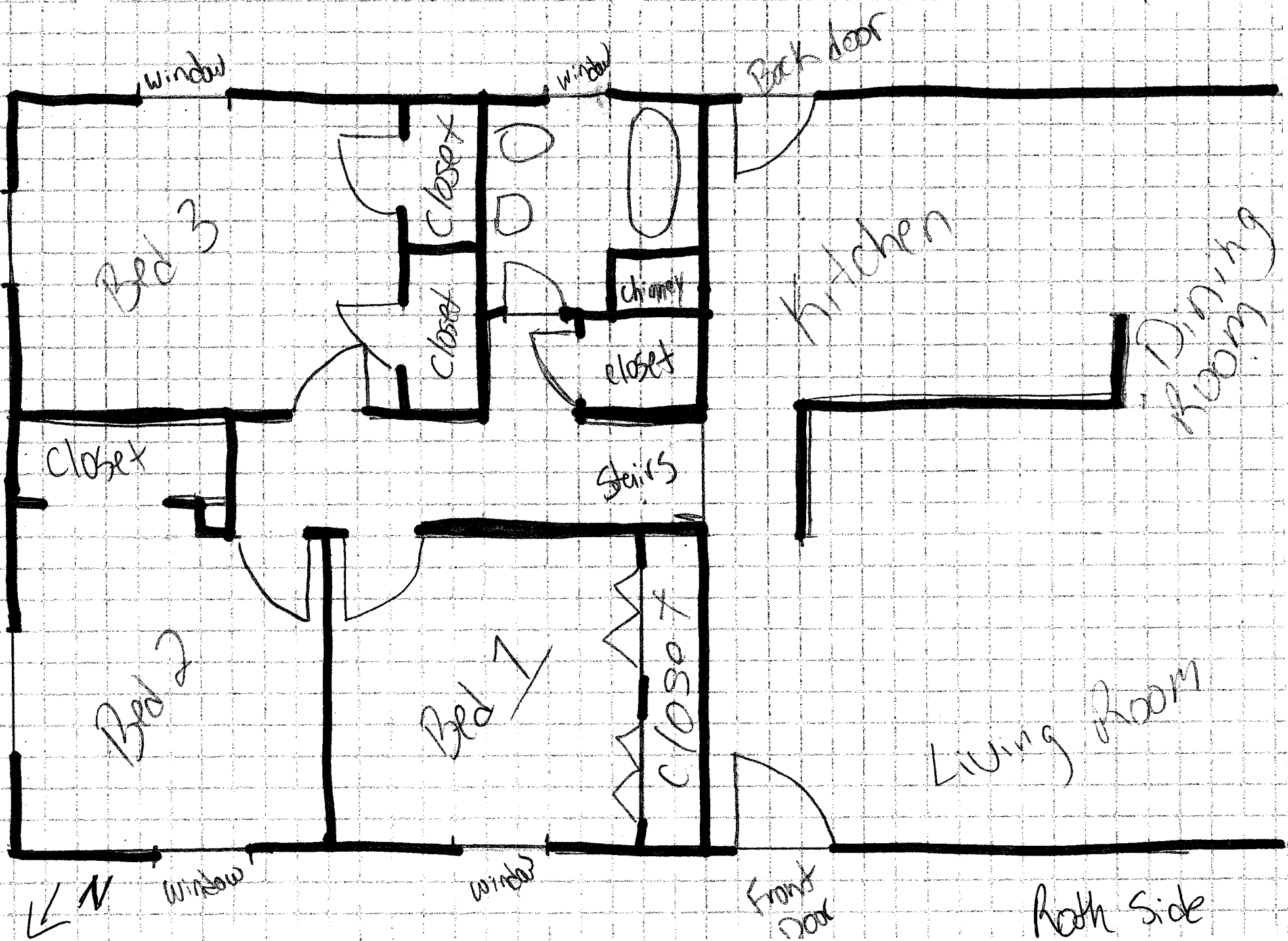
provide a more visually pleasing effect from the street. A different approach to adding to the east that isn't in the setback would create a haphazard appearance. We are requesting a 6 ft variance from the 30 ft required setback from the side yard abutting the right of way.

We have included a hand drawn page of the current above ground space as well as a professionally drawn depiction of our proposed layout for the upper floor when going to the east. Access to the addition would be created by moving the closet in bedroom 2 so the hall can continue into the addition for two new bedrooms. The current 3rd bedroom would become a master closet and bath as well as an upstairs laundry. This would turn the property from a 3 bedroom/ 1.5 bath into a 4 bedroom/ 2.5 bath plus a bonus room in the lower level. All of which is a boost to the neighborhood.

Garage/Driveway Conditional Use 2150 Roth Place

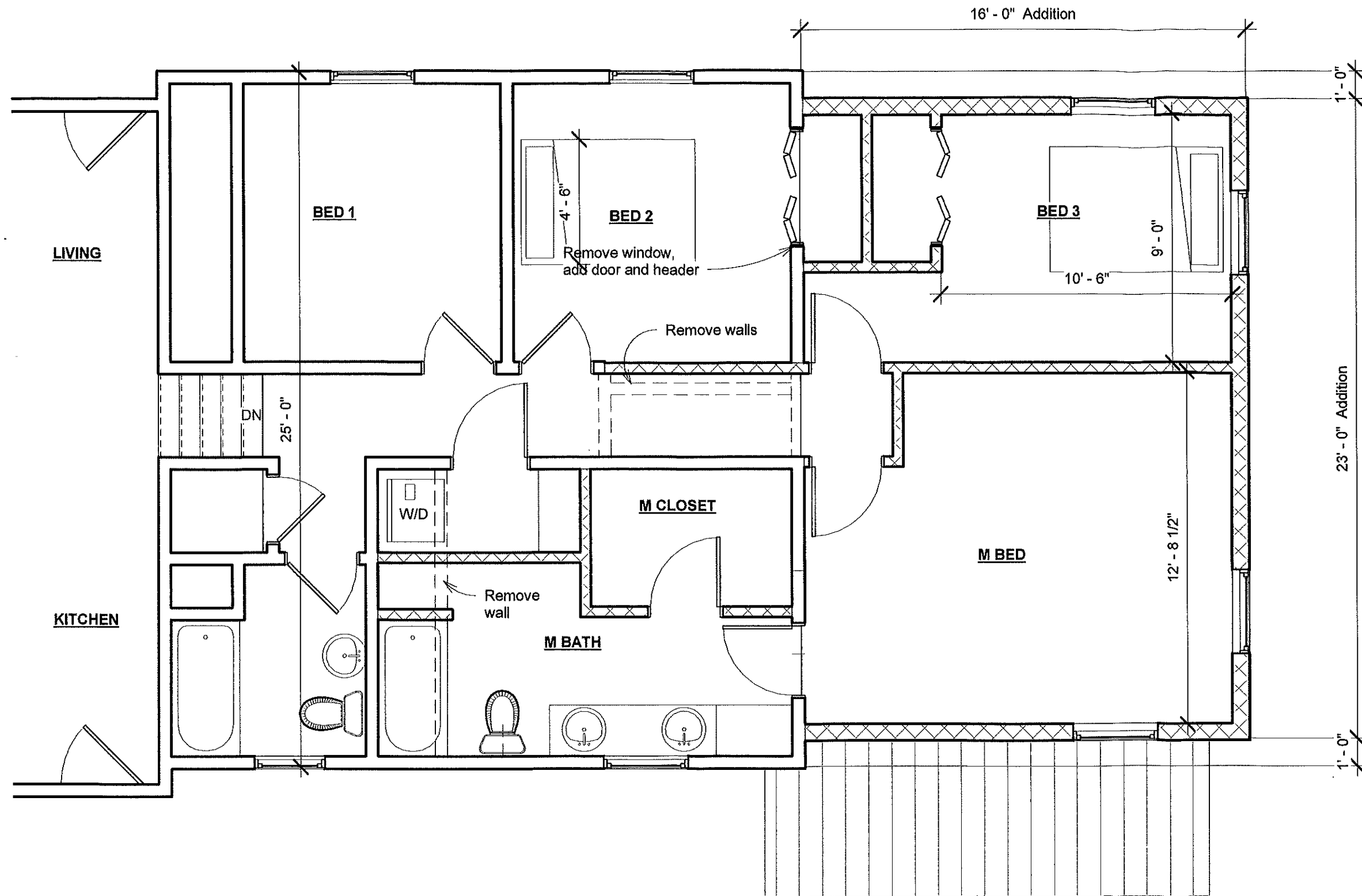
We would like to upgrade to a 2-car garage, per the current code. The only place to do that is on the Roth Place side of the property. There is no room to expand the current garage on Hazel. Having a 2-car garage on the east side of our property would require having a new curb cut-out on Roth Place. We are requesting a Conditional Use Permit to keep the existing Hazel Street driveway and garage. We have a small handmade business and the garage would be used for storage and workshop space. Being able to pull a vehicle right up to it for loading and unloading would be greatly helpful. Our neighbor to the west, across Hazel, has two garages and driveways. They have an attached 1 car garage with the driveway on Roth Place and a detached garage/workshop with a driveway on Hazel St. Both driveways are very visible from the corner. What we are requesting would be more separated and less obvious, but would maintain a similar aesthetic to the rest of the neighborhood.

Existing Floor Plan



Haze / 2024

Roth Side



① Upper Level
 1/4" = 1'-0"

ADVANCED DRAFTING AND RES. DESIGN INC
 1146 EDGEWATER AVE
 ARDEN HILLS, MN 55112
 651-341-7911

Carpenter

2150 Roth Place
 White Bear Lake, MN 55110

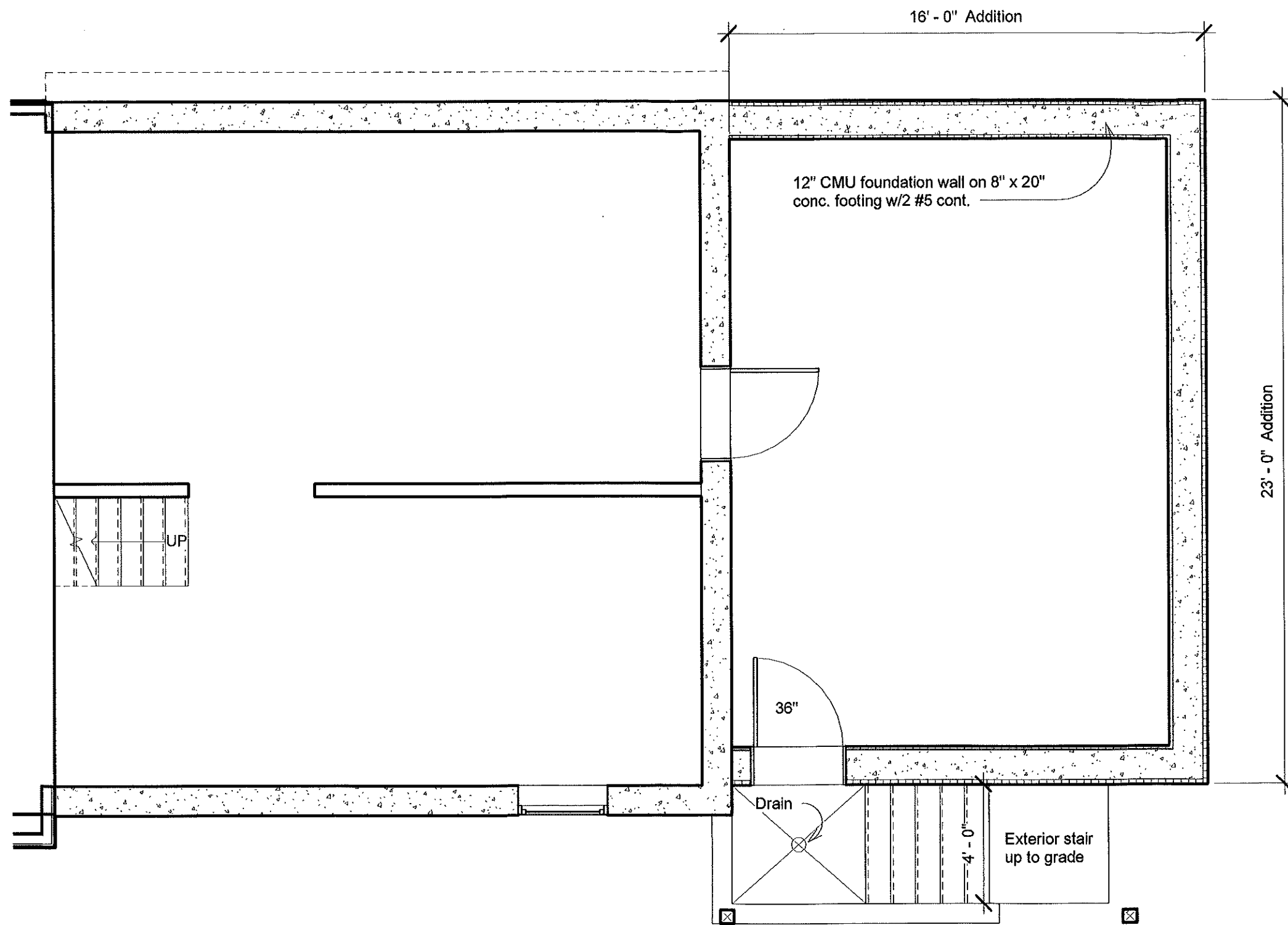
Upper Floor Plan

Date 3/11/2022

Carpen2d

A1

Scale 1/4" = 1'-0"

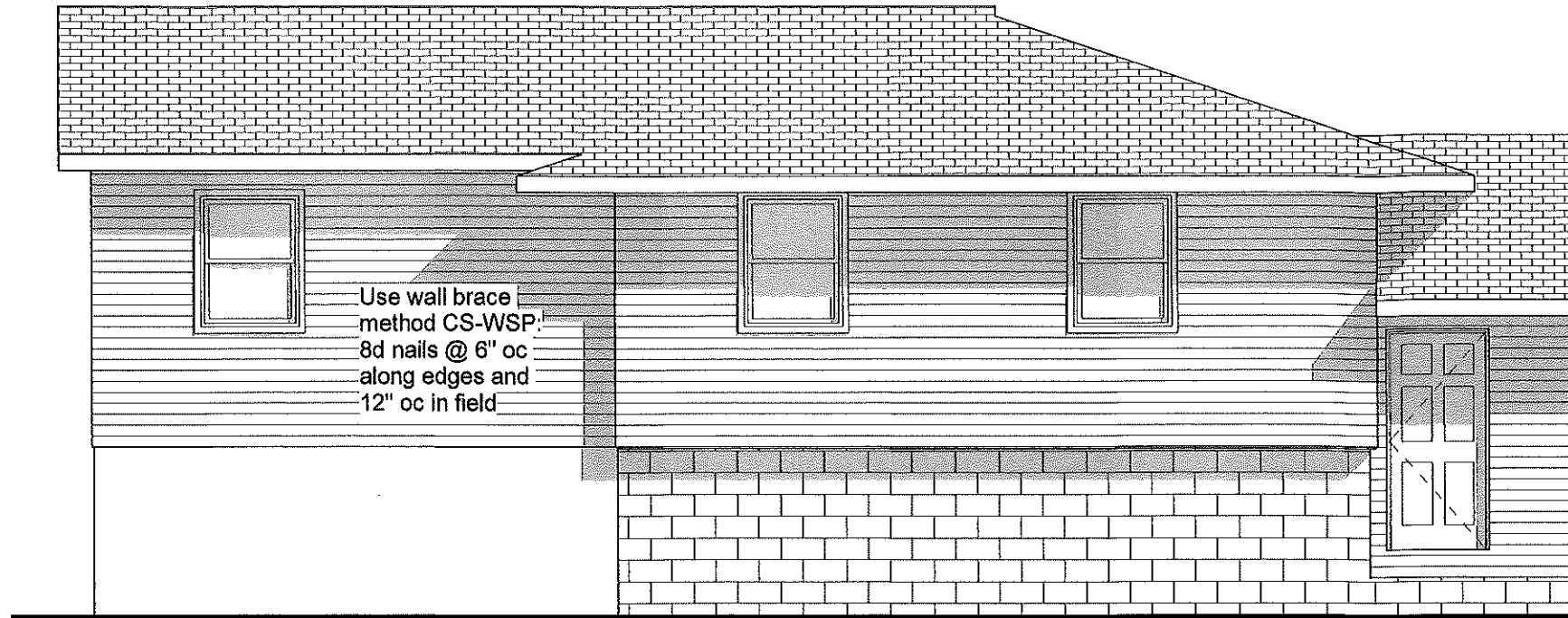


① Lower Level
1/4" = 1'-0"

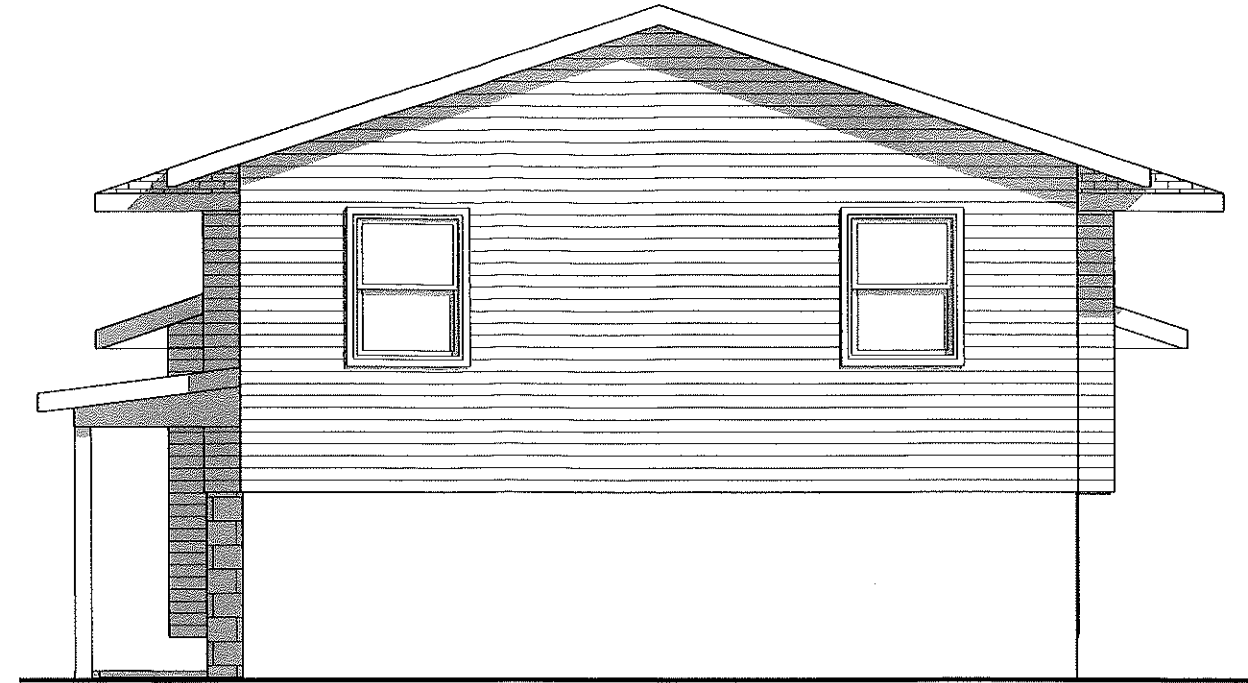
ADVANCED DRAFTING AND RES. DESIGN INC
1146 EDGEWATER AVE
ARDEN HILLS, MN 55112
651-341-7911

Carpenter
2150 Roth Place
White Bear Lake, MN 55110

Lower Level		A2
Date	3/11/2022	
Carpenter2d		Scale 1/4" = 1'-0"



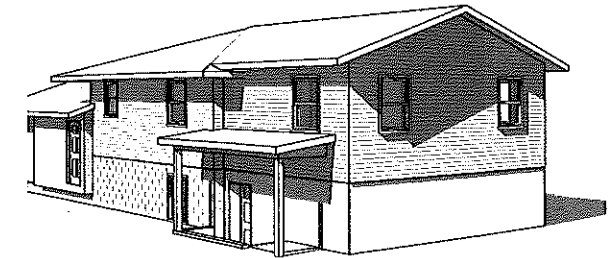
① North
3/16" = 1'-0"



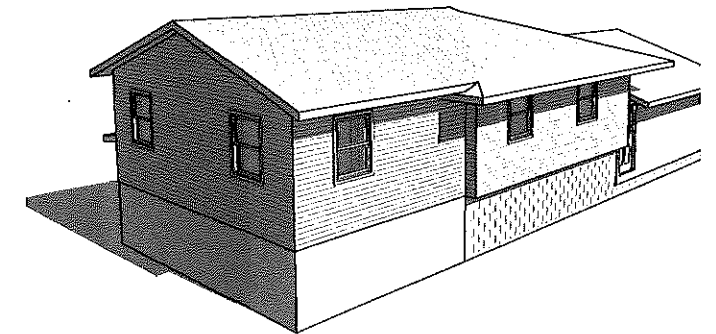
③ East
3/16" = 1'-0"



② South
3/16" = 1'-0"



④ 3D View 1



⑤ 3D View 2

ADVANCED DRAFTING AND RES. DESIGN INC
1146 EDGEWATER AVE
ARDEN HILLS, MN 55112
651-341-7911

Carpenter

2150 Roth Place
White Bear Lake, MN 55110

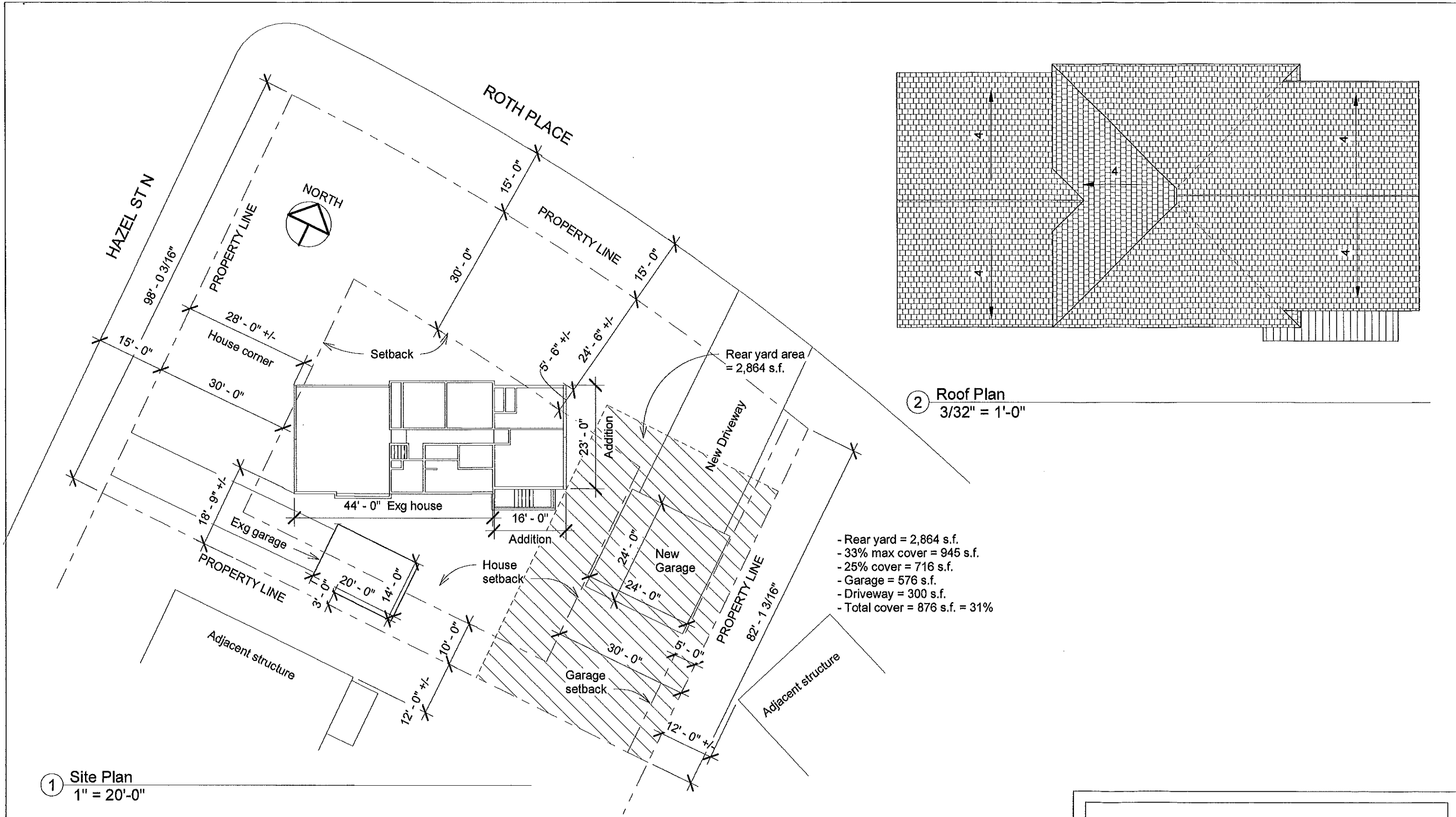
Views

Date 3/11/2022

Carpen2d

A3

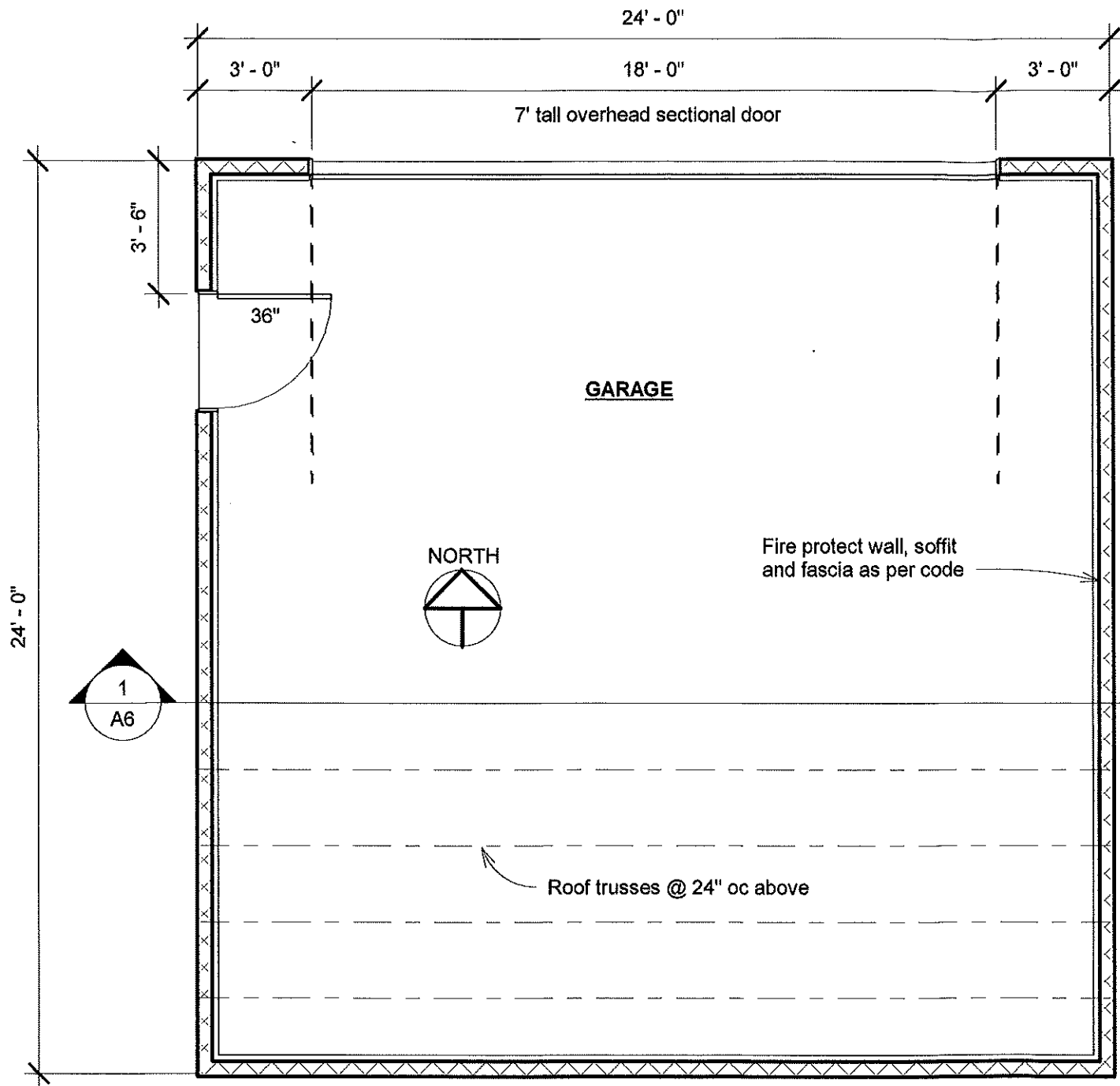
Scale 3/16" = 1'-0"



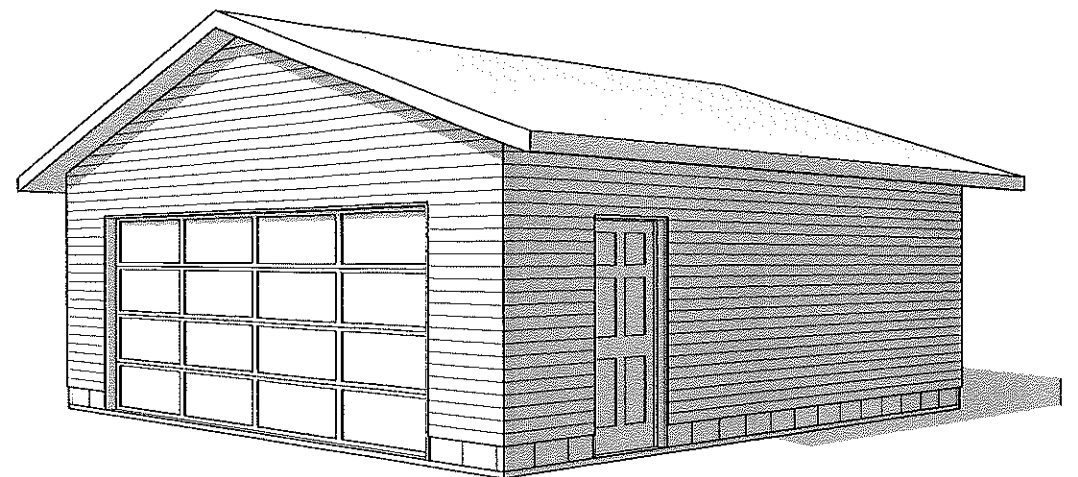
ADVANCED DRAFTING AND RES. DESIGN INC
 1146 EDGEWATER AVE
 ARDEN HILLS, MN 55112
 651-341-7911

Carpenter
 2150 Roth Place
 White Bear Lake, MN 55110

Site, Roof		A4
Date	3/11/2022	
Carpenter2d		Scale As indicated



① Garage
1/4" = 1'-0"



② 3D View 1

ADVANCED DRAFTING AND RES. DESIGN INC
1146 EDGEWATER AVE
ARDEN HILLS, MN 55112
651-341-7911

Carpenter

2150 Roth Place
White Bear Lake, MN 55110

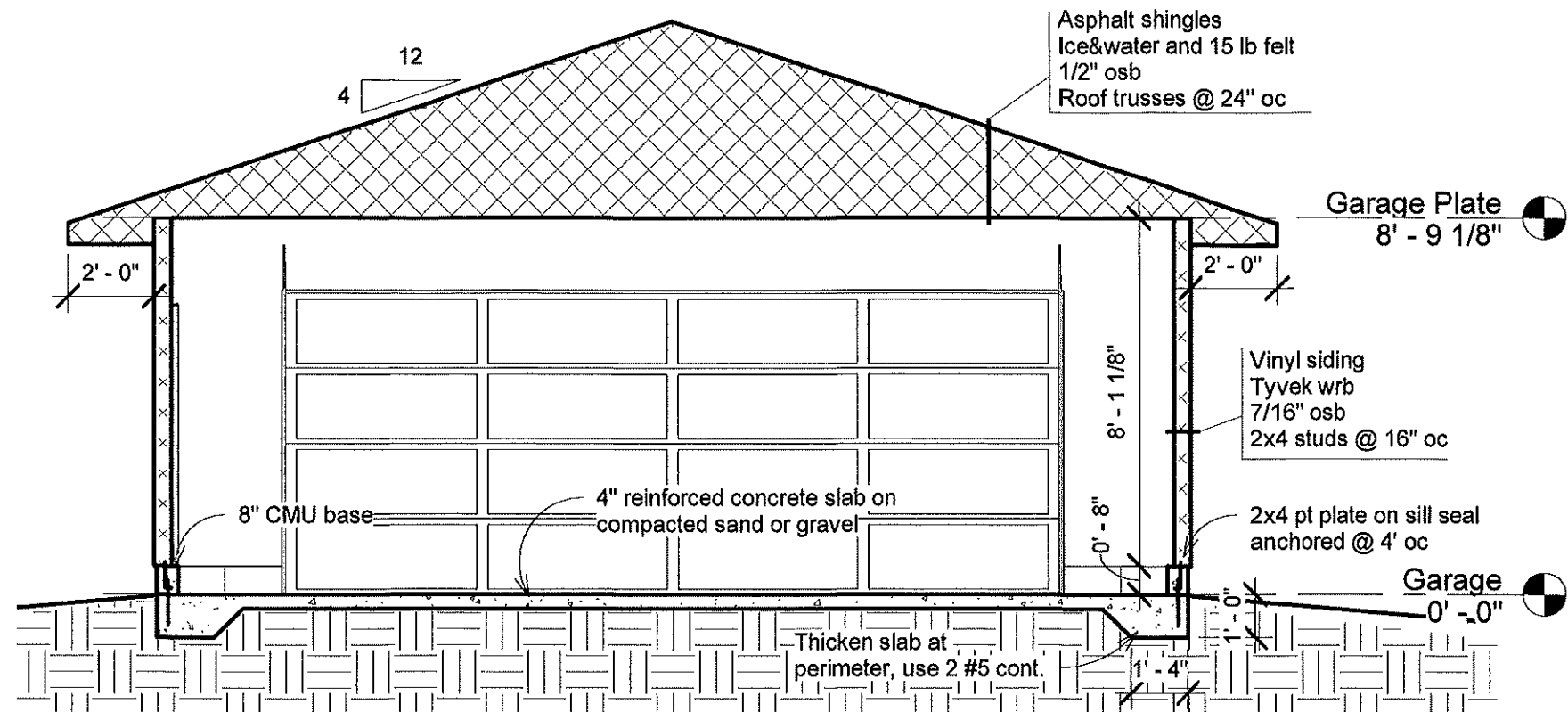
Garage Plan, View

Date 3/11/2022

Carpen2d

A5

Scale 1/4" = 1'-0"



① Section 1
1/4" = 1'-0"

ADVANCED DRAFTING AND RES. DESIGN INC
1146 EDGEWATER AVE
ARDEN HILLS, MN 55112
651-341-7911

Carpenter

2150 Roth Place
White Bear Lake, MN 55110

Garage Section

Date 3/11/2022

Carpenter2d

A6

Scale 1/4" = 1'-0"



City of White Bear Lake
Planning & Zoning

MEMORANDUM

To: Planning Commission
From: Ashton Miller, Planning Technician
Date: April 25, 2022
Subject: Rodrique Conditional Use Permit, 1961 3rd Street, Case No. 22-4-CUP

SUMMARY

A request for a conditional use permit for a second curb cut.

GENERAL INFORMATION

Applicant/Owner: Jerry Rodrique

Existing Land Use / Zoning: Single Family; zoned R-3: Single Family – Two Family Residential

Surrounding Land Use / Zoning: All Directions: Single Family; zoned R-3 Single Family Residential

Comprehensive Plan: Low Density Residential

Lot Size & Width: Code: 10,500 sq. ft.; 80 feet
 Site: 14,827 sq. ft.; 90 feet

ANALYSIS

The subject site is on the northeast corner of Campbell Avenue and 3rd Street. According to Ramsey County, the home was constructed in 1926. The three-car garage was constructed in 2014 after receiving a 340 square foot variance from the 908 square foot maximum for all accessory structures combined. At that time, the applicant did not request a conditional use permit for a second curb cut and when the building permit was issued, was told that the single curb cut could not exceed 24 feet in width. Citing a difficulty accessing the second garage, the applicant is now asking for a second curb cut directly in front of the detached garage while retaining the existing curb cut in front of the attached one-car garage.

The applicant has been using this same area for ingress/egress for quite some time with no known adverse impacts, so staff does not believe the curb cut will pose any conflicts or impede sight vision or vehicular movements. There will not be an increase in traffic in conjunction with this request.

The proposed curb cut will meet the required setbacks from both the intersection and the north property line. Because the garage is within six feet of the home, it is considered attached, so rear yard cover is not affected by the paving of the driveway.

As proposed, the two curb cuts would total 35.5 feet in width, which is more than the 32 feet the code allows for even commercial properties. Staff does not believe a residential property needs that wide of a curb cut, so a condition that the combined curb cuts not exceed 32 feet has been included. Staff has further included a condition that the area between the two driveways be green space to minimize the overall driveway width appearance.

DISCRETION / SUMMARY

The City’s discretion in reviewing a conditional use permit is limited to whether or not the changes meet the standards outlined in the Zoning Ordinance. Staff has reviewed the proposal for the second curb cut and finds the standards will be satisfied.

RECOMMENDATION

Staff recommends approval of the applicant’s 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 1301.050, Subd.4, if within one (1) year after approving the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the CUP shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. This Conditional Use Permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of the signed resolution of approval with the County Recorder pursuant to Minnesota State, Statute 462.3595 to ensure the compliance of the herein-stated conditions.
4. A zoning permit shall be obtained before any work begins.
5. The combined width of the two curb cuts shall not exceed 32 feet.
6. Green space shall be retained between the two driveways.
7. The new driveway shall be constructed of an approved hard surface and the restoration work within the right-of-way shall be performed to City standards subject to inspection by the Engineering Department.

ATTACHMENTS

Draft Resolution	Applicant Narrative and
Zoning Location Map	Plans (4 pages)

RESOLUTION NO.

**RESOLUTION GRANTING
A CONDITIONAL USE PERMIT
FOR 1961 3rd STREET
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (22-4-CUP) has been submitted by Jerry Rodrique to the City Council requesting approval of a conditional use permit for the following location:

LOCATION: 1961 3rd Street

LEGAL DESCRIPTION: Lot 9, Block 1, Campbell Place, Ramsey County, MN.
(PID #: 143022310071)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A Conditional Use Permit for a second curb cut, per Code Section 1302.050, Subd.4.h.9; and

WHEREAS, the Planning Commission held a public hearing as required by the Zoning Code on April 25, 2022; 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 after reviewing the proposal, 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. The traffic generation will be within the capabilities of the streets serving the site.
7. The special conditions attached in the form of conditional use permits are hereby approved.

RESOLUTION NO.

BE IT FURTHER 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 1301.050, Subd.4, if within one (1) year after approving the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the CUP shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. This Conditional Use Permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of the signed resolution of approval with the County Recorder pursuant to Minnesota State, Statute 462.3595 to ensure the compliance of the herein-stated conditions.
4. A zoning permit shall be obtained before any work begins.
5. The combined width of the two curb cuts shall not exceed 32 feet.
6. Green space shall be retained between the two driveways.
7. The new driveway shall be constructed of an approved hard surface and the restoration work within the right-of-way shall be performed to City standards subject to inspection by the Engineering Department.

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

Ayes:

Nays:

Passed:

Dan Louismet, Mayor

ATTEST:

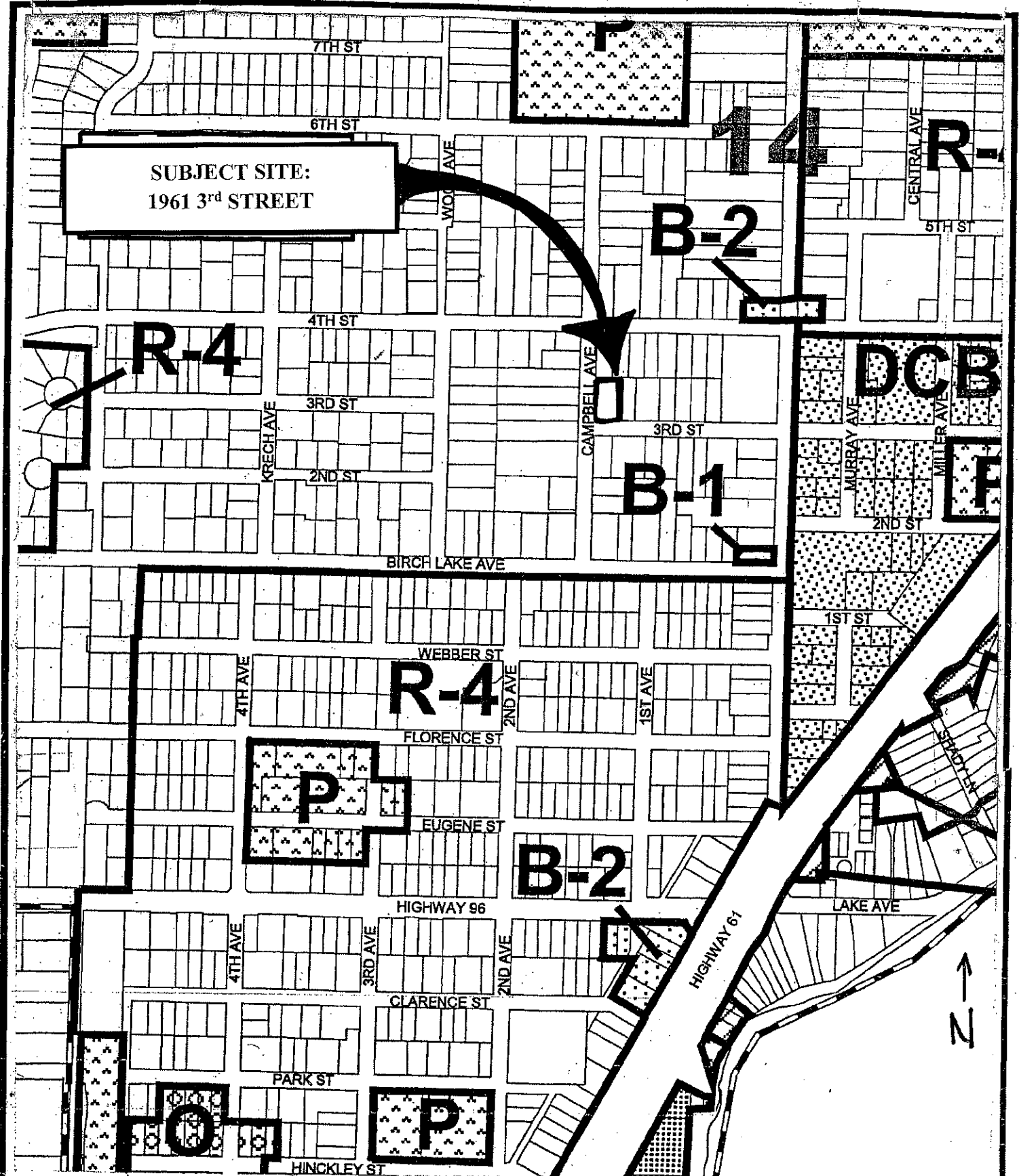
Kara Coustry, City Clerk

RESOLUTION NO.

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



SUBJECT SITE:
1961 3rd STREET

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

CASE NO. : 22-4-CWP
 CASE NAME : Rodrigue
 DATE : April 25, 2022

; to The city of White Bear Lake
planning commission

I am applying for a conditional use permit so that I can asphalt the driveway in front of my new garage.

My home has a single car attached garage with an asphalt driveway that extends north past the garage by approximately 6 or 7 feet. My new garage sits 5 feet north of the attached garage and is in line with existing garage and house. The attached garage is approximately 12 feet wide and my new garage is 26 feet wide plus the 5 feet in-between the two garages is a total of 43 feet. One 24 foot curb cut for both garages

would leave me with a fairly drastic angle to maneuver vehicles in and out of either garage. I am asking for a second curb cut of 24 feet for my new garage so that I would have a more direct approach to either garage. I would reduce the size of the existing driveway to 12 feet at the curb. The new 24 foot curb cut would be centered in front of the new garage and would


leave approximately 6 feet in-between the two driveways. After talking with a city planner she suggested this space

be filled with some kind of land-scaping. The space between the two garages is a sidewalk and is the rear entrance

to our home I would extend the sidewalk about 15 feet toward the curb with landscape pavers and the rest of the

space with mulch or grass to the curb. I believe this project would be a big improvement to both the looks and the value of the property. I have spoken with my

neighbors and none have shown any disinterest in the project and have said it would be an improvement over the gravel and dirt driveway I have now.

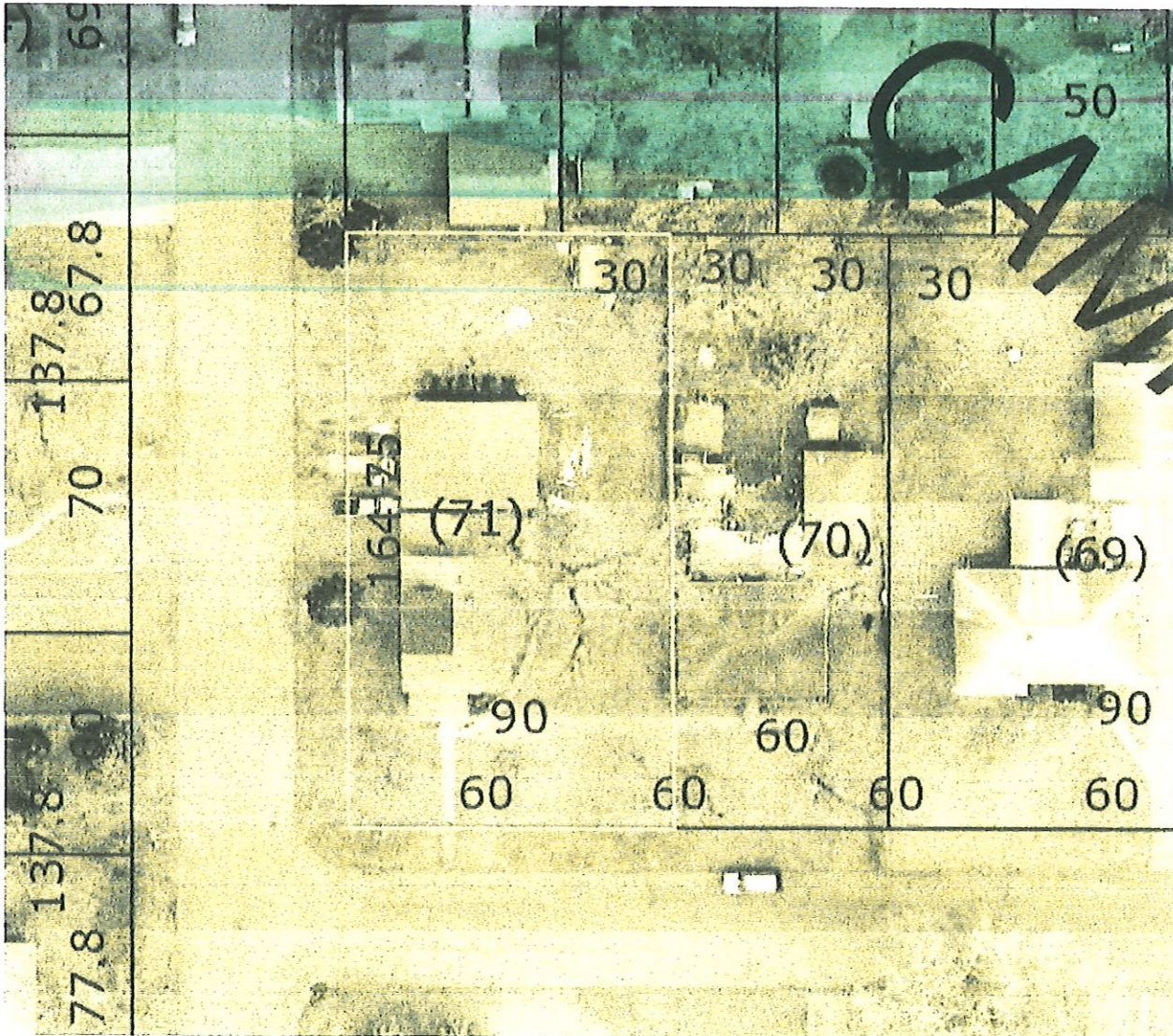
Sincerely

Jerry Rodrique

Lot size

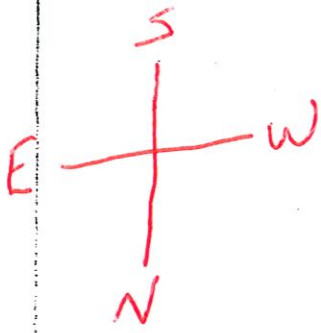
From: William Rodrique (brappraisalpros@comcast.net)

To: jjjtrod51@yahoo.com

Date: Monday, September 20, 2021, 05:38 PM CDT



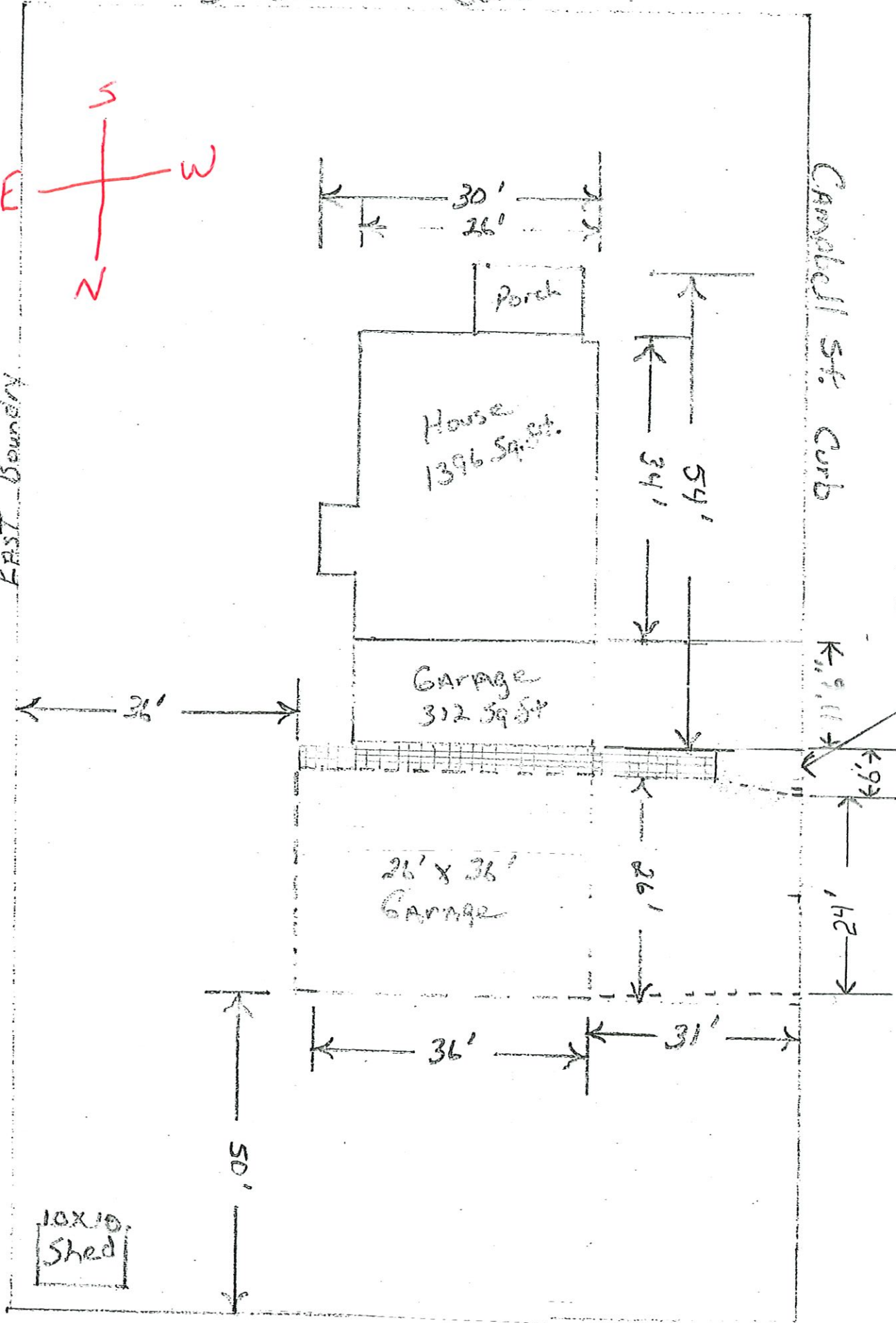
3rd st. Curb



Campbell St. Curb

East Boundary

Grass Space



West Curb
Cambell St.

Proposed New Driveway

50' to property line



Add New Asphalt
Driveway
New driveway will be
24' At the Curb Angling
to Approx. 25' At the Garage
2 driveways to be split
by Paver walkway-entrance
to House And Green Space
30' From Curb to Garage

Cut out old Asphalt to make
room for Paver walkway
5' to 6' wide



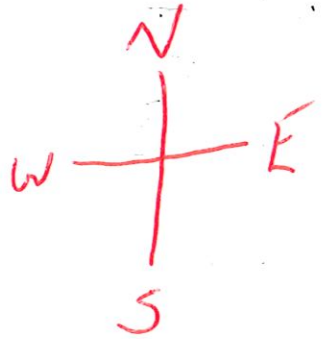
Old Asphalt
Driveway

Single
Attached
Garage

Yard
Space

→ South to
3rd St.

House





City of White Bear Lake
Planning & Zoning

MEMORANDUM

To: Planning Commission
From: Samantha Crosby, Planning & Zoning Coordinator
Date: April 25, 2022
Subject: Beartown Bar, 4875 Highway 61, Case No. 96-5-Sa2

SUMMARY

A 4 foot variance from the 10 foot hard-surface setback requirement adjacent to a railroad right-of-way, to allow a 2,700 square foot deck expansion to be 6 feet from the east property line and an amendment to an approved conditional use permit to modify condition #5 “no outside music shall be allowed”.

GENERAL INFORMATION

Applicant/Owner: Sandra and Joseph Claussen

Existing Land Use / Zoning: Restaurant and Bar; zoned DCB – Diversified Central Business

Surrounding Land Use / Zoning: North: Single Family; zoned DCB – Diversified Central Business
 West: Single Family; zoned R-4 – Single and Two Family Residential
 South: A car wash; zoned DCB - Diversified Central Business
 East: Office; zoned B-4 – General Business

Comprehensive Plan: Downtown

Lot Size & Width: Code: 20,000 sq. ft.; 100 feet
 Site: 43,124 sq. ft; 181 feet

ANALYSIS

Background

Beartown Bar, located at the northwest corner of 7th Street and Highway 61, is a roughly 4,000 square foot building with 107 indoor seats and 72 parking spaces. The structure was built in 1966 for a different use and added onto in 1977. In 1996, the City approved a Conditional Use Permit (CUP) to operate a restaurant with on-sale liquor in the DCB zoning district. In 1998, the City amended to the CUP to allow the construction of a 26x30 deck on the south side of the building. In 2021, staff administratively approved the expansion of this area, as you see it today.

Patio Expansion

The code requires that hard-surface be setback 15 feet from the sides abutting public right-of-ways (north, west and south property lines) and a 10 foot setback from the side abutting a railroad right-of-way (east property line). The parking lot has encroached into these setbacks on all sides for many years. Staff applied the rationale of an administrative variance to “extend an existing line of non-conformity” to allow the patio to expand upward from the already non-conforming parking lot along the east side. Since the hard-surface is 6 feet from the property line and 10 feet is required, this technically should have been a 4-foot variance. Given that the property is guided “downtown”, which has an established character of improvements being built up to the property lines, staff found the design to be compatible and appropriate. Along the south side, the hard-surface was pulled back by 15 feet and landscaping, including trees and sod was approved.

Since the permit was issued, the applicant has constructed a 20 inch tall concrete block retaining wall that was not included in the approved plans. The new wall runs around the area that was to be landscaped, acting like a giant planter bed. The City’s Engineering Department has indicated that because the wall is located completely on private property it is not a concern. Planning staff also supports the wall as the additional height it provides the landscaping therein might enhance the outdoor seating experience by better screening the patio area from the intersection.

The expansion of the raised patio eliminated approximately 5 parallel parking stalls which used to be located along the east curb line. Also, during this process it was discovered that the western-most row of parking encroached into the City’s right-of-way. To resolve this issue, these stalls were re-striped to be parallel rather than head-in (loss of 10 stalls). Finally, one stall was converted to ADA striping. The overall, the number of stalls was reduced by 16. Meanwhile the number of seats was expanded by 34 on the new patio. The overall seating, both indoors and out is now 181 (107 indoor and 74 outdoor), requiring 72 stalls (at 1 stall per every 2.5 seats). Still plenty of parking given the seasonality of outdoor seating.

The curb cut which was abandoned with this project has not yet been removed. The Engineering department waived that requirement because the 7th Street intersection will be reconstructed in the near future in association with the North Campus High School expansion project.

Outside Music

The applicant is requesting to have live music on the raised patio Saturdays from 1:30 to 4:30 p.m. and from 6:00 to 9:00 p.m. Staff foresees no issue with these days and times so long as the music season is between Memorial Day and Labor Day, as other establishments have been limited to. In addition, staff has included a condition that the speakers, musicians and any other sound equipment face east, away from the residential neighbors, which differs from the applicant’s request. See staff’s graphic.

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.

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 a practical difficulty. If the proposal is deemed reasonable (meaning that it does not have an adverse effect on neighboring properties, it is consistent with the Comprehensive Plan, and it is harmony with the intent of the zoning code) then the criteria have been met.

RECOMMENDATION

Staff recommends approval of the amended conditional use permit and setback variance, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit, unless revised to comply with conditions listed below.
2. Per Section 1301.050, Subd.4, if within one (1) year after approving the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the CUP shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. This Conditional Use Permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of the signed resolution of approval with the County Recorder pursuant to Minnesota State, Statute 462.3595 to ensure the compliance of the herein-stated conditions.
4. Access and egress from the deck shall be through the building only; deck will be signed accordingly.
5. Hours for deck use shall be limited to not later than 11:00 p.m. on Fridays and Saturdays and not later than 10:00 p.m. all other nights.
6. The speakers, musicians and any other sound equipment shall face east, away from the residential neighbors.
7. Number of musicians shall be limited to 2 at any one time.
8. The music season shall be Memorial Day to Labor Day.
9. The outdoor music is limited to Saturdays from 1:30 to 4:30 p.m. and from 6:00 to 9:00

p.m.

10. The noise from the outdoor music shall not create a nuisance.
11. The applicant shall install the landscaping and pass final inspection by June 30, 2022.

ATTACHMENTS

Draft Resolution

Location / Zoning Map

Staff's Graphic

Anzel Email, dated April 16, 2022

Lund Email, dated April 20, 2022

Hudalla Email, dated April 20, 2022

Applicant's Narrative

Previous CUP Reso #8259 (3 pages)

Floor Plans (3 pages)

Site Plan (2 pages)

RESOLUTION NO.

**RESOLUTION GRANTING A
CONDITIONAL USE PERMIT AND A VARIANCE
FOR 4875 HIGHWAY 61
WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (96-5-Sa2) has been submitted by Sandra and Joseph Claussen, to the City Council requesting approval of an amendment to an approved conditional use permit and a hard-surface setback variance from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 4875 Highway 61

LEGAL DESCRIPTION: Lots 2, 6, 7 and 8, Clock 27, White Bear, Ramsey County, MN. (PID: 143022140075 and 143022140143); and

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: An amendment to an approved conditional use permit to expand the deck on the south side of the building by 2,700 square feet and to modify condition #5 “no outside music shall be allowed” per Code Section 1301.050 and a 4 foot variance from the 10 foot hard-surface setback requirement adjacent to a railroad right-of-way per Code Section 1303.226, Subd.6.e in order for the deck to be 6 feet from the east property line; and

RESO. 8259, May 12, 1998: An amendment to the conditional use permit to construct a 26’ x 30’ deck on the south side of the building

RESO. 7744, March 12, 1996: A conditional use permit to operate a restaurant with on-sale liquor in the CDB, Diversified Central Business district.

WHEREAS, the Planning Commission held a public hearing as required by the Zoning Code on April 25, 2022; and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed CUP amendment and 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, in relation to the Conditional Use Permit, 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.

RESOLUTION NO.

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.

BE IT FURTHER RESOLVED by the City Council of the City of White Bear Lake, Minnesota that, in relation to the variance, 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.

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

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit, unless revised to comply with conditions listed below.
2. Per Section 1301.050, Subd.4, if within one (1) year after approving the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the CUP shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. This Conditional Use Permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of the signed resolution of approval with the County Recorder pursuant to Minnesota State, Statute 462.3595 to

RESOLUTION NO.

ensure the compliance of the herein-stated conditions.

4. Access and egress from the deck shall be through the building only; deck will be signed accordingly.
5. Hours for deck use shall be limited to not later than 11:00 p.m. on Fridays and Saturdays and not later than 10:00 p.m. all other nights.
6. The speakers, musicians and any other sound equipment shall face east, away from the residential neighbors.
7. Number of musicians shall be limited to 2 at any one time.
8. The music season shall be Memorial Day to Labor Day.
9. The outdoor music is limited to Saturdays from 1:30 to 4:30 p.m. and from 6:00 to 9:00 p.m.
10. The noise from the outdoor music shall not create a nuisance.
11. The applicant shall install the landscaping and pass final inspection by June 30, 2022.

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

Ayes:
Nays:
Passed:

Dan Louismet, Mayor

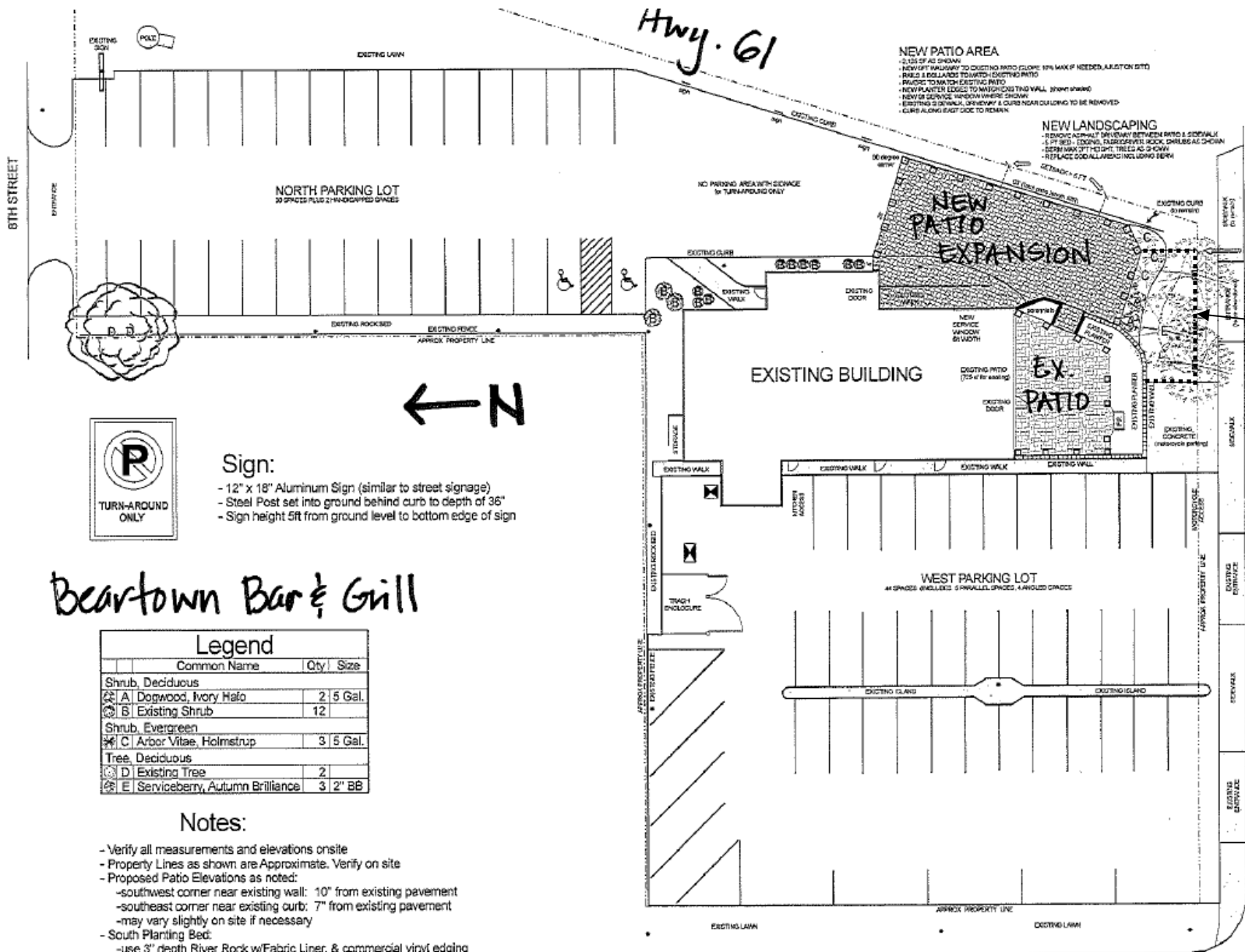
ATTEST:

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



RESOLUTION NO.

20-inch Retaining Wall

TRANS WIL

Washington Ave.

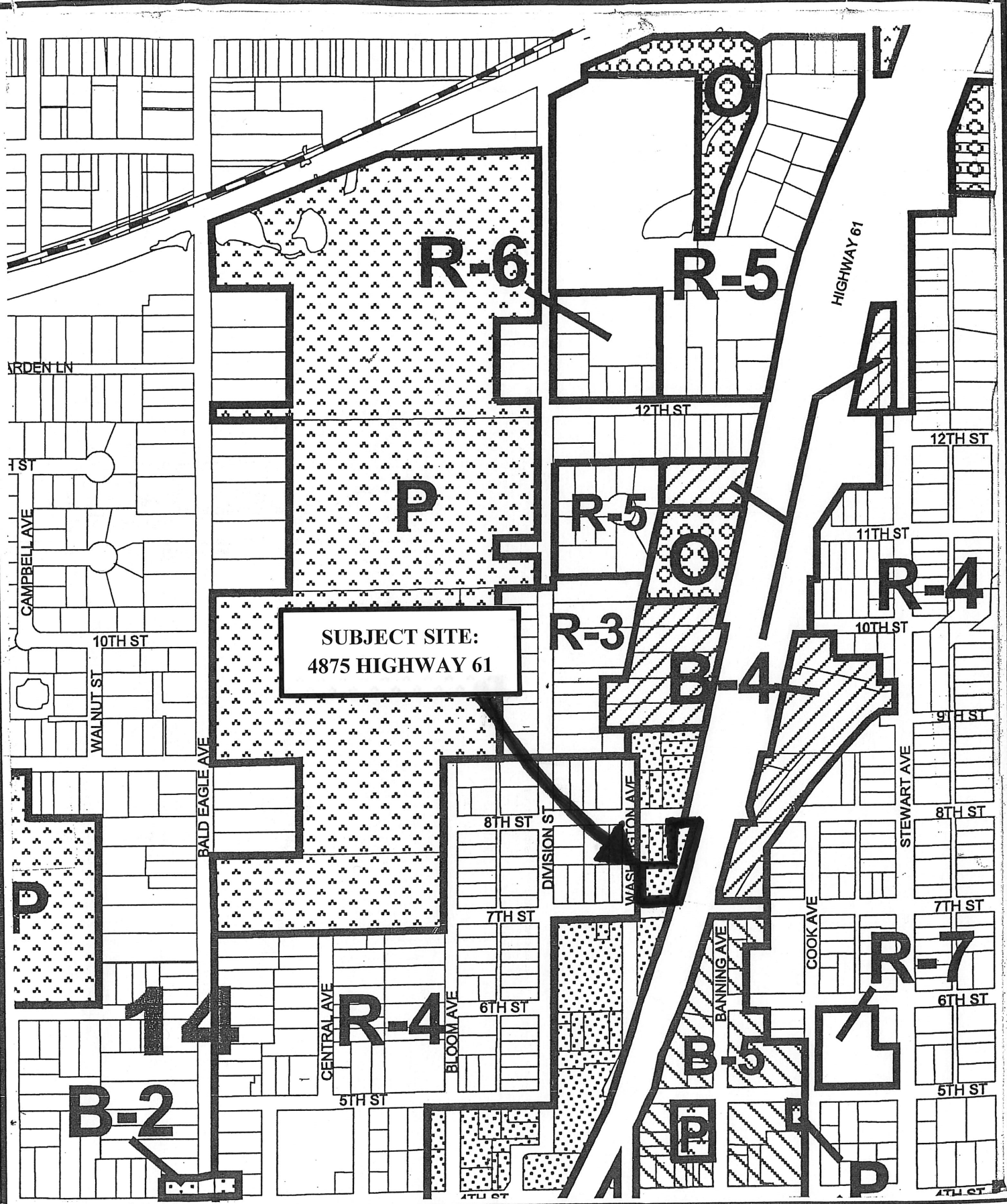


Sign:
 - 12" x 18" Aluminum Sign (similar to street signage)
 - Steel Post set into ground behind curb to depth of 36"
 - Sign height 5ft from ground level to bottom edge of sign

Beartown Bar & Grill

Legend		
Common Name	Qty	Size
Shrub, Deciduous		
A Dogwood, Ivory Halo	2	5 Gal.
B Existing Shrub	12	
Shrub, Evergreen		
C Arbor Vitae, Holmstrup	3	5 Gal.
Tree, Deciduous		
D Existing Tree	2	
E Serviceberry, Autumn Brilliance	3	2" BB

- Notes:
- Verify all measurements and elevations onsite
 - Property Lines as shown are Approximate. Verify on site
 - Proposed Patio Elevations as noted:
 - southwest corner near existing wall: 10" from existing pavement
 - southeast corner near existing curb: 7" from existing pavement
 - may vary slightly on site if necessary
 - South Planting Bed:
 - use 3" depth River Rock w/Fabric Liner, & commercial vinyl edging
 - Existing perennials & new perennials for planters are not shown

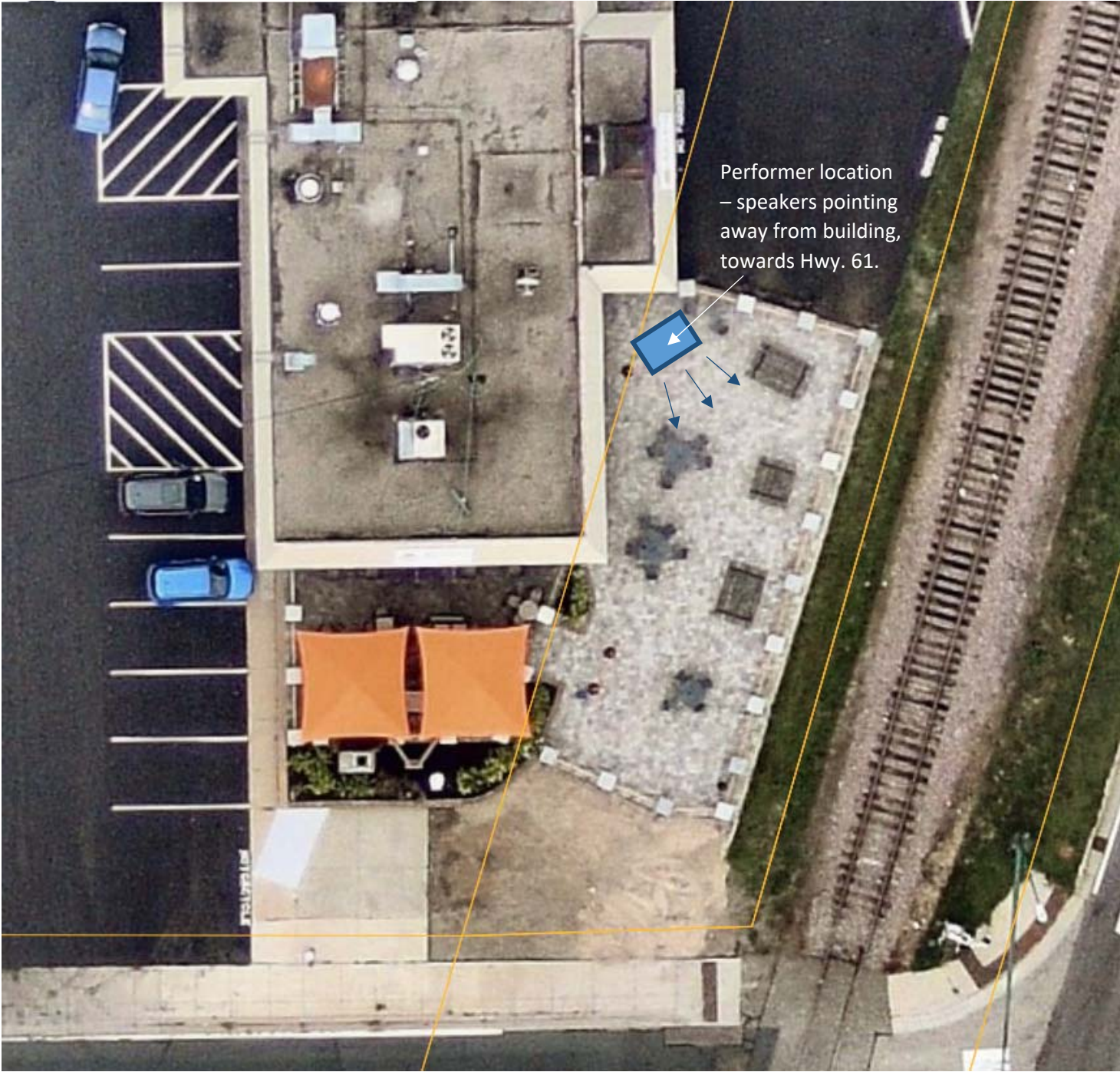


**SUBJECT SITE:
4875 HIGHWAY 61**

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

CASE NO. : 96-5-5a2
CASE NAME : Beartown Bar
DATE : April 25, 2022

Staff's Graphic



Performer location
– speakers pointing
away from building,
towards Hwy. 61.

From: Salamon Anzel <salamonanzel@gmail.com>
Sent: Saturday, April 16, 2022 8:52 PM
To: Ashton Miller <amiller@whitebearlake.org>
Subject: Bear Town Bar & Grill (case no. 96-5-Sa2)

To the White Bear Lake Planning Commission,

My email is with regards to the application submitted by Bear Town Bar & Grill (case no. 96-5-Sa2).

My name is Salamon Lazar Anzel and I'm a first time home owner that's nearing my 1 year anniversary as a white bear lake citizen. I live at 2145 7th st, which is only 4 houses away from Bear Town Bar & Grill.

Please know that I whole heartedly support Bear Town's request to expand their patio and play outdoor music.

I've never heard of Bear Town before moving to White Bear Lake and I've never met the owners. However, I dont need to meet them to know that they're terrific restaurants operators who will keep their neighbors well being in mind.

I think Bear Town is a real gem of this neighborhood. I welcome the outdoor music, as well as the patio expansion. I think it will make an excellent addition to whats becoming a real up and coming neighborhood.

Thank you for your time,
Salamon Lazar Anzel
2145 7th St. WBL Mn 55110
Phone: 763-360-1851

From: Miranda Lund <anmlund@gmail.com>
Sent: Wednesday, April 20, 2022 8:19 AM
To: Ashton Miller <amiller@whitebearlake.org>
Subject: Beartown Bar and Grill request

Good morning Ashton,
I am writing about Beartown's request for patio expansion and live music. We have absolutely no problem with them having live music. We would enjoy sitting over there or in our backyard and listen if it drifted towards us at any time.

Thank you,
Arley and Miranda Lund
4873 Cook Ave, White Bear Lake, MN 55110

--

Miranda Lund

Ashton Miller

From: Bill Hudalla <wjhudalla@comcast.net>
Sent: Wednesday, April 20, 2022 4:37 PM
To: Ashton Miller
Subject: No. 96-5-Sa2 - Beartown Bar and Grill

Hello,

I am responding to the letter that was sent to my residence at 2180 8th Street. I live on the north side of Beartown parking lot. After reading the letter from the city and from Beartown owners I have no immediate concern in fact it seems very reasonable considering the Art School just north of me sent no letter as they played loud music constantly last year.

Anyway, my only concern with the Beartown request is that "give them an inch and take a mile". If Beartown decides they love their new outdoor music, can they increase the days it is being played and hours it is played? Will they need additional approval to add more music days and hours? I would like to be assured this won't start to become a nightly music party by allowing one day of music so why not 7 days of music.

Outside of that I have no problem in what they are asking by modifying condition #5

Thank you
Bill Hudalla

March 10, 2022

Beartown Bar & Grill
4875 Highway 61 N
White Bear Lake, MN 55110

To the City of White Bear Lake,

We are writing this narrative to request an Amendment to Resolution #8259, to expand the deck on the south side of the building by 2700 square feet, and modify Condition #5, of "No Outside Music Shall Be Allowed" - see attached Resolution.

We would like to send our deepest gratitude to the City of White Bear Lake, for giving us the opportunity to expand our patio last year. During the time of the pandemic, and the hardship COVID has given many businesses, this has given us more options to survive and succeed, especially if there are any future restrictions or adversity. The City of White Bear has been both accommodating and flexible with our requests, and has worked with us as we continue to complete our vision.

Part of our vision of expanding our patio area is to have live outdoor music. We currently have music outside in the form of background music, which is attached to our Touch Tunes jukebox. We have not received any public complaints at any time regarding our outdoor patio. Having live outdoor music would not only provide a better experience for our patrons, it will upgrade the experience options for White Bear Lake visitors. It will also provide local musicians the opportunity to showcase their talent.

The majority of the time, the live music will consist of one person, and on occasion, a maximum of two individuals. As a result, the noise radius will not be significant compared to a band with multiple members. The location for the music on our patio will be in the southeast corner, which is the farthest distance from any residential housing. The musicians will bring in their own equipment. Ownership, or management will also be monitoring the noise level and will have the authority to adjust as needed.

We are looking to only provide live music one day a week, Saturday. We chose Saturday because it is after the typical work week and not the day before a typical work day. The times will be well within the noise ordinance. We would like to have two sessions, one session from 1:30 - 4:30 and one session from 6:00 - 9:00. We are definitely flexible on these times, if necessary. Our hope is to begin the first Saturday in June, and end the last Saturday in August.

If you have any questions about our request, or if you need clarification on anything, please do not hesitate to ask. We have been a staple in White Bear Lake for over 20 years, and will be more than willing to make adjustments and be flexible in order to make this a winning situation for us, the city, the people of White Bear Lake and its surrounding communities.

Thank you for considering.

Sincerely,

Joe Claussen & Sandra Claussen, Owners & Operators, Beartown Bar & Grill

RESOLUTION NO. 8259

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR
ROGER CLAUSEN
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA

WHEREAS, a proposal (96-5-Sa) has been submitted by Roger Clausen to the City Council requesting a conditional use permit from the City of White Bear Lake at the following site:

ADDRESS: 4875 Highway 61

LEGAL DESCRIPTION: Lots 2, 6, 7 and 8, Block 27, White Bear; commonly known as 4875 Highway 61

THE APPLICANT SEEKS THE FOLLOWING PERMIT: An amendment to the conditional use permit to construct a 26' x 30' deck on the south side of the building.

Res. 7744; 3/12/96: A conditional use permit to operate a restaurant with on-sale liquor in the DCBD, Diversified Central Bus. District zone per Code Sections 1301.050 and 1303.226.

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on February 26, 1996.

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, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake after reviewing the proposal, that the City Council finds the following:

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.
7. That the special conditions attached in the form of a conditional use permit are hereby approved.

FURTHER, BE IT RESOLVED, that the attached conditions, maps, and other information shall become part of this permit and approval; and in granting this permit the city and the applicant agree that this permit 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 of the permit.

CONDITIONS ATTACHED:

1. All application materials, maps, drawings and descriptive information submitted with this application shall become part of this permit.
2. Applicant will extend a letter of credit consisting of 125 percent of the outside improvements.
3. Access and egress from deck shall be through the building only; deck will be signed accordingly.
4. Hours for deck use shall be limited to not later than 11 p.m. on Fridays and Saturdays and not later than 10 p.m. on all other nights. Access door to deck shall have signage indicating hours.
5. No outside music shall be allowed.

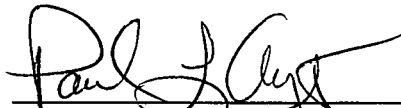
6. Landscaping and parking lot improvements shall be completed by November 1, 1998. Details to be approved by staff.

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

Ayes: ANDERSON, BRIGGS, DEVORE, JOHNSTONE, LEMIRE

Nays: NONE

Passed: MAY 12, 1998



Paul L. Auger, Mayor

ATTEST:

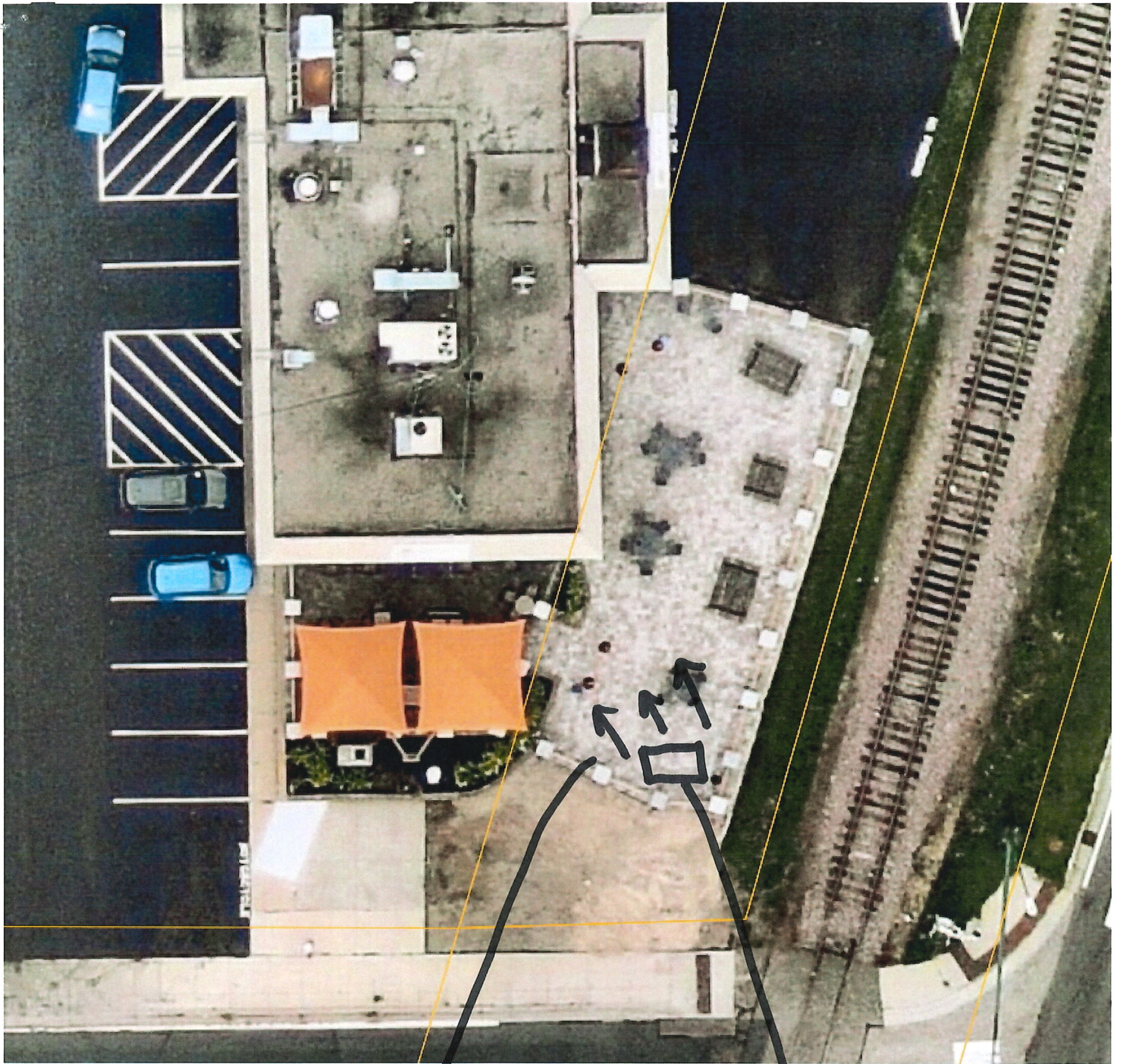
Cory L. Bengtson, City Clerk

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

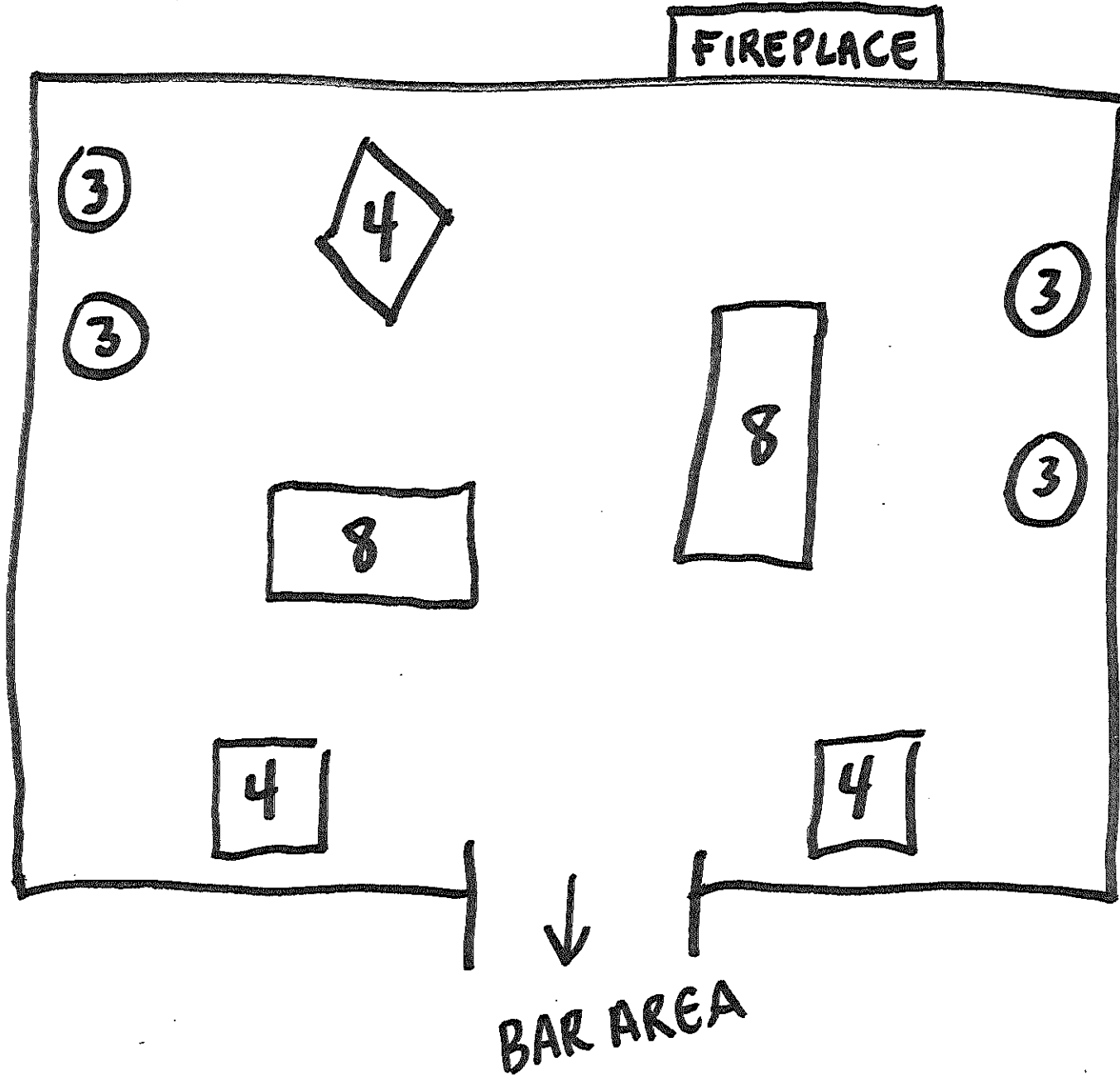


speakers will be pointed in this direction - towards building

Proposed Music Set up

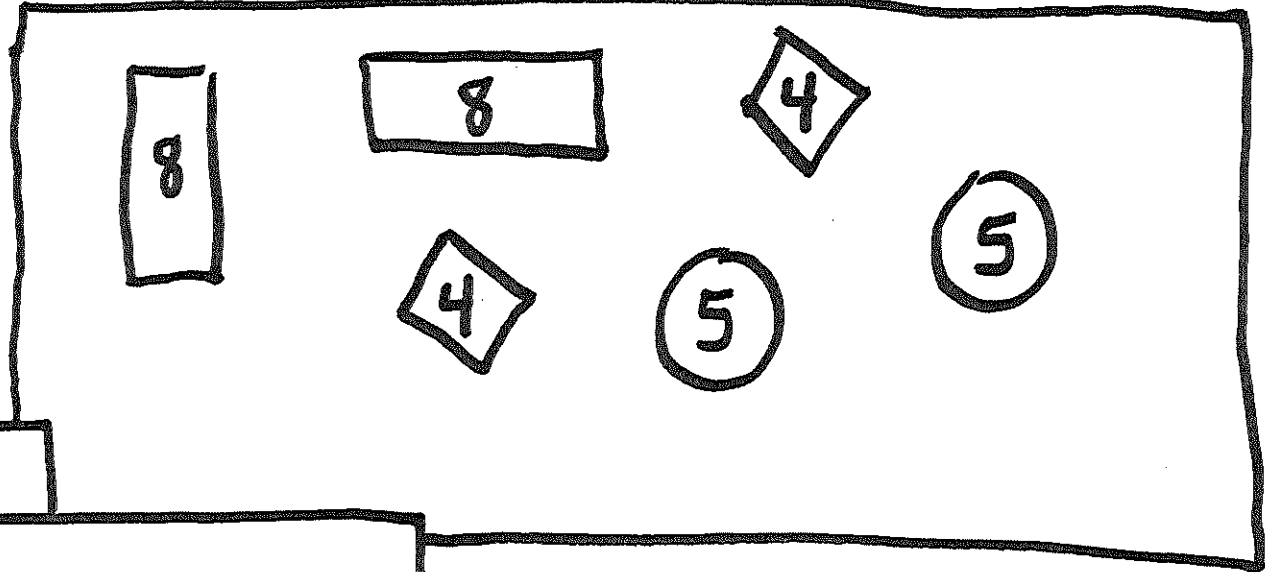
BEARTOWN CURRENT PATIO

40
SEATS



34
SEATS

NEW PATIO



Building

Existing
PATIO

Hwy. 61

- NEW PATIO AREA**
- 2.0% SLOPE SHOWN
 - NEW OPT. VALUWAY TO EXISTING PATIO (SLOPE 10% MAX IF NEEDED, ALL SET ON 2"10")
 - RAILS & INCLASSED TO MATCH EXISTING PATIO
 - PROVIDE TO MATCH EXISTING PATIO
 - NEW PLANTER EDGES TO MATCH EXISTING WALL (shown above)
 - NEW WALK SERVICE W/CONCRETE FINISH
 - EXISTING SIDEWALK, DRIVEWAY & CURB NEAR BUILDING TO BE REMOVED
 - CURB ALONG DRIVEWAY TO REMAIN

- NEW LANDSCAPING**
- REMOVE ASPHALT DRIVEWAY BETWEEN PATIO & SIDEWALK
 - 12" FT BED - DRIVING, TURF/GRASS, ROCK, & RUBBER SAND
 - BERM MAX 2 FT HEIGHT, TYPICAL SLOPE
 - REPLACE 200 ALL AREAS INCLUDING BERM

8TH STREET

NORTH PARKING LOT
39 SPACES PLUS 2 HANDICAPPED SPACES

NO PARKING AREA WITH CURB
FOR TURN-AROUND ONLY

NEW PATIO EXPANSION

EXISTING BUILDING

EXISTING PATIO
EXISTING DOOR

NEW SERVICE WINDOW ON W/WH

EXISTING PATIO (2.5' for seating)

EXISTING DOOR

EXISTING WALK

EXISTING WALK

EXISTING WALK

EXISTING WALK

WEST PARKING LOT
44 SPACES (INCLUDES 5 PARALLEL SPACES, 4 ANGLED SPACES)

EXISTING ISLAND

EXISTING ISLAND

Washington Ave.

retaining wall - landscaping

7th Street



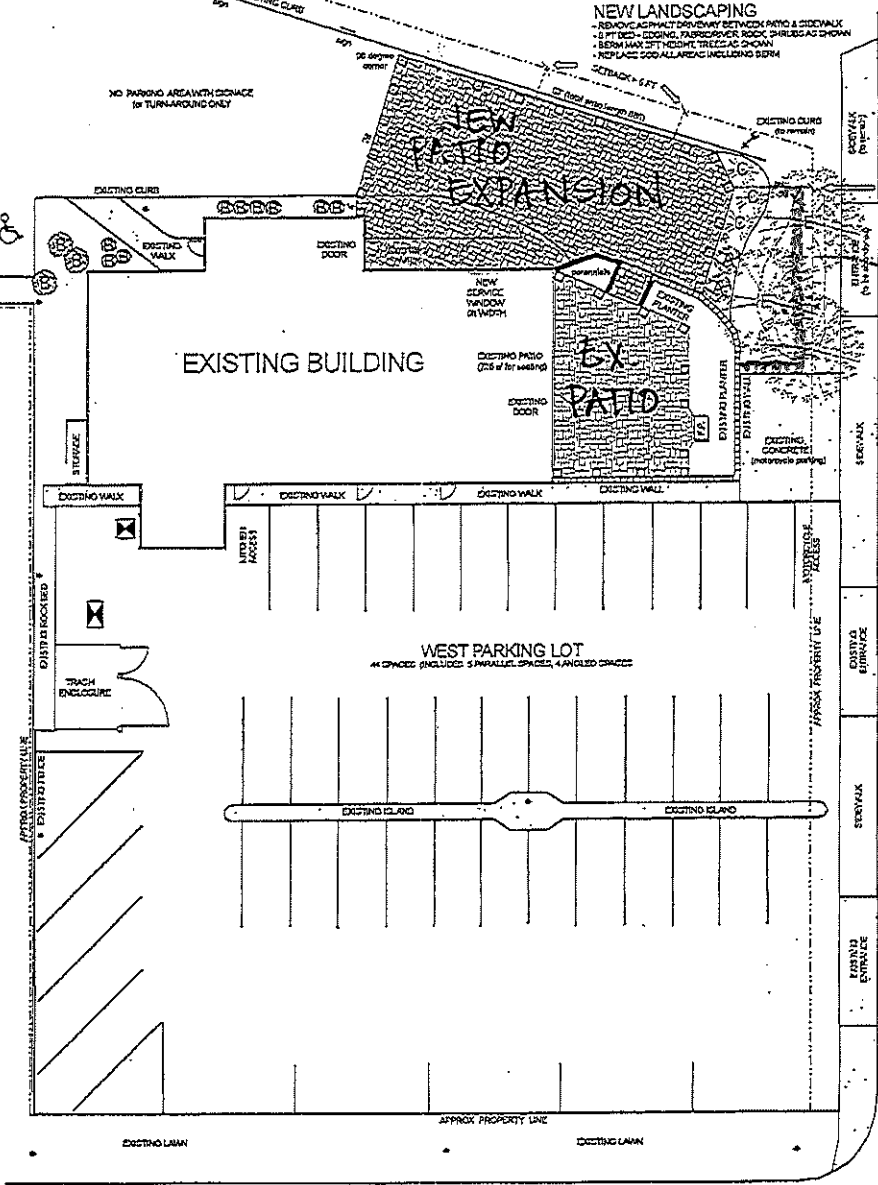
- Sign:**
- 12" x 18" Aluminum Sign (similar to street signage)
 - Steel Post set into ground behind curb to depth of 36"
 - Sign height 5ft from ground level to bottom edge of sign

Beartown Bar & Grill

Legend		
Common Name	Qty	Size
Shrub, Deciduous		
A Dogwood, Ivory Halo	2	15 Gal.
B Existing Shrub	12	
Shrub, Evergreen		
C Arbor Vitae, Holmstrup	3	5 Gal.
Tree, Deciduous		
D Existing Tree	2	
E Serviceberry, Autumn Brilliance	3	2' BB

Notes:

- Verify all measurements and elevations onsite
- Property Lines as shown are Approximate. Verify on site
- Proposed Patio Elevations as noted:
 - southwest corner near existing wall: 10" from existing pavement
 - southeast corner near existing curb: 7" from existing pavement
 - may vary slightly on site if necessary
- South Planting Bed:
 - use 3" depth River Rock w/Fabric Liner, & commercial vinyl edging
 - Existing perennials & new perennials for planters are not shown



*resurface both lots -
remove 1-1.5" gravel
base to remain.*

*Verify
Project Line
Location*

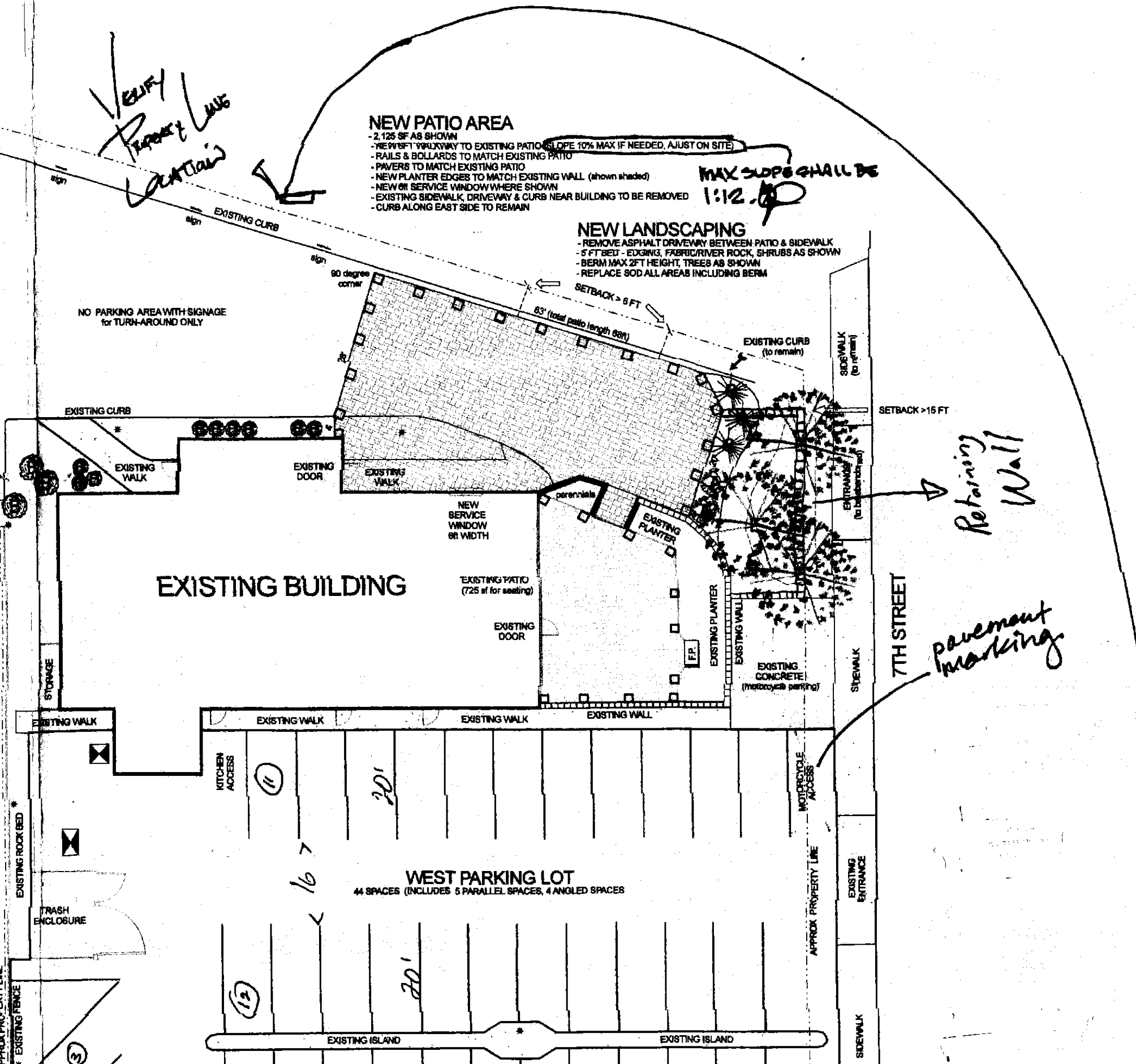
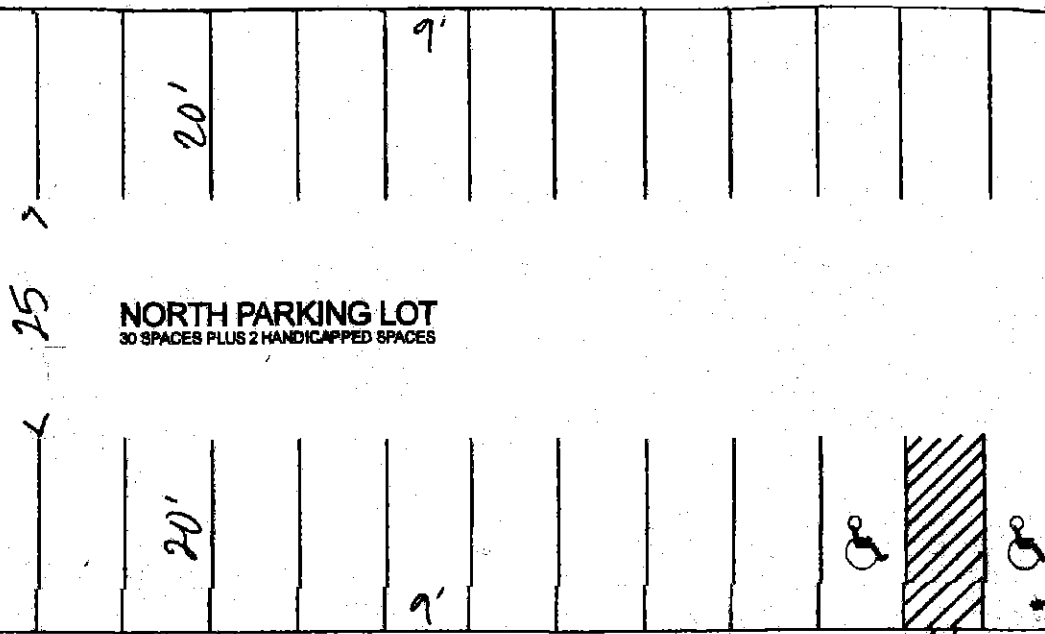
NEW PATIO AREA

- 2,125 SF AS SHOWN
- NEW 8 FT WALKWAY TO EXISTING PATIO (SLOPE 10% MAX IF NEEDED, ADJUST ON SITE)
- RAILS & BOLLARDS TO MATCH EXISTING PATIO
- PAVERS TO MATCH EXISTING PATIO
- NEW PLANTER EDGES TO MATCH EXISTING WALL (shown shaded)
- NEW OR SERVICE WINDOW WHERE SHOWN
- EXISTING SIDEWALK, DRIVEWAY & CURB NEAR BUILDING TO BE REMOVED
- CURB ALONG EAST SIDE TO REMAIN

*MAX SLOPE SHALL BE
1:12.0*

NEW LANDSCAPING

- REMOVE ASPHALT DRIVEWAY BETWEEN PATIO & SIDEWALK
- 5 FT BED - EDGING, FABRIC/RIVER ROCK, SHRUBS AS SHOWN
- BERM MAX 2 FT HEIGHT, TREES AS SHOWN
- REPLACE SOD ALL AREAS INCLUDING BERM



*Retaining Wall
pavement marking*

Sign:

- 12" x 18" Aluminum Sign (similar to street signage)
- Steel Post set into ground behind curb to depth of 36"
- Sign height 5ft from ground level to bottom edge of sign

Legend	Qty	Size
Halo	2	5 Gal.
	12	

Land alteration from proposed **EXPANSION** may not cause adverse impact upon or result in additional disturbances abutting property.



City of White Bear Lake
Community Development Department

MEMORANDUM

To: The Planning Commission
From: Samantha Crosby, Planning & Zoning Coordinator
Date: April 25, 2022
Subject: Tommy Car Wash /4061 Highway 61 / Case No. 22-1-CUP & 22-5-V

SUMMARY

A request by Christian Companies for a conditional use permit for a car wash in the B-3 - Auto-Oriented Business district, including site plan approval for development in the Shoreland Overlay district, and three variances:

- A 10 foot variance from the 15 foot hard-surface setback in order to allow the existing curb encroachment to remain,
- A 79 car variance from the 100 car stacking requirement, in order to stack for the estimated peak demand rather than for the maximum capacity of the facility, and
- A variance from the 30% impervious area limit of the Shoreland Overlay district to allow 57.3% impervious surface.

GENERAL INFORMATION

Applicant/Owner: Christian Companies / Classic Collision, LLC

Existing Land Use / Zoning: Car Repair Shop, Hertz Rental Car, Gas Station and Convenience Store; B-3 – Auto-Oriented Business, and S – Shoreland Overlay

Surrounding Land Use / Zoning: North: Polar Mazda; zoned B-3 – Auto Oriented Business
 West: Saputo; zoned I-1 – Limited Industry
 South: Dairy Queen; zoned B-3 Auto Oriented Business
 East: Holiday; zoned B-3 – Auto Oriented Business

Comprehensive Plan: Commercial

Lot Size & Width: Code: None; 100 feet
 Site: 1.32 acres; 210 feet

ANALYSIS

Background

The site is 1.32 acres in size and slopes down gently from south to north. There is a 24 foot wide access easement that runs north-south through the property in line with the eastern

access to County Road F. The land was platted in 1919 and further subdivided in 1981 and 1991. The current building was constructed in 1987. In 2016 the City approved a CUP for an outdoor storage and rental area in order to allow Hertz the use of 15 parking spaces. There has been a recent history of code compliance issues, particularly in relation to signage.

Setbacks

The B-3 zoning district requires the building be setback 30 feet from the front (north and east) and rear (west), and 10 feet from the side (south). It also requires that hard-surfaces be setback 15 feet from the front, 5 feet from the side and rear, and 5 feet from the building. The proposal meets code, except for the southern 30 feet of the eastern curb, which is non-conforming and must remain in that location because of the shared access easement – a true practical difficulty.

Circulation and Stacking

The B-3 district requires that stacking is provided to accommodate that number of vehicles which can be washed during a 30 minute period. This particular facility is an express wash with the ability to service 100 cars every half hour. Based on other washes in similar sized or larger communities, the applicant estimates that the peak demand will be an average of 18 vehicles per half hour. The proposed design provides 21 stacking spaces (as counted from the entrance door) before encroaching into the shared access drive. Given that the estimated demand is significantly less than the capacity of the equipment, staff is confident that the cars will progress quickly and will not even utilize all of the stacking space provided. Staff supports the variance with the inclusion of a condition regarding encroachment into the access easement.

The applicant has chosen to eliminate the western access opening. This does not cause any circulation concerns - there is an opportunity for an “out” if a customer decides not to go through the wash. This by-pass opportunity lines up with the hatched area on the northwest corner of the south side parking area.

Staff agrees that the proposed use will not likely draw more traffic than the existing use and a traffic study was not required.

The applicant has voluntarily expanded the access easement on the south side of the site to include all of the area being used for ingress and egress by Dairy Queen. An extra 1,075 square feet is being dedicated. The owner of Dairy Queen did call city staff to express support for the project.

Parking

For an automatic drive-through car wash, the code requires a minimum of 10 spaces or 1 for each employee on the maximum shift, whichever is greater. The applicant has indicated that the facility will have 3 employees on the largest shift and there are 17 stalls total: 3 standard, one handicap and 13 vacuum stations. The proposal meets code.

Utilities

The facility will feature a water reclamation system with tanks located underground near the

northeast corner of the building. The facility uses 33 gallons of water per vehicle, 10 of which is reclaimed (net 23 gallons). The applicant estimates that the facility will average 384 washes per day, resulting in 8,832 gallons of water per day. At approximately 3.16 million gallons per year, this use would be the 5th highest non-residential water user in the city. When asked why the system could not be enlarged to reclaim a greater percentage of the water used, the applicant responded that “There is not equipment on the market that we are aware of that can achieve a reclamation rate of higher than 33%”. According to the Engineering department, the city’s system has the capacity to support the use. The applicant has been made aware of the pending lake level litigation on more than one occasion.

Stormwater

There is an existing infiltration basin located along the east edge of the property. The basin will be reconstructed to meet current stormwater management standards. The applicant’s narrative states that in order to make up for the impervious surface being above the 30%, the plan will exceed the City’s stormwater requirements. Staff supports the impervious area variance based on this assumption. However, the design has not yet been approved by the Engineering Department, therefore, it is not yet clear if excess storage is provided, or if so, by how much. There is a small portion of the site that must remain paved only to serve the neighboring property to the south. This imposition is a roughly 2,425 square foot practical difficulty (4.2%). While the proposed redevelopment is a reduction in impervious area from 77.8% to 57.3%, the proposal well exceeds the maximum and off-sets have been provided by other commercial reconstruction projects in the past for similar impervious variances, most recently Polar Chevrolet, and in 2013, Prelude (located on White Bear Parkway in the Birch Lake Shoreland). Staff has included a condition that the applicant shall over-size the basin, if possible. As always, Stormwater Operation and Maintenance Agreement is required.

Landscaping

The plans do not identify the size or type of trees to be removed, therefore, the tree preservation calculation has not yet been reviewed, however, a rough estimate indicates that the proposal far exceeds requirements. The applicant has done a nice job of filling in trees in as many locations as possible on the landscape plan without over-crowding the site. The additional trees will help to both uptake rainfall and to absorb carbon generated by idling vehicles. The applicant is working with staff to insure that as many trees as possible are a native species.

As part of the off-set for the requested impervious area variance, both the green space to the east of the eastern curblin and the south side landscape area will be a no-mow native prairie installed and maintained for the first three years by a landscape company that specializes in such installations. While these areas will still need to be irrigated to ensure the establishment of the trees, shrubs and prairie, after the first few years, the amount of irrigation needed should drop significantly. This will help off-set some of the site’s water use.

Elevations

The standard franchise architecture (see attached graphic) of beige and bright red metal panels has been replaced with mostly grey brick and some grey fiber cement panels. Some of the

corporate bright red does remain at the entrance and exit of the wash tunnel. The applicant has indicated that the tower elements at either end of the building are both functional in nature and therefore are not faux elements. Staff does not support the LED Accent band within the Shoreland Overlay district. Otherwise, given the site's context – surrounded by commercial and industrial properties – staff supports the proposed building design.

Lighting

The lighting plan proposes very low light levels. Staff's only concern is with the up-cast flood lights, which are not allowed. LED light sources must be "controlled and equipped with opaque covers, lenses, louvers, or shields, or otherwise designed to prevent direct views of the light source". Staff has included a condition of approval regarding this and a couple other aspects of the lighting plan.

Other

The applicant has conducted a Phase I Environmental Assessment that concluded that a Phase II Assessment was not required. A certified contractor is required to remove the tanks, sample the soil and notify the MPCA. As with the McNeely and the Tice projects, if any issues are found during construction the proper reporting and abatement procedures would be required.

The stacking variance was not realized until after the public notice was sent. As with the McNeely case, to be thorough, the adjacent property owners will be re-noticed prior to the City Council meeting and the City Council should open up the floor to the public in case anyone would like to speak.

DISCRETION / SUMMARY

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.

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 a practical difficulty. If the proposal is deemed reasonable (meaning that it does not have an adverse effect on neighboring properties, it is consistent with the comprehensive plan, and it is harmony with the intent of the zoning code) then the criteria have been met.

RECOMMENDATION

The standards outlined in the zoning and subdivision ordinances have been met, therefore, staff recommends approval of the request, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit, unless revised to comply with conditions listed below.
2. Per Section 1301.050, Subd.4, if within one (1) year after approving the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the

CUP shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.

3. 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.
4. This Conditional Use Permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of the signed resolution of approval with the County Recorder pursuant to Minnesota State, Statute 462.3595 to ensure the compliance of the herein-stated conditions.
5. The applicant shall obtain sign permits prior to the installation of any signage. The size and amount of signage is limited to what is permitted by the City's Sign Code.
6. Any rooftop mechanical equipment will be positioned far enough away from the edge of the building so that it is not visible from the public right-of-way.
7. If the demand is such that the stacking begins to encroach into the road easement, the owner/operator shall be responsible for adjusting operations so that the stacking does not encroach into the road easement.
8. The applicant shall obtain a building permit prior to beginning any work.

Prior to the issuance of a building permit the applicant shall:

9. Extend a letter of credit consisting of 125% of the exterior improvements, which renews automatically every six months. The amount of the letter shall be based on a cost estimate of the exterior improvements, to be approved by the City prior to the issuance of the letter of credit.
10. Revise the elevations to remove the LED accent bands.
11. Over-size the stormwater basin, if possible. Design subject to approval by the Stormwater Engineer.
12. Light pole height shall not exceed 22 feet on top of a maximum 2 foot tall base. The light sources shall be shielded from view from County Road F and Highway 61. Up-cast flood lights shall not be used. Kelvins shall not exceed 3,500. The light source shall be recessed into the head of all fixture types. Revised plans and details subject to staff approval.
13. Revise the landscape plan to utilize native plantings in appropriate locations, subject to staff approval.

14. Comply with Engineering Memo, dated April 6, 2022.
15. Comply with Fire Department Memo, February 16, 2022.
16. Provide a SAC (Sewer Availability Charge) determination letter from the Metropolitan Council.
17. Obtain permits as necessary from relevant agencies (such as MnDOT, Ramsey County, Watershed District) and provide a copy of each to the City.
18. Enter into a Stormwater Operation and Maintenance Agreement for the new on-site stormwater features.

Prior to the release of the letter of credit:

19. The applicant shall provide an as-built plan that complies with the City's Record Drawing Requirements.
20. All exterior improvements must be installed.
21. All landscaping must have survived at least one full growing season.
22. The applicant shall provide proof of having recorded the Resolution of Approval and the Stormwater Operation and Maintenance Agreement with the County Recorder's Office.

ATTACHMENTS

Draft Resolution of Approval
Location/Zoning Map
Standard Franchise Architecture Photo
Engineering memo dated April 6, 2022
Fire memo dated February 16, 2022
Narrative Request (6 pages)
Site plans and graphics

RESOLUTION NO.

**RESOLUTION GRANTING
A CONDITIONAL USE PERMIT AND THREE VARIANCES
FOR 4061 HIGHWAY 61
WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (22-1- CUP & 22-5-V) has been submitted by Christianson Companies, to the City Council requesting approval of a conditional use permit and three variances from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 4061 Highway 61

LEGAL DESCRIPTION: Lots 1, 2 and 3, Block 4, Rearrangement of White Bear Park, except the South 93 feet thereof, and that part of vacated Linden Street lying South of the Easterly extension of the North line of said Lot 1, lying North of the Easterly extension of the North line of the South 93 feet of said Lot 1, and lying Northwesterly of the Northwesterly right-of-way line of State Trunk Highway No. 61, Ramsey County, Minnesota; EXCEPT The West 70 feet of Lot 3, Block 4, Rearrangement of White Bear Park, according to the recorded plat thereof and situate in Ramsey County, Minnesota, except the South 93 feet thereof. (PID: 273022110027); and

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A conditional use permit for a car wash in the B-3 - Auto-Oriented Business zoning district, per Code Section 1303.140, Subd.4.; site plan approval for development in the Shoreland Overlay district, per Code Section 1303.230, Subd.6; a 10 foot variance from the 15 foot hard-surface setback requirement along a front per Code Section 1302.050, Subd.4.h.17.a, to allow an existing curb encroachment to remain; a 79 car variance from the 100 car stacking requirement, per Code Section 1303.140, Subd.4.c.2, in order to stack for the estimated peak demand rather than the maximum capacity of the facility; and a variance from the 30% impervious area limit to allow 57.3% impervious surface in the S – Shoreland Overlay zoning district, per Code Section 1303.230, Subd.5.a.5; all in order to allow the demolition of the existing improvements and construction of a new express car wash facility; and

WHEREAS, the Planning Commission held a public hearing as required by the Zoning Code on April 25, 2022; and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed conditional use permit and variances 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

RESOLUTION NO.

that, in relation to the Conditional Use Permit, 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.

BE IT FURTHER, BE IT RESOLVED by the City Council of the City of White Bear Lake, Minnesota that the City Council, that in relation to the variances, the City Council accepts and adopts the following findings of the Planning Commission:

Because the impervious area variance is being off-set by enhanced landscaping at a minimum, and potentially an over-sized infiltration basin;

Because the hard-surface setback variance accommodates the access easement for the neighboring property to the south; and

Because the car wash has the capacity to handle a greater demand than it is expected to generate,

1. The requested variances 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 variances are a reasonable use of the land or building and the variances are the minimum required to accomplish this purpose.
3. The variances will be in harmony with the general purpose and intent of the City Code.
4. The variances will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

RESOLUTION NO.

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

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

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit, unless revised to comply with conditions listed below.
2. Per Section 1301.050, Subd.4, if within one (1) year after approving the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the CUP shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. Per Section 1301.060, Subd.3, the variances 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.
4. This Conditional Use Permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of the signed resolution of approval with the County Recorder pursuant to Minnesota State, Statute 462.3595 to ensure the compliance of the herein-stated conditions.
5. The applicant shall obtain sign permits prior to the installation of any signage. The size and amount of signage is limited to what is permitted by the City's Sign Code.
6. Any rooftop mechanical equipment will be positioned far enough away from the edge of the building so that it is not visible from the public right-of-way.
7. If the demand is such that the stacking begins to encroach into the road easement, the owner/operator shall be responsible for adjusting operations so that the stacking does not encroach into the road easement.
8. The applicant shall obtain a building permit prior to beginning any work.

Prior to the issuance of a building permit the applicant shall:

9. Extend a letter of credit consisting of 125% of the exterior improvements, which renews automatically every six months. The amount of the letter shall be based on a cost estimate of the exterior improvements, to be approved by the City prior to the issuance

RESOLUTION NO.

of the letter of credit.

10. Revise the elevations to remove the LED accent bands.
11. Over-size the stormwater basin, if possible. Design subject to approval by the Stormwater Engineer.
12. Light pole height shall not exceed 22 feet on top of a maximum 2 foot tall base. The light sources shall be shielded from view from County Road F and Highway 61. Up-cast flood lights shall not be used. Kelvins shall not exceed 3,500. The light source shall be recessed into the head of all fixture types. Revised plans and details subject to staff approval.
13. Revise the landscape plan to utilize native plantings in appropriate locations, subject to staff approval.
14. Comply with Engineering Memo, dated April 6, 2022.
15. Comply with Fire Department Memo, February 16, 2022.
16. Provide a SAC (Sewer Availability Charge) determination letter from the Metropolitan Council.
17. Obtain permits as necessary from relevant agencies (such as MnDOT, Ramsey County, Watershed District) and provide a copy of each to the City.
18. Enter into a Stormwater Operation and Maintenance Agreement for the new on-site stormwater features.

Prior to the release of the letter of credit:

19. The applicant shall provide an as-built plan that complies with the City's Record Drawing Requirements.
20. All exterior improvements must be installed.
21. All landscaping must have survived at least one full growing season.
22. The applicant shall provide proof of having recorded the Resolution of Approval and the Stormwater Operation and Maintenance Agreement with the County Recorder's Office.

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

RESOLUTION NO.

Ayes:
Nays:
Passed:

Dan Louismet, 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

White Bear Township

Goose Lake

R-5

R-

B-3

COUNTY ROAD

I-1

SUBJECT SITE:
4061 HIGHWAY 61

Hwy. 61

R-7

PINE ST

B-3

P

KINGSLEY AVE

OAK KNOL

↑
N

B-4

R-7

HILL AVE

ROTH PL

HIGHLAND AVE

R-3

ERI ANN LN

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

CASE NO. : 22-1-CUP & 22-5-V
CASE NAME : Tommy Car Wash
DATE : April 25, 2022





City of White Bear Lake
Engineering Department

MEMORANDUM

To: Sam Crosby, Planning & Zoning Coordinator
From: Nate Christensen, P.E., Assistant City Engineer
Connie Taillon, P.E., Environmental Specialist/Water Resources Engineer
Date: April 6, 2022
Subject: Tommy's Express Car Wash Systems Engineering Review Comments

The Engineering Department reviewed the stormwater calculations dated March 10, 2022, civil plans dated March 10, 2022, and landscape plans dated January 20, 2022 and received March 16, 2022 for the above referenced project, and have the following comments.

The following outstanding items must be addressed prior to issuance of a Building Permit

General

- 1) Submit a snow storage and/or removal plan for review. The snow storage locations will be reviewed in the next submittal once the tree and shrub locations have been revised.
- 2) Permits may be required from MNDOT, Ramsey County, and the Minnesota Pollution Control Agency (MPCA). Provide a copy of the permits for our records, or provide documentation stating that a permit is not required.
- 3) Please follow the recommendations of the Phase I Environmental Site Assessment, dated January 14, 2022. If soil contamination is found from USTs or other sources, submit for the Engineering Department's review. Note that infiltration may be prohibited in contaminated areas as per the City's Engineering Standards.
 - a) Contact the Vadnais Lake Area Water Management Organization (VLAWMO), who is the Wetland Conservation Act authority for this project site, to verify that the existing stormwater pond is not classified as a wetland under WCA regulations. Please provide a response from VLAWMO for our records.
 - b) Submit a contract from the landscape company responsible for maintenance of the native prairie areas (infiltration basin and south landscaped area) when available.

Stormwater Management Plan

- 4) The volume control narrative states that, based on soil boring SB-3, a layer of clayey soils exists. The narrative proposes to remove this clay layer within the infiltration basin and backfill with sand.

- a) The soil borings show varied conditions throughout the site, therefore at least one soil boring should be completed at the location of the proposed infiltration basin to determine if the clay layer exists and at what depth. The soil boring(s) at the location of the infiltration basin should also include the elevation of the seasonally high-water table. Please submit any additional soil borings for review when available.

- 5) Route proposed subcatchment 2S and 7S to the infiltration basin. Based on the proposed contours in the Grading Plan, it does not appear that stormwater runoff from the paved area to the north of the building will be directed to the rain guardian. Provide an alternative for directing runoff from the north paved area to the infiltration basin such as catch basins and pipes, concrete valley gutter, etc. The chosen option shall be capable of conveying runoff from storm events up to and including the 100-year event.

Similar to the above comment, runoff from the south parking lot (and specifically the curb and gutter on the north side of the south parking lot) doesn't appear to flow to the proposed catch basin as the subcatchment area in the model indicates. Please revise.

- 6) As per the City's Engineering Design Standards for Stormwater Management, existing flow rates shall also be maintained for the 100-year, 10-day snowmelt with a 7.0" snowmelt depth. Please include in the stormwater management report.
- 7) A 3.2-foot water quality depth is too deep for an infiltration basin. As per the Minnesota Stormwater Manual, the maximum water quality ponding depth for a drawdown time of 48 hours is 18" for HSG A and SM (HSG B) soils; 14.4" for loam, silt loam and MH (HSG B) soils, and 9.6" for HSG C soils. Water quality depth is limited for safety reasons, to minimize compaction of the soils, and to improve plant survivability (very few plants can survive inundation over 1 foot for an extended duration). Please reduce the depth of the water quality volume in the infiltration basin.

Existing Conditions and Removals Plan (C5)

- 8) Show and label existing water and sanitary sewer service locations on the plan. Approximate locations are acceptable if exact locations are unknown.
- 9) Reference note #10 is listed in the reference notes, but not called out on the plan. Please show if water and sewer services will be disconnected or if the existing services will be reused. If the existing water service will not be used, it shall be disconnected at the watermain. This includes turning the corporation stop off and cutting the old service line.

Grading and Drainage Plan (C7)

- 10) Include additional 'top of berm' 931.6 callouts in the northeast corner of the infiltration basin.
- 11) If the driveway work extends into County Road F right-of-way, installation of a concrete curb across the driveway and a concrete driveway apron will be required. A commercial driveway opening detail is attached to this memo for reference.

Utility Plan (C8)

- 12) Cast iron pipe will be required for this size water service within the right-of-way.
- 13) The northern inlet of the infiltration basin is in close proximity to the outlet, which could lead to short circuiting. Move the outlet as far from the inlet as possible and include measures to minimize erosion caused by flow from the inlet pipe.

Details (C2)

- 14) To prevent movement of the infiltration basin outlet structure due to frost heave, over bury the structure by 4 feet. Include on the detail.
- 15) Label the 3'x1' opening on the outlet structure detail as 3'Wx1'H.
- 16) Label the concrete baffle wall on the outlet structure detail as 6" thick.
- 17) Include a detail of the tipout curb and gutter.
- 18) The entire side slope of the infiltration basin should be planted with deep rooted native plants. Specify a drier native seed mix for the side slopes of the basin above the 1 year water elevation and show this on the detail.

Landscape Plan (L1.1)

- 19) Sod shall not be placed in the infiltration basin. Please provide deep rooted native vegetation in the infiltration basin to enhance infiltration, stabilize soils, and provide habitat. For the infiltration basin area, call out the same seed mixes that are specified on the infiltration basin detail. Extend the native dry seed mix beyond the infiltration basin.
- 20) Please add the following notes to the Landscape Plan:
 - Protect the infiltration basin from compaction. If compaction occurs, the infiltration basin shall be uncompacted to a depth necessary to alleviate the compaction prior to planting.
 - Topsoil is not allowed in the infiltration basin.

The following items must be addressed prior to the release of the letter of credit

- i) An as-built record drawing is required for this project. See list of requirements.

The following items must be addressed prior to issuance of a Certificate of Occupancy

- ii) A Stormwater Operations and Maintenance Agreement (SOMA) is required for this project. See City's SOMA template.

While the following items are not required for issuance of a permit, we would like to take this opportunity to raise these points:

- a) It is highly recommended that an individual familiar with the stormwater design be on site while the infiltration basin is being constructed to ensure that the basin is constructed per plan.
- b) After the three-year establishment period, we encourage the owner to continue to contract with the plant restoration company for yearly maintenance of the prairie to control invasive plants and other weeds.



City of White Bear Lake Fire Department

4701 Highway 61 N.
White Bear Lake, Minnesota 55110
651-429-8568 | www.whitebearlake.org



February 16, 2022

Christian Companies
Tommy's Car Wash
4061 Highway 61
White Bear Lake, MN, 55110

Dear Christian Companies:

Thank you for submitting documents for Fire Department review. The plans for the above project have been evaluated. Please review the comments within this document.

Please let me know if I can assist you further.

Sincerely,

Kurt Frison
Assistant Fire Chief / Fire Marshal
651-762-4842

Encls.

General Comments



City of White Bear Lake Fire Department

4701 Highway 61 N.
White Bear Lake, Minnesota 55110
651-429-8568 | www.whitebearlake.org



1. All roads and drive lane shall meet the White Bear Lake Fire Department requirements for widths and turning radiuses. Provide layout showing White Bear Lake Fire Apparatus turning radius overlay on drive lanes.
2. Address number shall be plainly visible from the street fronting the property and shall contrasting color from the background.
3. Install approved emergency lock box for Fire Department emergency access to building at an **approved location** and provide keys for emergency access into and throughout the occupancy as required.
4. The fire sprinkler system shall be installed compliant with provisions of 2016 NFPA Standard 13, Installation of Sprinkler Systems. City permit required **prior** to initiation of work.
5. The sprinkler system shall be properly monitored by a qualified fire alarm monitoring company.
6. Install emergency egress illumination in the means of egress including exit discharge compliant with 2020 MSFC.
7. Install compliant exit signage as required by the 2020 MSFC.
8. Provide and install dry chemical fire extinguishers certified for service and tagged as required. Service classification rating shall be a minimum 2A classification rating and maximum travel distance of 75 feet to extinguishers. The minimum classification rating may be upgraded for special or extra hazard areas within the occupancy.
9. The required fire-resistance rating of rated construction shall be maintained. Openings through rated construction for the passage of wiring, sleeves, conduit, piping, etc. shall be protected by repair with approved materials which maintains the rating of the construction damaged, altered, breeched or penetrated.
10. Removal of above or underground storage tank require a city permit.
11. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.



City of White Bear Lake Fire Department

4701 Highway 61 N.
White Bear Lake, Minnesota 55110
651-429-8568 | www.whitebearlake.org



Codes and Standards Used for this Review

This review is based on the following codes and standards as adopted and in effect in the State of Minnesota at the time of plan submittal.

- 2020 Minnesota State Fire Code
- NFPA 72, 2016 edition
- NFPA 13, 2016 edition



CHRISTIANSON

C O M P A N I E S

To whom it may concern,

Christianson Companies is requesting the approval of a Conditional Use Permit and an Impervious Area Variance for a car wash project located at 4061 Highway 61. We are requesting a Conditional Use Permit to allow us to build a car wash in the B-3 & S Zoning District. We are also requesting an Impervious Area Variance to allow 57.75% impervious area which is above the threshold of 30% impervious area that is allowed by code. We are also requesting a 10 foot variance from the 15 foot hard-surface setback in order to allow the existing curb encroachment along the East side to remain.

We are proposing the redevelopment of the current Marathon Gas Station and Deli, which includes Hertz Car Rental and Classic Collision Center, to build an automated Tommy's Express Car Wash located at 4061 U.S. 61. Tommy's Express is one of the largest and fastest growing franchises in the country. Our business model includes individual washes as well as a monthly TommyClub membership that gives customers unlimited washes, access to the TommyClub express lane, and allows them to update their membership on the Tommy's Express Mobile App. Our car wash is also environmentally friendly. We utilize a water reclamation system that reuses 30% of the water used per wash and our clear acrylic roof system allows for daylight harvesting so no lighting is required during most operational hours. On our site we will have 17 parking spaces. 3 standard spaces for employees and one handicap space, as well as an additional 13 vacuum bays that are used for customers. In our express wash, customers never get out of their car or enter the building. They are in their car during the wash and then they can park in the vacuum stalls to use the vacuums. The only reason a customer would enter the building is to use the public restroom. Hours of operation are 7AM-9PM Monday-Sunday.

We are requesting the approval of a Conditional Use Permit to allow a car wash use in the B-3 & S Zoning District. The existing property contains the three aforementioned auto uses, and the neighboring properties include auto uses such as the Walser Polar auto dealership along Highway 61 to the northeast, Holiday gas station across the street, and Jake's Quality Auto Repair to the southwest behind the subject property. A car wash is consistent with the neighboring uses and will be compatible with any future uses of neighboring properties in the area. Our submittal includes a utility plan that will show that our project will not overburden any city utilities, and a car wash use will not significantly increase the traffic on the surrounding roads. Our car wash can efficiently handle traffic at peak numbers and will keep queuing lines low. Our proposed site plan is the best option for optimal traffic circulation while keeping the public safe.

As previously mentioned, we are requesting the approval of an Impervious Area Variance to allow us to be above the impervious area limit of 30%. Our proposed site plan shows our site at 57.75% impervious area. Our car wash project meets the criteria for a variance approval based on the standards listed in Zoning Code section 1301.060 Subd.1.b. Our car wash will not impair an adequate supply of light and air to the adjacent properties. Our building will have a smaller footprint than the existing building and canopy and will not affect the air quality in the area. Our project will also not unreasonably increase the congestion in the public street. There are currently three businesses in the existing building. Our car wash will not add to the current traffic and there is adequate space for circulation on the property and cross-access with surrounding properties. Fire danger and public safety will also not be an issue with this project. We will not be increasing the possibility of a fire based on our use, and there is no increase in risk to public safety with our car wash. We believe this project will help, not diminish the surrounding property values. We are replacing an older, run-down auto use with a brand new attractive building and a well know franchise that has a business model that is successful across the country.

Additionally, the approval of the Impervious Area Variance is necessary for the reasonable use of the land. The parcel is 1.31 Acres. In order to successfully fit our building, trash enclosure, pay lanes, free vacuums for customers, and adequate parking spaces based on city code, we will need to utilize the 57.75% of impervious surface on the site. We have updated our site plan to reduce the number of vacuums to 13 which is less than we would include in a typical Tommy's Express car wash. We replaced the vacuum stalls with pervious green space for landscaping. In order to successfully run our business and provide safe and efficient traffic circulation, 30% or less impervious surface would not be feasible and 57.75% impervious surface is the lowest we can provide based on the size and constraints of the site. Granting this variance will also be in harmony with the general purpose and intent of the code. The current site sites at about 77% impervious surface. The intent of the Code is to reduce the amount of impervious surface and we are reducing it significantly without causing any harm to the public. This variance is not needed because of an action caused by us. This is a 1.31 Acre parcel. Due to the size of the parcel, a car wash use would have trouble succeeding on 30% impervious surface. We are greatly reducing the amount of impervious surface on the land but 30% or less would not be feasible for us to give the benefit that we provide to our customers. We are requesting this variance to give us the best chance to serve the community, and it is not because of non-conformance of neighboring parcels. The lot is currently non-conforming based on city code and we are reducing that greatly. For these reasons, we sincerely ask the Planning Commission and City Council to review and approve our Impervious Area Variance.

In order to make up for our impervious surface being above the allowable threshold, we are planning to exceed the city's stormwater requirements. We are proposing to expand and retrofit the existing pond into an infiltration basin. By providing infiltration and enlarging the basin, we are able to reduce the amount of Phosphorous discharged from the site by 67%(2/3). We are also reducing the velocity at which the stormwater will leave the site for most rain storms by 80%. These improvements meet and exceed the City's stormwater requirements. Our Landscape Plan will also show that we will be exceeding the requirements in the city Landscape Code. To exceed the Landscaping requirements, we will be adding about 60 additional native plants around the building that are not required by code.

For these reasons, Christianson Companies sincerely asks that the Planning Commission and City Council approve our request for a Conditional Use Permit and an Impervious Area Variance. Tommy's Express offers the best car wash on the market and holds its franchises to the highest standards of training, efficiency, and professionalism. We would love to provide a valuable service to the citizens of White Bear Lake, and partner with the community to be a benefit to all who live there.



CHRISTIANSON

C O M P A N I E S

Daily Wash Count Averages

	IA69	IA81	IA82	IA87	MN83	Average	
Monday	375	362	505	242	336	364	
Tuesday	362	327	469	262	309	346	
Wednesday	366	354	490	269	303	356	
Thursday	378	364	487	278	317	365	
Friday	446	426	591	336	375	435	
Saturday	472	430	603	374	386	453	
Sunday	395	364	513	274	316	372	
						384	Total Average

Average Wash Count per Hour

7AM	3.44%	13
8AM	4.83%	19
9AM	6.31%	24
10AM	7.75%	30
11AM	8.86%	34
12PM	9.39%	36
1PM	9.26%	36
2PM	9.24%	36
3PM	9.48%	36
4PM	9.45%	36
5PM	8.64%	33
6PM	6.82%	26
7PM	4.61%	18
8PM	1.92%	7
	100.00%	384

Nine Design Principles

Please draft a written narrative explaining how each principle impacted the design of the building and site.

1. Regionalism: How does the architecture fit with the community in respect to climate, local materials and history?

Building design is based on a franchise prototype, but customized for this unique site. Appropriate landscape materials and plants will be incorporated in the site design. A large mural feature will be installed in the building that will utilize a local photo that highlight the community and/or local scenery.

2. Context: How was the project designed to fit within the context of the site (such as topography, views, other natural features and characteristics of surrounding properties)? Has a market study been conducted for this use at this site?

This project is a great reuse for the site with a gas station and oil change. The redevelopment will be a positive addition to the immediate area. Yes, a market study was completed to determine if this area would benefit from a quality car wash.

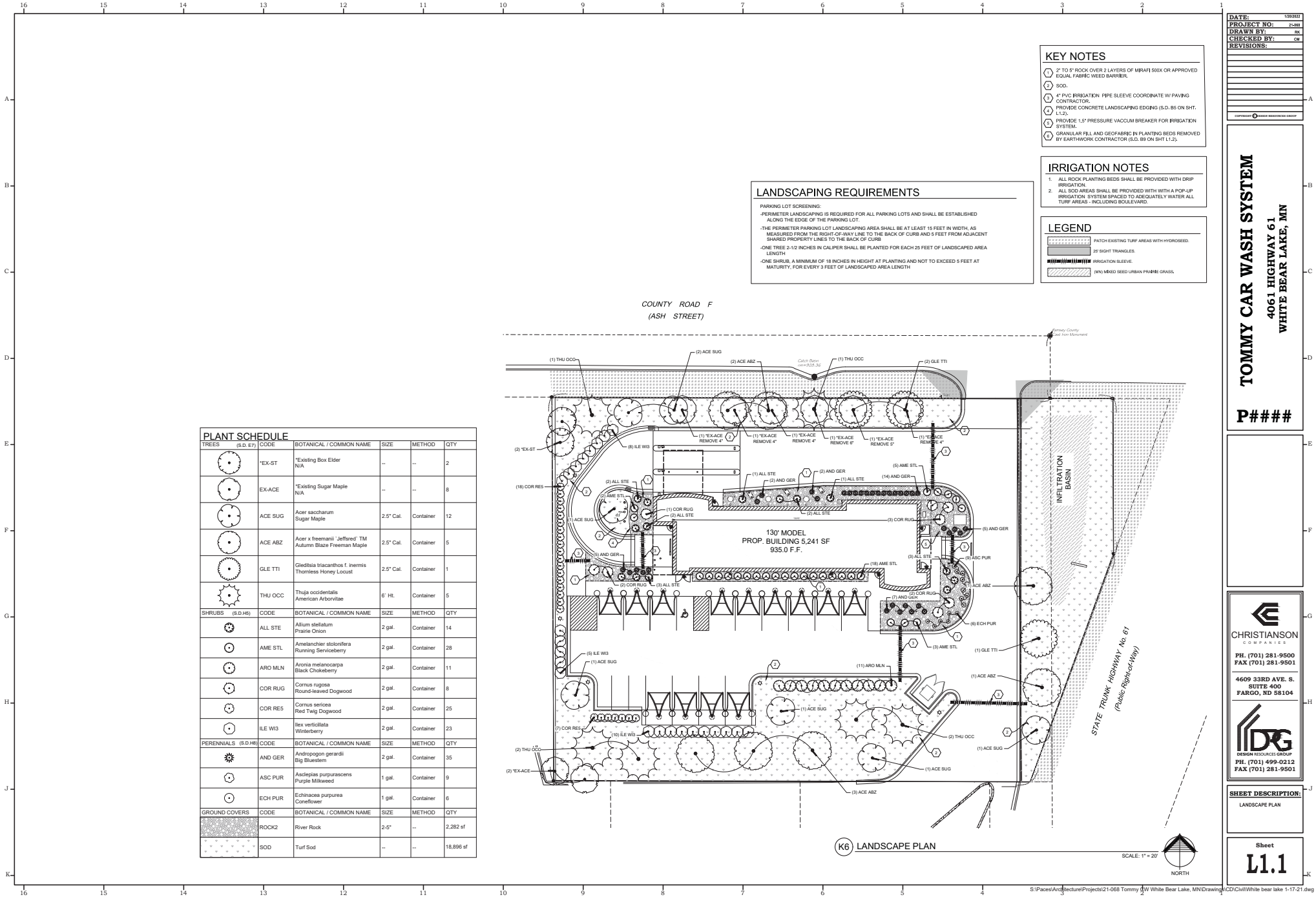
3. Scale and Massing: How does the scale of the building fit with the surrounding buildings and what massing strategies have been used to affect scale at a pedestrian level as well as the distant panoramic view? What techniques have been employed (such as landscaping) to mitigate any large, blank surface, such as a windowless façade or a large expanse of asphalt? Can daylight reach into all parts of the building?

The building design seeks to be modern, fun, and visually interesting. The scale is similar to others in the area by being single story with a mezzanine in one small portion of the project. Landscaping has been added to provide more visual interest on the overall site but the building façade does not have any large, blank expanses that require additional landscaping to mitigate this issue. Both sides of the building as well as the roof are transparent to allow large amounts of natural light into the building.

4. Composition: Is the building proportionally correct? (ie: is the roof of a one-story building only a foot or two above the ceiling?) The building seeks to be proportionally balanced with the combination of curved roof and two towers. The roof lines are not taller than needed. The tower elements are both functional (for operations inside) as well as aesthetically pleasing.

5. Hierarchy: What is the visual emphasis of the building? The main curved roof is the primary visual element along with the 2 towers elements on both ends that provides additional visual interest with the facades having curvature.

6. Color: What is the color pallet? Please provide a material sample board with color pallet for review.
See attached example photos, colored elevations and renderings.
7. Detail and Craftsmanship: Who is the builder? Do you have any existing projects we can visit? Christianson Companies is the General Contractor. This GC has built a similar car wash in the Twin Cities in Mounds View. Other examples in MN include Rochester, Duluth, Moorhead and Waite Park.
8. Transformation: How well will the building adapt to changes in tenants? Can this design gracefully transform into another use – what is its reincarnation? The building is designed specifically for a carwash use. If the building were to be repurposed in the future, it will require some creativity.
9. Simplicity: What is the idea or concept behind this design? Are there any faux elements? If so, please explain their reason. The building design seeks to be modern, fun, and visually interesting with its wave-like curved roof, tower elements, and use of glass. There are no faux elements.



LANDSCAPING REQUIREMENTS

PARKING LOT SCREENING:
 -PERIMETER LANDSCAPING IS REQUIRED FOR ALL PARKING LOTS AND SHALL BE ESTABLISHED ALONG THE EDGE OF THE PARKING LOT.
 -THE PERIMETER PARKING LOT LANDSCAPING AREA SHALL BE AT LEAST 15 FEET IN WIDTH, AS MEASURED FROM THE RIGHT-OF-WAY LINE TO THE BACK OF CURB AND 5 FEET FROM ADJACENT SHARED PROPERTY LINES TO THE BACK OF CURB.
 -ONE TREE 2-1/2 INCHES IN CALIPER SHALL BE PLANTED FOR EACH 25 FEET OF LANDSCAPED AREA LENGTH.
 -ONE SHRUB, A MINIMUM OF 18 INCHES IN HEIGHT AT PLANTING AND NOT TO EXCEED 5 FEET AT MATURITY, FOR EVERY 3 FEET OF LANDSCAPED AREA LENGTH.

- KEY NOTES**
- ① 2" TO 5" ROCK OVER 2 LAYERS OF MIRAFI 500X OR APPROVED EQUAL FABRIC/WEED BARRIER.
 - ② SOD.
 - ③ 4" PVC IRRIGATION PIPE SLEEVE COORDINATE W/ PAVING CONTRACTOR.
 - ④ PROVIDE CONCRETE LANDSCAPING EDGING (S.D. 85 ON SHT. L1.2).
 - ⑤ PROVIDE 1.5" PRESSURE VACUUM BREAKER FOR IRRIGATION SYSTEM.
 - ⑥ GRANULAR FILL AND GEOFABRIC IN PLANTING BEDS REMOVED BY EARTHWORK CONTRACTOR (S.D. 89 ON SHT L1.2).

- IRRIGATION NOTES**
1. ALL ROCK PLANTING BEDS SHALL BE PROVIDED WITH DRIP IRRIGATION.
 2. ALL SOD AREAS SHALL BE PROVIDED WITH A POP-UP IRRIGATION SYSTEM SPACED TO ADEQUATELY WATER ALL TURF AREAS - INCLUDING BOULEVARD.

- LEGEND**
- [Pattern] PATCH EXISTING TURF AREAS WITH HYDROSEED
 - [Pattern] 30" BIGHT TRIANGLES
 - [Pattern] IRRIGATION SLEEVE
 - [Pattern] MIN WEGE SEED URBAN PRAIRIE GRASS

PLANT SCHEDULE						
TREES (S.D. E7)	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	QTY	
	EX-ST	*Existing Box Elder N/A	--	--	2	
	EX-ACE	*Existing Sugar Maple N/A	--	--	8	
	ACE SUG	Acer saccharum Sugar Maple	2.5" Cal.	Container	12	
	ACE ABZ	Acer x freemantii 'Jeffred' TM Autumn Blaze Freeman Maple	2.5" Cal.	Container	5	
	GLE TTI	Gleditsia triacanthos f. inermis Thornless Honey Locust	2.5" Cal.	Container	1	
	THU OCC	Thuja occidentalis American Arborvitae	6" HL	Container	5	
SHRUBS (S.D. H6)	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	QTY	
	ALL STE	Allium stellatum Prairie Onion	2 gal.	Container	14	
	AME STL	Ametancther stolonifera Running Serviceberry	2 gal.	Container	28	
	ARO MLN	Aronia melanocarpa Black Chokeberry	2 gal.	Container	11	
	COR RUG	Cornus rugosa Round-leaved Dogwood	2 gal.	Container	8	
	COR RES	Cornus sericea Red Twig Dogwood	2 gal.	Container	25	
	ILE W3	Ilex verticillata Winterberry	2 gal.	Container	23	
PERENNIALS (S.D. H8)	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	QTY	
	AND GER	Andropogon gerardi Big Bluestem	2 gal.	Container	35	
	ASC PUR	Asclepias purpurascens Purple Milkweed	1 gal.	Container	9	
	ECH PUR	Echinacea purpurea Coneflower	1 gal.	Container	6	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	QTY	
	ROCK2	River Rock	2-5"	--	2,282 sf	
	SOD	Turf Sod	--	--	18,896 sf	

(K6) LANDSCAPE PLAN

SCALE: 1" = 20'
 NORTH

DATE:	10/20/21
PROJECT NO:	2108
DRAWN BY:	AK
CHECKED BY:	CM
REVISIONS:	

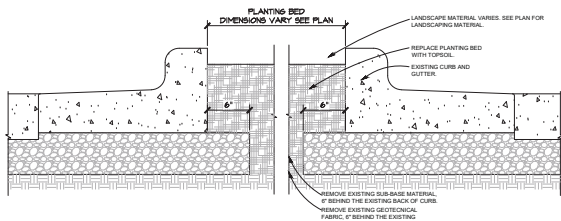
TOMMY CAR WASH SYSTEM
 4061 HIGHWAY 61
 WHITE BEAR LAKE, MN
P####

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 FAX (701) 281-9501
 4609 33RD AVE. S.
 SUITE 400
 FARGO, ND 58104

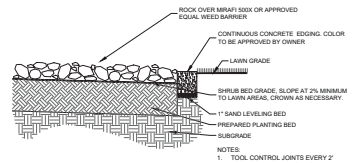
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 DESIGN RESOURCE GROUP
 PH. (701) 499-0212
 FAX (701) 281-9501

SHEET DESCRIPTION:
 LANDSCAPE PLAN

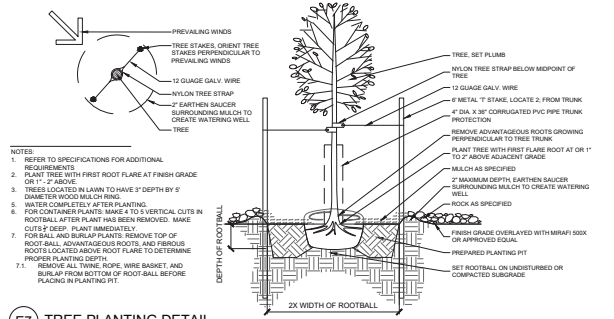
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L1.1



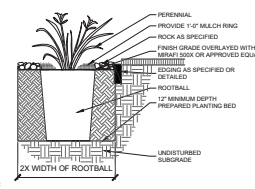
B9) PLANTING BED SOIL REPLACEMENT DETAIL
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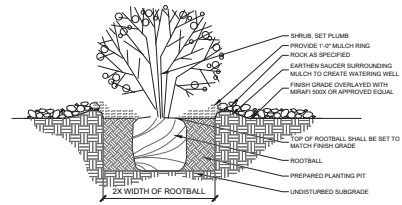
B5) EDGING DETAIL
NOT TO SCALE



E7) TREE PLANTING DETAIL
NOT TO SCALE



H8) PERENNIAL PLANTING DETAIL
NOT TO SCALE



H5) SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPING NOTES

1. ALL PLANTINGS SHALL HAVE MULCH RING AROUND BASE AS DETAILED.
2. THOROUGHLY WATER ALL PLANTING BEDS TWICE IN THE FIRST 48 HOURS.
3. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE, GRADING, UTILITIES, AND OTHER RELATIVE PLANS FOR ALL OTHER INFORMATION.
4. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, AND OTHER SITE FACTORS.
5. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING, AND UTILITY PLANS FOR STORM, SANITARY, AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN EDGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPAIR OR REPLACE ANY DAMAGE AT CONTRACTOR'S EXPENSE.
6. LANDSCAPE PLANTING BEDS MUST BE FREE DRAINING, PAVEMENT, COMPACTED SUBGRADE, AND ANY ROCK SHALL BE REMOVED FROM WITHIN BEDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS, SPECIFICATIONS, OR RECOMMENDED BY LANDSCAPE CONTRACTOR. REPLACE SOIL WITH MODERATELY TO COMPACTED LOCAL SOIL, FREE FROM STONES AND RUBBER 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
7. APPLY FERTILIZER, SULPHUR, LIME, ETC. AS RECOMMENDED BY LANDSCAPE CONTRACTOR AND/OR SOIL ANALYSIS.
8. TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCATION OF THE PROJECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY, WELLS BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS, OR LARVAE. THEY SHALL HAVE HEALTHY AND WELL-DEVELOPED ROOT SYSTEMS. ALL TREES SHALL HAVE STRAIGHT SINGLE TRUNKS WITH THEIR MAIN LEADER INTACT UNLESS OTHERWISE STATED. THE LANDSCAPE DESIGNER SHALL ONLY PERMIT SUBSTITUTIONS UPON WRITTEN APPROVAL. THEIR SEEDS SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED ON THE DRAWINGS MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

DATE:	10/20/21
PROJECT NO.:	21086
DRAWN BY:	AK
CHECKED BY:	CM
REVISIONS:	

TOMMY CAR WASH SYSTEM
4061 HIGHWAY 61
WHITE BEAR LAKE, MN
P####

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CORPORATION
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FAX (701) 281-9501
4609 33RD AVE. S.
SUITE 400
FARGO, ND 58104

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DESIGN RESOURCE GROUP
PH: (701) 499-0212
FAX: (701) 281-9501

SHEET DESCRIPTION:
LANDSCAPE DETAILS

Sheet
L1.2

SITE DEVELOPMENT PLANS

FOR

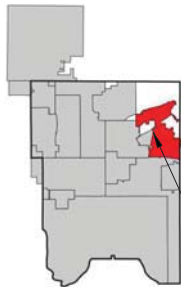
TOMMY CAR WASH

4061 HIGHWAY 61
WHITE BEAR LAKE, MINNESOTA



SITE LOCATION

RAMSEY COUNTY



SITE LOCATION

CITY OF WHITE BEAR LAKE



WHITE BEAR TOWNSHIP

WHITE BEAR LAKE

GOOSE LAKE

CITY OF GEM LAKE

CITY OF WHITE BEAR LAKE

COUNTY ROAD F EAST

PROJECT LOCATION

SHEET INDEX

THIS PLAN CONTAINS 8 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2-C3	DETAILS
C4	DETAILS AND CONSTRUCTION NOTES
C5	EXISTING CONDITIONS & REMOVALS PLAN
C6	SITE PLAN
C7	GRADING & DRAINAGE PLAN
C8	UTILITY PLAN



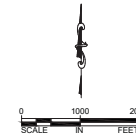
CALL BEFORE YOU DIG!

Gopher State One Call
Twin City Area: 651-454-0002
Toll Free: 1-800-252-1166

THE SUBSURFACE UTILITY INFORMATION DEPICTED IN THESE PLANS ARE SHOWN ACCORDING TO CI/ASCE 38-02, "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA," LEVEL D STANDARDS.

LEGEND

 IMPAIRED WATERS



DATE:	03/24/22
PROJECT NO.:	31441
DRAWN BY:	AL
CHECKED BY:	→
ADDENDUMS:	
REVISIONS:	
03.10.22	CITY COMMENTS

**TOMMY'S EXPRESS
CAR WASH SYSTEMS**
4061 HIGHWAY 61
WHITE BEAR LAKE, MINNESOTA

PXXXX

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY

JEFFREY A. PROUCHÉ, P.E.
LIC. NO. 03208

CHRISTIANSON
CORPORATION

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FAX (701) 281-9501

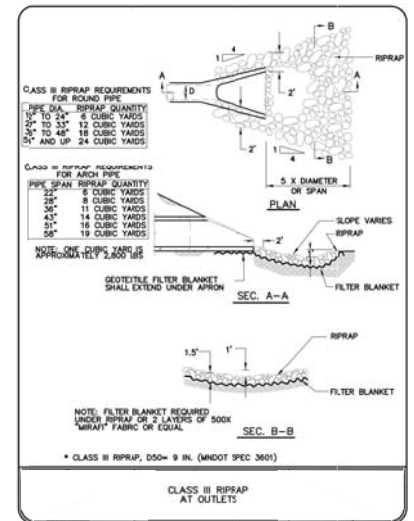
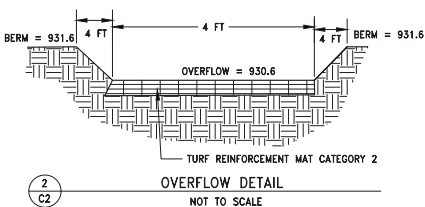
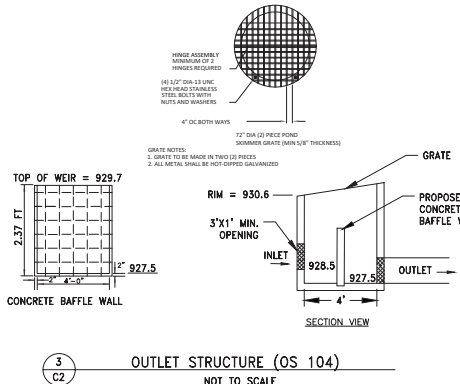
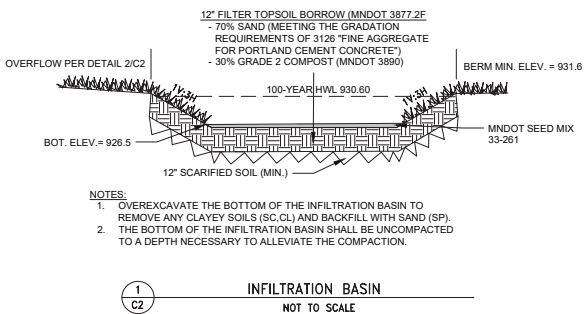
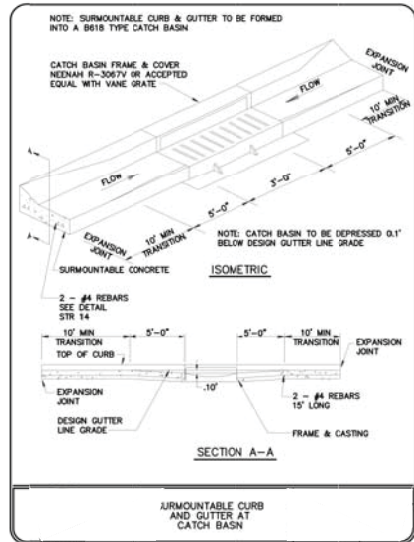
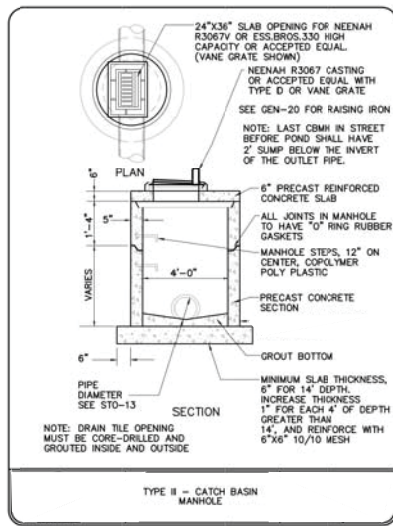
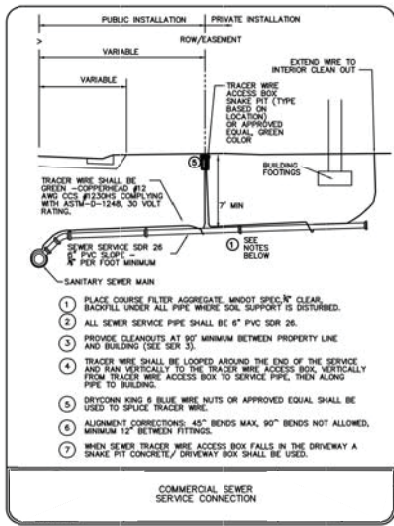
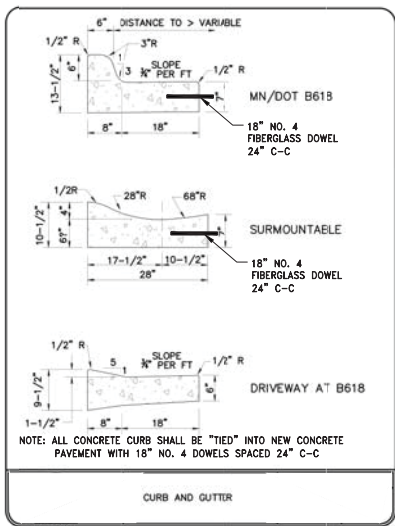
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SHEET DESCRIPTION:
TITLE SHEET

Sheet
C1 of C8



DATE: 03/24/21
 PROJECT NO: 31445
 DRAWN BY: AL
 CHECKED BY: [Signature]
 ADDENDUMS:

REVISIONS:
 03.10.22 CITY COMMENTS

CONTRACTOR: [Signature]

TOMMY'S EXPRESS
CAR WASH SYSTEMS
 4061 HIGHWAY 61
 WHITE BEAR LAKE, MINNESOTA

PXXXX

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY

JEFFREY A. PROSS, P.E.
 03/24/21

CHRISTIANSON
 CONSULTANTS

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 FAX: (701) 281-9501

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 DESIGN REVISIONS GROUP
 PH: (701) 499-0212
 FAX: (701) 281-9501

SHEET DESCRIPTION:
 DETAILS

Sheet
 C2 of C8

DATE: 03/24/21
 PROJECT NO: 31445
 DRAWN BY: AL
 CHECKED BY: AL
 ADDENDUMS: 2

REVISIONS:
 03.10.22 CITY COMMENTS

TOMMY'S EXPRESS
CAR WASH SYSTEMS
 4061 HIGHWAY 61
 WHITE BEAR LAKE, MINNESOTA

PXXXX

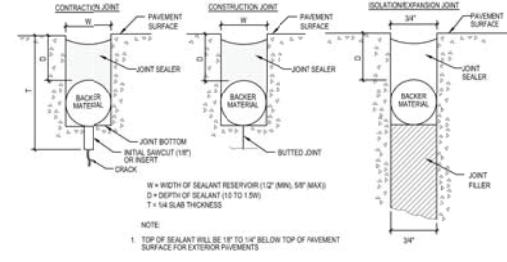
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 PRELIMINARY
 JEFFREY A. PROSSER, P.E.
 LICENSE NO. 52706
 03/24/21

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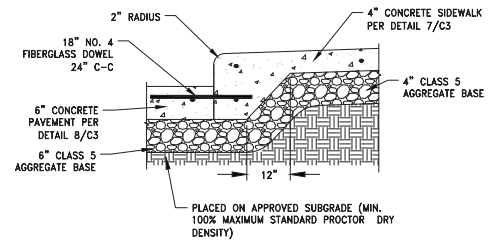
DG
 DESIGN GROUP
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 FAX (701) 281-9501

SHEET DESCRIPTION:
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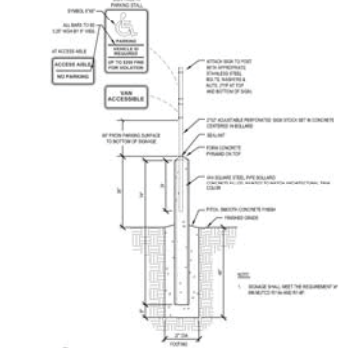
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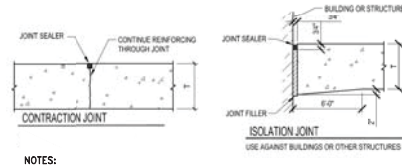
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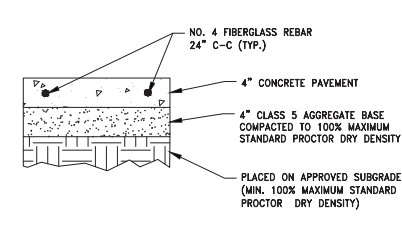
7 C3 INTEGRAL SIDEWALK
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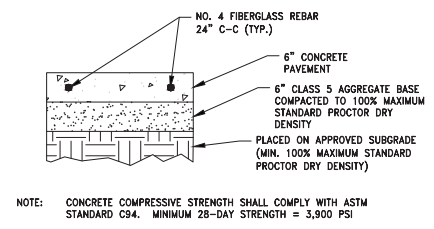
3 C3 ADA SIGN DETAIL
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6 C3 CONCRETE PAVEMENT JOINT DETAILS
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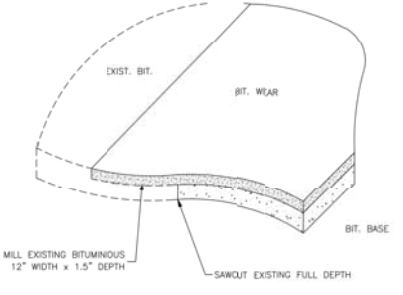


9 C3 CONCRETE SIDEWALK
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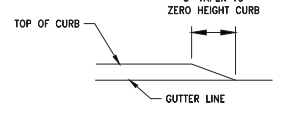


NOTE: CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM STANDARD C84. MINIMUM 28-DAY STRENGTH = 3,900 PSI

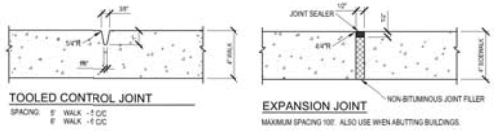
10 C3 CONCRETE VEHICLE PAVEMENT
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2 C3 BITUMINOUS MATCHING DETAIL
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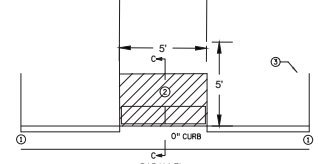
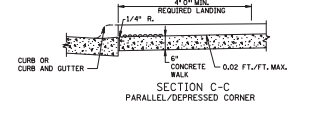
1 C3 CONCRETE CURB TAPER DETAIL
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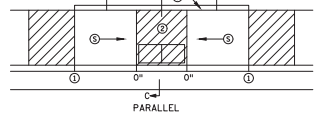
5 C3 CONCRETE SIDEWALK JOINT DETAILS
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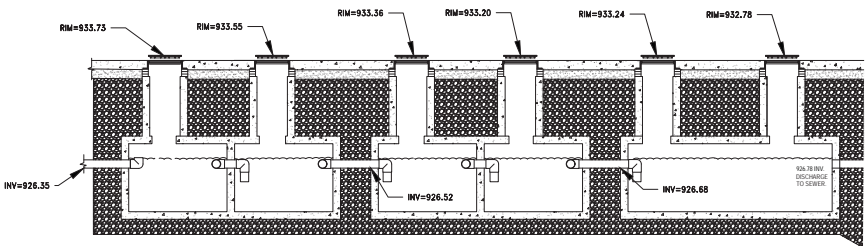
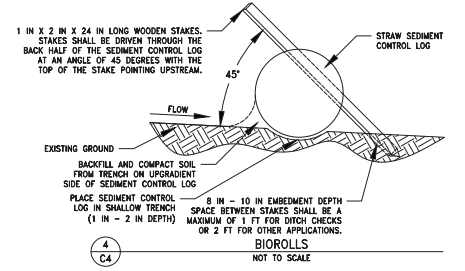
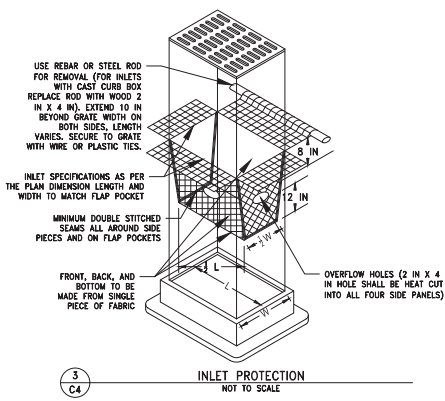
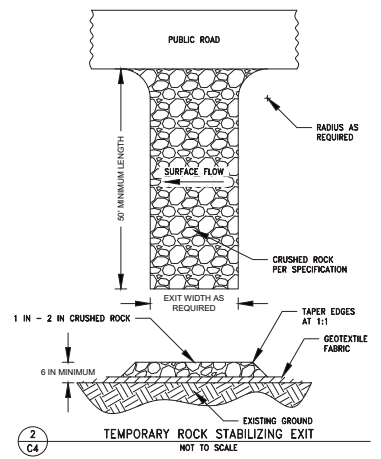
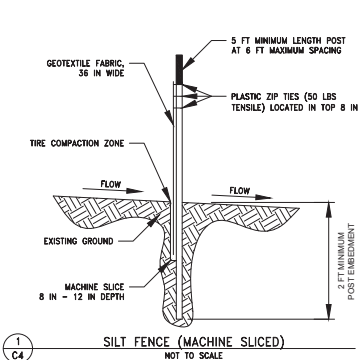
LEGEND
 THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
 (1) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
 (2) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
 (3) LANDING AREA - 4' x 4' MIN. 1/4" x 6" MIN. PREFERRED DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS, LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
 (4) CURB HEIGHT

NOTES:
 LANDINGS SHALL BE LOCATED AN WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 2%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.
 INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 24" FROM THE BACK OF CURB WITH 6" FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.
 SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.
 CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VERTICAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.
 ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THIS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH EXCEPT AS STATED IN (C) BELOW.
 TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY FOLLOW SIDEWALK RESPONSE DETAIL ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).
 TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
 WHEN THE BOULEVARD IS 4" WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.
 ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
 4" MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHOULDER PAVING AND THE ENTIRE PAR BOTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.
 RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
 (1) MATCH FULL HEIGHT CURB.
 (2) DETECTABLE WARNINGS MAY BE PART OF THE 4' x 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
 (3) WHEN ADJACENT TO GRASS, GRASSING SHALL ALWAYS BE USED WHEN FEASIBLE. V. CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWED.
 WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V. CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SW & TS REMOVAL.

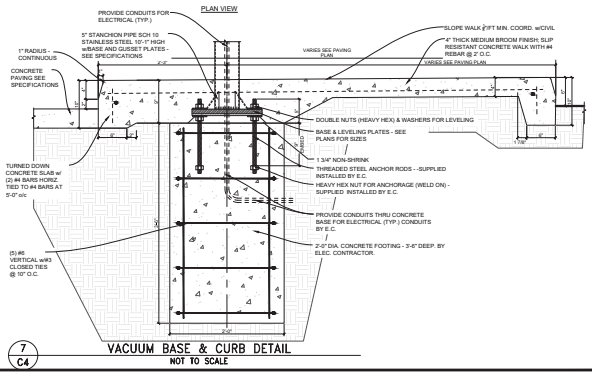
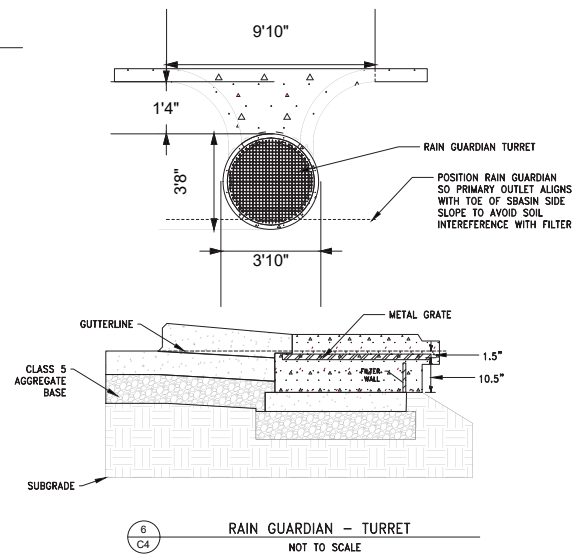
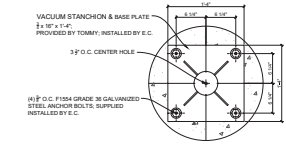


8 C3 PEDESTRIAN CURB RAMP
 NOT TO SCALE





- NOTES:
- TANKS SHALL BE PLACED ON A MINIMUM OF 1-FOOT GRANULAR MATERIAL (SAND) AND THE TANK SIDES BACKFILLED WITH SAND HAVING LESS THAN 50% OF THE PARTICLES BY WEIGHT PASSING THE #40 SIEVE AND LESS THAN 5% PASSING THE #200 SIEVE. THE TANKS SHALL BE PLACED ON FILL ACHIEVING 100% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY.
 - SLOPE ACROSS TANKS SHALL BE 1" PER 1 FOOT UNLESS OTHERWISE APPROVED.
 - DETAIL FOR INVERT AND RIM PURPOSES ONLY. SEE DETAIL ON SHEET P100 FOR TANK AND SYSTEM SPECIFICATIONS.



GENERAL CONSTRUCTION AND SOILS NOTES:

- THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL APPLY.
- THE 2018 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL APPLY.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES, LAWS AND ORDINANCES.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR FOLLOWING ALL APPLICABLE OSHA STANDARDS.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND CALL GOPHER STATE ONE CALL 48 HOURS PRIOR TO CONSTRUCTION WORK. EXISTING UTILITIES SHOWN ON THESE PLANS ARE ONLY APPROXIMATE AND MAY NOT BE RELIED UPON AS EXACT OR COMPLETE.
- IF UTILITY RELOCATION IS NECESSARY, THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES.
- MATERIAL UNSUITABLE FOR CONSTRUCTION (E.G. TOPSOIL, SILTS, ROOTS, ORGANIC MATERIALS, PEATS, DEBRIS, ETC.) ENCOUNTERED DURING EXCAVATION WITHIN THE PARKING LOT AND BUILDING SHALL BE REMOVED AND PROPERLY DISCARDED UNLESS OTHERWISE APPROVED BY THE SOILS ENGINEER.
- FILL WITHIN THE PARKING LOT AND BUILDING SHALL BE SUITABLE MATERIAL AND PLACED IN LOOSE LIFTS NO THICKER THAN TWELVE (12) INCHES. COMPACTION WITHIN THE PARKING LOT AND BUILDING SHALL BE COMPACTED TO 100% OF THE MAXIMUM STANDARD PROCTOR DENSITY WITHIN THE TOP 3 FEET. SUITABLE MATERIAL SHALL CONSIST OF SW, SP, SP-SM, AND SM USCS CLASSIFICATIONS.
- TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS TOPSOIL IN GREEN SPACES DISTURBED DUE TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF BITUMINOUS AND CONCRETE MATERIALS DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH MNDOT SPEC 2104.3.
- ALL EXCESS MATERIAL SHALL BE DISPOSED OF OFFSITE.

DATE:	03/24/21
PROJECT NO.:	21-045
DRAWN BY:	AL
CHECKED BY:	AL
APPENDUMS:	
REVISIONS:	
03.10.22 CITY COMMENTS	

TOMMY'S EXPRESS
CAR WASH SYSTEMS
 4061 HIGHWAY 61
 WHITE BEAR LAKE, MINNESOTA

PXXXX

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY

JEFFREY A. PRUSON, P.E.
 02-04-22

CHRISTIANSON
 CONSULTANTS

PH: (701) 281-9500
 FAX: (701) 281-9501

4609 33RD AVE. S.
 SUITE 400
 FARGO, ND 58104

IDG
 DESIGN INTEGRATED GROUP

PH: (701) 499-0212
 FAX: (701) 281-9501

SHEET DESCRIPTION:
 DETAILS AND CONSTRUCTION NOTES

Sheet
 C4 of C8

DATE:	03/24/21
PROJECT NO.:	21-045
DRAWN BY:	AL
CHECKED BY:	
ADDENDUMS:	
REVISIONS:	
03.10.22 CITY COMMENTS	

**TOMMY'S EXPRESS
CAR WASH SYSTEMS**
4061 HIGHWAY 61
WHITE BEAR LAKE, MINNESOTA

PXXXX

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PRELIMINARY

JEFFREY A. PROSS, P.E.
LIC. NO. 92876

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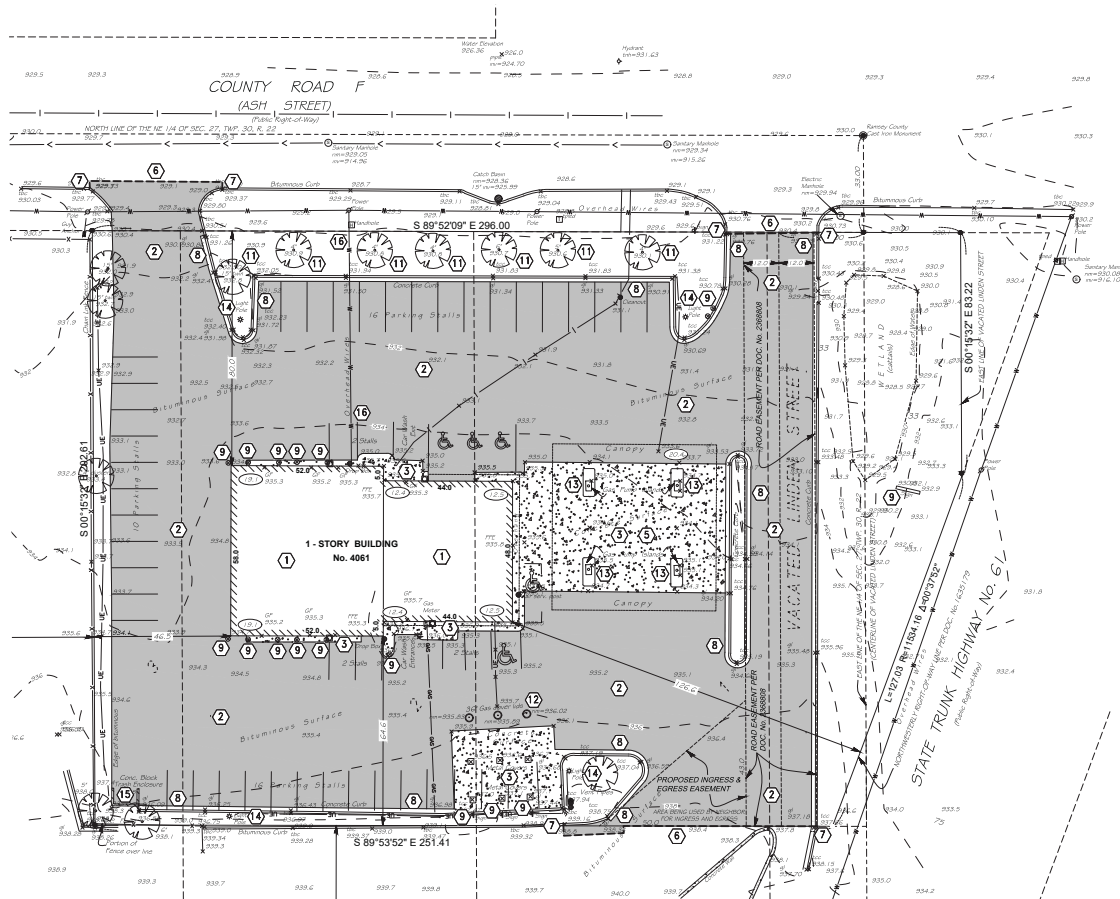
4609 33RD AVE. S.
SUITE 400
FARGO, ND 58104

IDG
DESIGN RESOURCE GROUP

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SHEET DESCRIPTION:
EXISTING
CONDITIONS &
REMOVALS PLAN

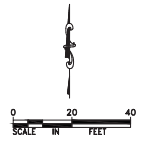
Sheet
C5 of C8



- REFERENCE NOTES:**
- ① REMOVE BUILDING AND CANOPY
 - ② REMOVE BITUMINOUS PAVEMENT (FULL DEPTH)
 - ③ REMOVE CONCRETE PAVEMENT (FULL DEPTH)
 - ④ REMOVE AND PATCH BITUMINOUS PAVEMENT (MATCH EXISTING PAVEMENT SECTION)
 - ⑤ REMOVE CANOPY
 - ⑥ SAWCUT BITUMINOUS PAVEMENT (FULL DEPTH)
 - ⑦ REMOVE CONCRETE CURB & GUTTER (FULL DEPTH)
 - ⑧ REMOVE CONCRETE CURB & GUTTER
 - ⑨ REMOVE SIGN, FLAG POLE OR BOLLARD
 - ⑩ DISCONNECT WATER AND SEWER LATERALS AT MAIN. PATCH STREET PER CITY REQUIREMENTS. FIELD VERIFY SEWER STUB LOCATIONS.
 - ⑪ CLEAR AND GRUB TREE (7)
 - ⑫ REMOVE UNDERGROUND FUEL TANKS
 - ⑬ REMOVE FUEL PUMPS (4)
 - ⑭ REMOVE LIGHT POLE
 - ⑮ REMOVE TRASH ENCLOSURE
 - ⑯ REMOVE OVERHEAD WIRES

- GENERAL NOTES:**
1. COORDINATE WITH UTILITY COMPANIES PRIOR TO COMMENCING REMOVALS.

- LEGEND**
- | | |
|------------------------------|--|
| --- EXISTING CONTOUR | — REMOVE CURB & GUTTER |
| ▭ EXISTING BUILDING | ■ REMOVE BITUMINOUS PAVEMENT |
| ▬ EXISTING CURB & GUTTER | ▨ REMOVE CONCRETE PAVEMENT |
| --- EXISTING STORM SEWER | ⊗ REMOVE TREE (VERIFY WITH TREE PRESERVATION PLAN) |
| --- EXISTING SANITARY SEWER | --- SAWCUT PAVEMENT |
| --- EXISTING WATERMAIN | |
| ▨ EXISTING CONCRETE PAVEMENT | |
| --- EXISTING FENCE | |
| ▲ EXISTING SIGN | |
| ⊕ EXISTING HYDRANT | |
| ○ EXISTING STORM MANHOLE | |
| ○ EXISTING SANITARY MANHOLE | |
| ⊕ EXISTING FES | |
| ● EXISTING CATCH BASIN | |



DATE: 03/24/11
 PROJECT NO: 11-045
 DRAWN BY: AL
 CHECKED BY: J
 ADDENDUMS:

REVISIONS:
 03.10.22 CITY COMMENTS

TOMMY'S EXPRESS
CAR WASH SYSTEMS
 4061 HIGHWAY 61
 WHITE BEAR LAKE, MINNESOTA

PXXXX

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY

JEFFREY A. PRUGH, P.E.
 02-04-022 02706

CHRISTIANSON
 CONSULTANTS

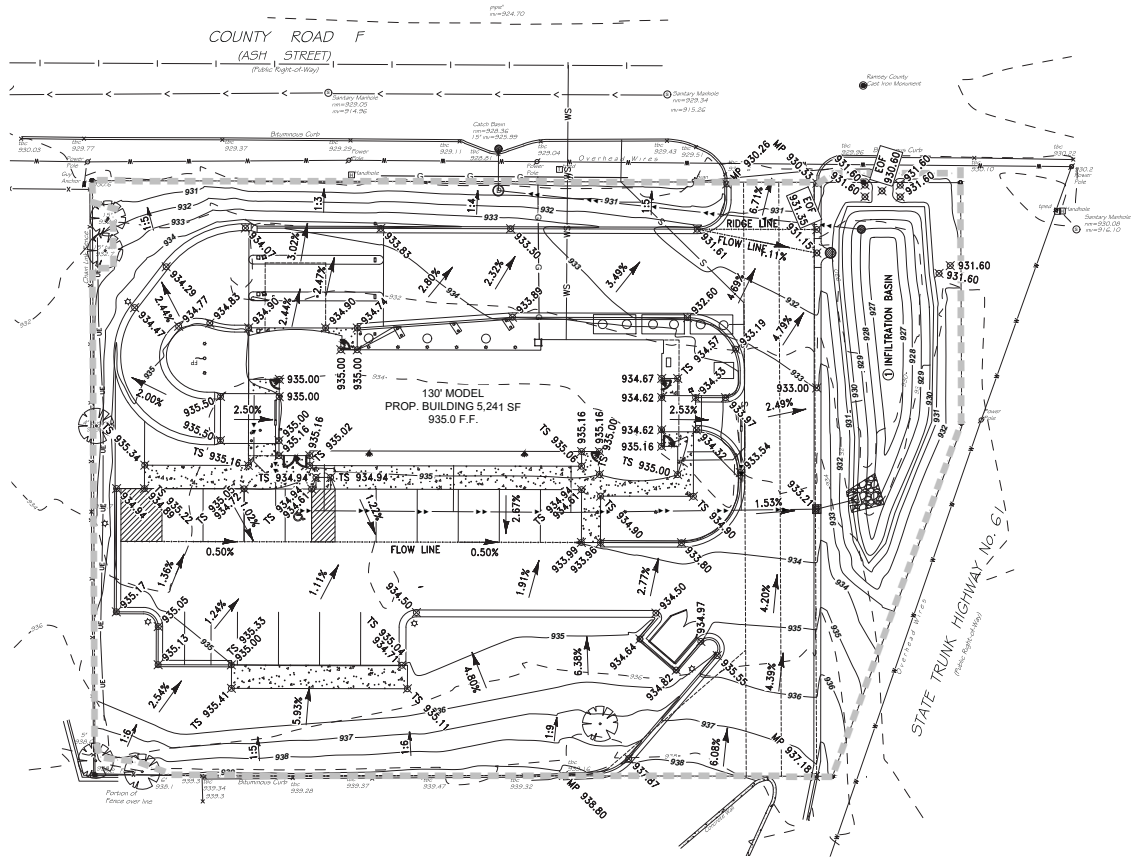
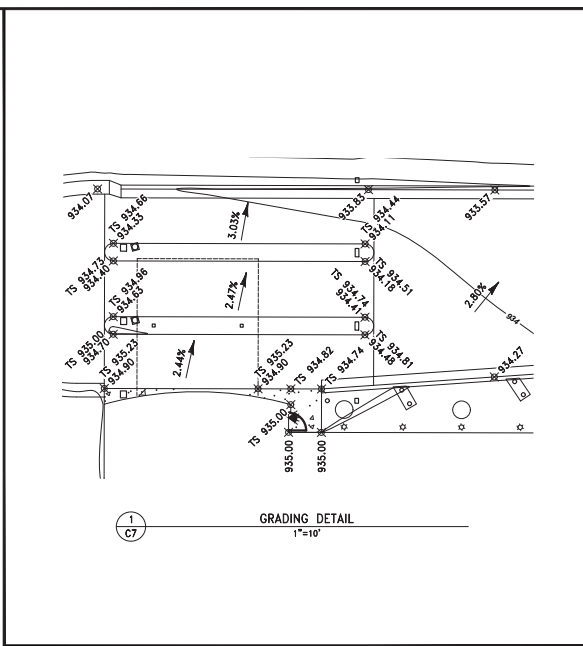
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 SUITE 400
 FARGO, ND 58104

IDG
 DESIGN INDEPENDENT GROUP
 PH. (701) 499-0212
 FAX (701) 281-9501

SHEET DESCRIPTION:
 GRADING &
 DRAINAGE PLAN

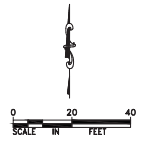
Sheet
 C7 of C8

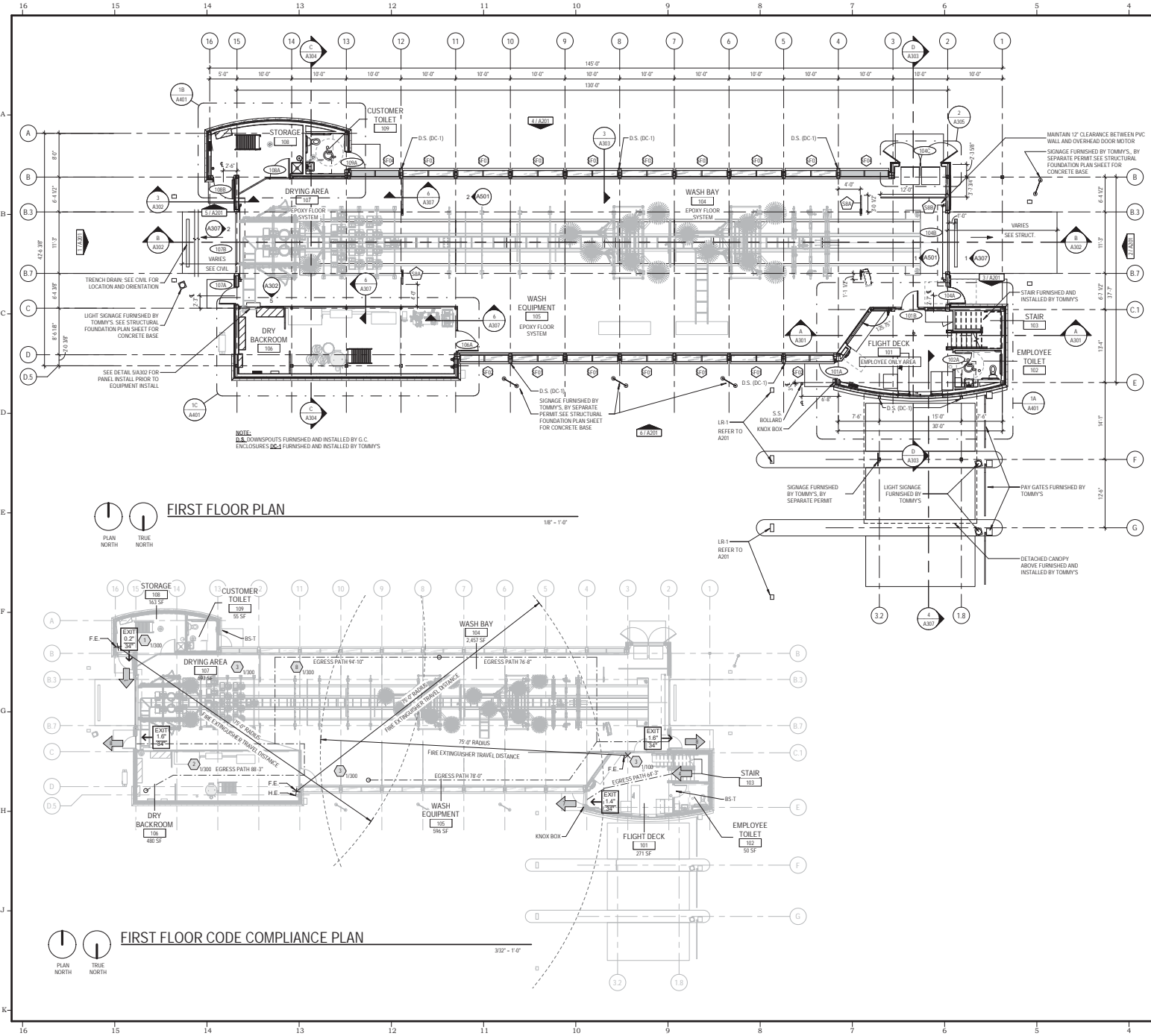


REFERENCE NOTES:
 ① 100-YEAR FHWL = 930.60
 BOTTOM ELEVATION = 926.50

- NOTES:**
1. ALL GRADES ARE GUTTER OR PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
 2. THE BOTTOM OF THE INFILTRATION BASIN SHALL BE GRADED FLAT AT AN ELEVATION OF 926.50.
 3. PROTECT THE INFILTRATION BASIN FROM COMPACTION. IF COMPACTION OCCURS, THE INFILTRATION BASIN SHALL BE UNCOMPACTED TO A DEPTH NECESSARY TO ALLEVIATE COMPACTION.
 4. TOPSOIL IS NOT ALLOWED IN THE INFILTRATION BASIN.
 5. OVEREXCAVATE THE BOTTOM OF THE INFILTRATION BASIN TO REMOVE ANY CLAYEY SOILS (SC,CL) AND BACKFILL WITH SAND (SP).

- LEGEND**
- - - - - EXISTING CONTOUR
 - - - - - PROPOSED CONTOUR
 - ==== EXISTING CURB & GUTTER
 - ==== PROPOSED SURMOUNTABLE CURB & GUTTER
 - ==== PROPOSED SURMOUNTABLE TIPOUT CURB & GUTTER
 - ==== PROPOSED B618 CURB & GUTTER
 - ==== PROPOSED B618 TIPOUT CURB & GUTTER
 - - - - - EXISTING STORM SEWER
 - - - - - PROPOSED STORM SEWER
 - - - - - EXISTING WATERMAIN
 - - - - - EXISTING FENCE
 - ==== PROPOSED GRADING LIMITS
 - ▲ PROPOSED SLOPE
 - ▲ MP \$10.00 PROPOSED HIGH POINT
 - ▲ LP \$10.00 PROPOSED MATCH POINT
 - ▲ LP \$10.00 PROPOSED LOW POINT
 - ▲ TS \$10.00 PROPOSED TOP OF SLAB
 - ▲ \$10.00 PROPOSED GUTTER LINE OR FINISHED GROUND ELEVATION





GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. FINISH FLOOR ELEVATION = 100'-0" REFER TO CIVIL DRAWINGS FOR SITE DATUM ELEVATION EQUIVALENT.
3. BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
4. REFER TO CODE COMPLIANCE DRAWINGS FOR LOCATIONS OF RATED ASSEMBLIES AND CODE SUMMARY.
5. ALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE AS SHOWN UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE PERPENDICULAR AND PARALLEL, UNLESS NOTED OTHERWISE.
7. OWNER FURNISHED EQUIPMENT IS SHOWN LIGHT DASHED FOR REFERENCE ONLY. REFER TO EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION.

INTERIOR WALL GENERAL NOTES

1. CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
2. PROVIDE DETECTION TRUCK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING 3/4" ROOF-FLOOR DEFLECTION.

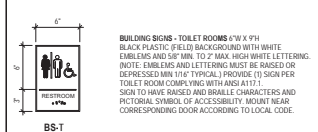
INTERIOR WALL LEGEND

- 1. METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK.
 - STA 3/8" METAL STUDS
 - 3/8" METAL STUDS WITH BATT INSULATION
 - 2. METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE AND ACROUSTICAL BATT INSULATION. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK.
 - STA 3/8" METAL STUDS
 - 3. METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD ONE SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. PROVIDE FRP PANELS IN TOILET ROOMS AS REQUIRED. REFER TO INTERIOR ELEVATIONS FOR HEIGHTS OF FRP AT TOILET ROOMS.
 - STA 7/8" METAL LWT CHANNEL
 - SSB 1/2" METAL STUDS
 - SSB 3/8" METAL STUDS
 - SSB 6" METAL STUDS
 - 4. METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD ONE SIDE, ACROUSTICAL BATT INSULATION, AND 1/2" EXTERIOR GRADE PLYWOOD WITH WATER RESISTIVE BARRIER ONE SIDE AND 5/8" GYPSUM BOARD W/ FRP PANELS ON TOILET ROOM SIDE. REFER TO INTERIOR ELEVATION FOR HEIGHTS OF FRP. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. UNLESS NOTED OTHERWISE.
 - STA 6" METAL STUDS
 - 5. METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD ONE SIDE AND 1/2" EXTERIOR GRADE FRP PANELS WITH WATER RESISTIVE BARRIER AND 1/2" PVC WALL PANEL. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. UNLESS NOTED OTHERWISE.
 - STA 3/8" METAL STUDS
 - SSB 6" METAL STUDS
 - 6. METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD ONE SIDE AND 5/8" GYPSUM BOARD W/ FRP PANELS ON TOILET ROOM SIDE. REFER TO INTERIOR ELEVATION FOR HEIGHTS OF FRP. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. UNLESS NOTED OTHERWISE.
 - STA 3/8" METAL STUDS
 - SSB 6" METAL STUDS
 - 7. METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD ONE SIDE AND 5/8" GYPSUM BOARD W/ FRP PANELS ON TOILET ROOM SIDE. REFER TO INTERIOR ELEVATION FOR HEIGHTS OF FRP. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. UNLESS NOTED OTHERWISE.
 - STA 3/8" METAL STUDS
 - SSB 6" METAL STUDS
 - 8. DEMOUNTABLE PVC WALL PANEL SYSTEM FURNISHED AND INSTALLED BY G.C.
 - 9. ACROUSTICAL BATT INSULATION AND 1/2" EXTERIOR GRADE PLYWOOD WITH WATER RESISTIVE BARRIER AND 1/2" PVC PANEL. REF. DETAIL 6/A302
 - 10. METAL FURRING HORIZONTAL INSTALLATION 24" O.C. W/ 5/8" CDX PLYWOOD WITH WATER RESISTIVE BARRIER AND 1/2" THICK PVC PANEL.
 - STA 7/8" METAL LWT CHANNEL HORIZONTAL. INST. 24" O.C.
 - 11. METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" CDX PLYWOOD ONE SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF STRUCTURE ABOVE.
 - STA 3/8" METAL STUDS
 - SSB 6" METAL STUDS
 - 12. METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE. EXTEND ALL WALL COMPONENTS TO 3'-6" ABOVE UPPER STAIR NOSING.
 - STA 3/8" METAL STUDS
 - SSB 6" METAL STUDS
- NOTE: ALL PVC WALL PANELS ARE FURNISHED AND INSTALLED BY G.C.

CODE LEGEND

- ➡ EXTENT ACCESS WITH CAPACITY SERVED
- ➡ DIRECTION OF EGRESS INCLUDING SECONDARY EXTENT ACCESS
- ⊕ OCCUPANT LOAD OF SPACE AND BASIS FOR CALCULATION
- ➡ REQUIRED EGRESS WIDTH
- ➡ PROVIDED EGRESS WIDTH
- F.E. WALL MOUNTED FIRE EXTINGUISHER CLASS A (dry) (Minimum) Hazard Occupancy 2A-100 EXTINGUISHER. CONTRACTOR TO VERIFY LOCATION WITH FIRE INSPECTOR PRIOR TO INSTALLATION. 75' TRAVEL DISTANCE MAXIMUM.
- H.E. WALL MOUNTED CLEAN AGENT FIRE EXTINGUISHER AMEREX S/B CHROME HALOTRON w/ BRACKET. CONTRACTOR TO VERIFY LOCATION WITH FIRE INSPECTOR PRIOR TO INSTALLATION. 75' TRAVEL DISTANCE MAXIMUM.

SIGNAGE



DATE:	08/29/2022
PROJECT NO:	211068
DRAWN BY:	JK
CHECKED BY:	JK
REVISIONS:	

CAR WASH
4061 HWY. 61
WHITE BEAR LAKE, MN

P####

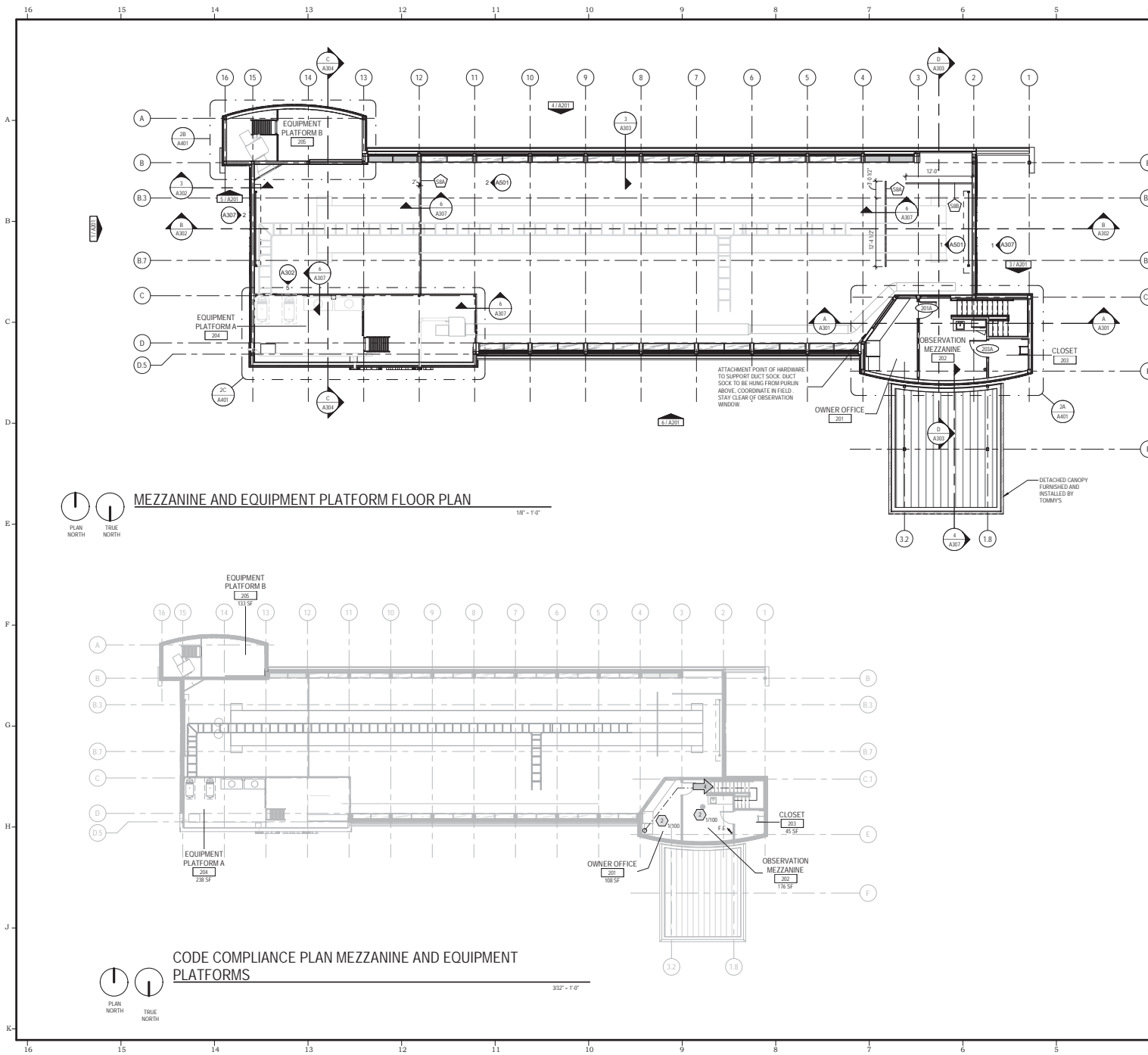
NOT FOR CONSTRUCTION

CHRISTIANSON COMPANIES
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IDG
INTERNATIONAL DESIGN GROUP
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SHEET DESCRIPTION:
FIRST FLOOR PLAN AND CODE COMPLIANCE PLAN

Sheet
A101



GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. FINISH FLOOR ELEVATION - 100' - 00\"/>

DATE:	08/19/2022
PROJECT NO:	21068
DRAWN BY:	JK
CHECKED BY:	JK
REVISIONS:	

INTERIOR WALL GENERAL NOTES

1. CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
2. PROVIDE DETECTION TRUCK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING 3/4\"/>

INTERIOR WALL LEGEND

- 1. METAL STUD FRAMING 20 GA @ 16\"/>
 - S1A 3/8\"/>
 - 2. METAL STUD FRAMING 20 GA @ 16\"/>
 - S1B 3/8\"/>
 - 3. METAL STUD FRAMING 20 GA @ 16\"/>
 - S1A 3/8\"/>
 - 4. METAL STUD FRAMING 20 GA @ 16\"/>
 - S1B 3/8\"/>
 - 5. METAL STUD FRAMING 20 GA @ 16\"/>
 - S1A 3/8\"/>
 - 6. METAL STUD FRAMING 20 GA @ 16\"/>
 - S1B 3/8\"/>
 - 7. METAL STUD FRAMING 20 GA @ 16\"/>
 - S1A 3/8\"/>
 - 8. METAL STUD FRAMING 20 GA @ 16\"/>
 - S1B 3/8\"/>
 - 9. DEMOUNTABLE PVC WALL PANEL SYSTEM FURNISHED AND INSTALLED BY G.C.
 - S8A 2 1/4\"/>
 - 10. METAL FURRING HORIZONTAL INSTALLATION 24\"/>
 - S1A 3/8\"/>
 - 11. METAL STUD FRAMING 20 GA @ 16\"/>
 - S1A 3/8\"/>
 - 12. METAL STUD FRAMING 20 GA @ 16\"/>
 - S1B 3/8\"/>
- NOTE: ALL PVC WALL PANELS ARE FURNISHED AND INSTALLED BY G.C.

CODE LEGEND

- ➡ EXTANT ACCESS WITH CAPACITY SERVED
- ➡ DIRECTION OF EGRESS INCLUDING SECONDARY EXTANT ACCESS
- ⊙ OCCUPANT LOAD OF SPACE AND BASIS FOR CALCULATION
XXXXX SF
- ➡ REQUIRED EGRESS WIDTH
- ➡ PROVIDED EGRESS WIDTH
- F.E. WALL MOUNTED FIRE EXTINGUISHER CLASS A Ordinary (Moderate) Hazard Occupancy 2A, 10B EXTINGUISHER. CONTRACTOR TO VERIFY LOCATION WITH FIRE INSPECTOR PRIOR TO INSTALLATION. 75' TRAVEL DISTANCE MAXIMUM.
- H.E. WALL MOUNTED CLEAN AGENT FIRE EXTINGUISHER. AMEREX 5LB CHROME HALOGEN BROMIDE CONTRACTOR TO VERIFY LOCATION WITH FIRE INSPECTOR PRIOR TO INSTALLATION. 75' TRAVEL DISTANCE MAXIMUM.

CAR WASH
4061 HWY. 61
WHITE BEAR LAKE, MN

P####

NOT FOR CONSTRUCTION

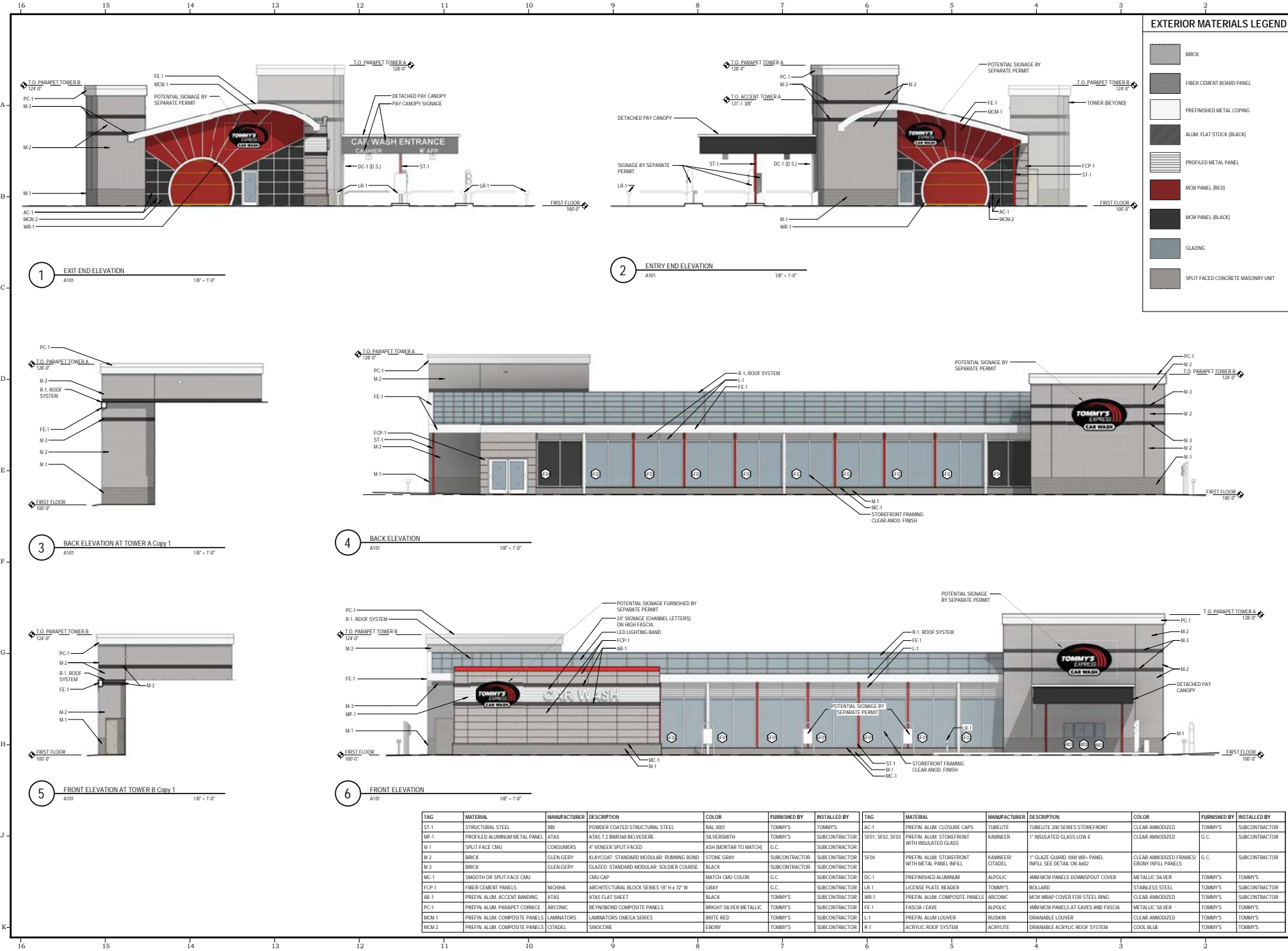
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IDG
INDUSTRIAL DESIGN GROUP
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SHEET DESCRIPTION:
MEZZANINE FLOOR PLAN AND
CODE COMPLIANCE PLAN

Sheet
A102



EXTERIOR MATERIALS LEGEND

- BRICK
- FIBER CEMENT BOARD PANEL
- PREFINISHED METAL COPING
- ALUM. FLAT STOCK (BLACK)
- PROFILED METAL PANEL
- MCM PANEL (RED)
- MCM PANEL (BLACK)
- GLAZING
- SPLIT FACED CONCRETE MASONRY UNIT

DATE: 08/19/22
 PROJECT NO: 21068
 DRAWN BY: EK
 CHECKED BY: MC
 REVISIONS:

CAR WASH
 4061 HWY. 61
 WHITE BEAR LAKE, MN

P####

NOT FOR CONSTRUCTION

CHRISTIANSON
 COMPANIES

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SHEET DESCRIPTION:
 PRESENTATION ELEVATIONS

Sheet
A2.01

TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	FURNISHED BY	INSTALLED BY	TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	FURNISHED BY	INSTALLED BY
ST-1	STRUCTURAL STEEL	AWI	POWDER-COATED STRUCTURAL STEEL	RAL 9001	TOMMY'S	TOMMY'S	AC-1	PREFIN. ALUM. CLOSURE CAPS	TABULITE	TABULITE 205 SERIES STOREFRONT	CLEAR ANNOZIZED	TOMMY'S	TOMMY'S
MF-1	PROFILED ALUMINUM METAL PANEL	ATAS	ATAS T-2 BIRCHDALE BELVEDERE	SILVERSMITH	TOMMY'S	SUBCONTRACTOR	SP-1, SF-2, SF-3	PREFIN. ALUM. STOREFRONT WITH INSULATED GLASS	KAWNEER	1" INSULATED GLASS LOW E	CLEAR ANNOZIZED	G.C.	SUBCONTRACTOR
M-2	SPLIT FACE CMU	CONSIMERS	4" VENEER SPLIT FACED	ASH (MORTAR TO MATCH)	G.C.	SUBCONTRACTOR	SG-4	PREFIN. ALUM. STOREFRONT WITH METAL PANEL INFILL	KAWNEER/ CITADEL	1" GLAZE GUARD 1000 WR-1 PANEL INFILL SEE DETAIL ON A602	CLEAR ANNOZIZED FRAMES/ EBONY INFILL PANELS	G.C.	SUBCONTRACTOR
M-3	BRICK	GLEN GERY	KLAYCOAT- STANDARD MODULAR-RUNNING BOND	STONE GRAY	SUBCONTRACTOR	SUBCONTRACTOR	DC-1	PREFINISHED ALUMINUM	ALPOLJC	4MM MCM PANELS DOWNSPOUT COVER	METALLIC SILVER	TOMMY'S	TOMMY'S
MC-1	SMOOTH OR SPLIT FACE CMU	GLEN GERY	GLAZED- STANDARD MODULAR- SOLDIER COURSE	BLACK	SUBCONTRACTOR	SUBCONTRACTOR	LR-1	LICENSE PLATE READER	TOMMY'S	BOLLARD	STAINLESS STEEL	TOMMY'S	SUBCONTRACTOR
FP-1	FIBER CEMENT PANELS	NICHIA	ARCHITECTURAL BLOCK SERIES 18" H X 72" W	GRAY	G.C.	SUBCONTRACTOR	WR-1	PREFIN. ALUM. COMPOSITE PANELS	ARCONIC	MCM WRAP COVER FOR STEEL RING	CLEAR ANNOZIZED	TOMMY'S	SUBCONTRACTOR
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	BLACK	TOMMY'S	SUBCONTRACTOR	FE-1	FASCIA/ EAVE	ALPOLJC	4MM MCM PANELS AT EAVES AND FASCIA	METALLIC SILVER	TOMMY'S	TOMMY'S
PC-1	PREFIN. ALUM. PARAPET CORNICE	ARCONIC	REYNOLDS COMPOSITE PANELS	BRIGHT SILVER METALLIC	TOMMY'S	SUBCONTRACTOR	L-1	PREFIN. ALUM. LOUVER	RUSKIN	DRAINABLE LOUVER	CLEAR ANNOZIZED	TOMMY'S	TOMMY'S
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	BRITE RED	TOMMY'S	SUBCONTRACTOR	R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	DRAINABLE ACRYLIC ROOF SYSTEM	COOL BLUE	TOMMY'S	TOMMY'S
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	SINOCOORE	EBONY	TOMMY'S	SUBCONTRACTOR							

CITY COUNCIL MEETING SUMMARY

April 12, 2022

APPROVAL OF MINUTES – Approved

- A. Minutes of the Regular City Council Meeting on March 22, 2022

APPROVAL OF THE AGENDA – Amended items reflected in strikethrough and double underline.**CONSENT AGENDA** – Approved

- A. Acceptance of Minutes: January & February White Bear Lake Conservation District, February Environmental Advisory Commission, March Planning Commission
- B. Resolution approving use of Railroad Park Gazebo for a free concert by the 204th Army Band. **Resolution No. 12959**
- C. Resolution approving a temporary liquor license for a Church of St. Pius X fundraiser event. **Resolution No. 12960**
- D. Resolution approving transfer of off-sale liquor and tobacco licenses for Say, Inc. dba Summit Liquor. **Resolution No. 12961**
- E. Resolution approving a request by Jim & Lynn Dierking for a setback variance at 4743 Lake Avenue. **Resolution No. 12962**
- F. Resolution approving a request by James Sanchez for a minor subdivision at 5008 Stewart Avenue. **Resolution No. 12963**
- G. Resolution ~~accepting bids and awarding contract~~ authorizing advertisement for bids for the 2022 Bituminous Seal Coating Project, City Project No. 22-02. **Resolution No. 12964**
- H. Resolution ~~accepting bids and awarding contract~~ authorizing advertisement for bids for the 2022 Crack Sealing Project, City Project No. 22-03. **Resolution No. 12965**
- I. Resolution ~~accepting bids and awarding contract~~ authorizing advertisement for bids for the 2022 Sanitary Sewer Lining Program, City Project No. 22-04. **Resolution No. 12966**
- J. Resolution authorizing a municipal safety grant agreement between the City of White Bear Lake and Minnesota Department of Labor and Industry and requesting the safety grant allocation. **Resolution No. 12967**
- K. Resolution authorizing proposed master partnership contract between the City of White Bear Lake and Minnesota Department of Transportation. **Resolution No. 12968**

VISITORS AND PRESENTATION

- A. Law Enforcement Memorial Proclamation
Mayor Louismet declared May 11-17, 2022 as Police Week in the City of White Bear Lake and publically saluted enforcement officers in the community and across the nation
- B. Arbor Day Proclamation
Mayor Louismet proclaimed May 19, 2022 as Arbor Day in the City of White Bear Lake and called upon all White Bear Lake residents to participate in Arbor Day observance.
- C. Recognition of departing Environmental Advisory Commission member – Robert Winkler
Environmental Specialist / Water Resources Engineer Taillon introduced Robert Winkler who served on the Environmental Advisory Commission since first being appointed in 2018. She relayed that in addition to numerous projects, Mr. Winkler helped plan the annual Environmental Resources Expo and was instrumental in coordinating the Metro Transit hybrid bus and the White Bear Seed Library exhibits.

PUBLIC HEARINGS – Nothing Scheduled

UNFINISHED BUSINESS – Approved

- A. Resolution approving the Pitlick's 29.5 setback variance at 4264 Cottage Park Road. Planning and Zoning Coordinator Crosby recapped the Pitlick's request, noting that the applicant, at the request of Council, revised plans with an additional two foot setback. She updated their request as a 29.5 foot variance from the 35 foot setback along a side abutting a public right-of-way, in order to expand the residence northward by 24 feet. The revised plans were provided in the packet and at this time staff forwarded for Council's consideration the Pitlick's variance request with an additional two foot setback. **Resolution No. 12969**

NEW BUSINESS – Approved

- A. Resolution approving a request by Jeff McDonnell / Tice Estate for a preliminary plat at 1788 Highway 96 E. Resolution No. **Resolution No. 12970**
- B. Resolution approving a request by McNeely Music center for five variances at 4910 Highway 61. **Resolution No. 12971**
- C. Resolution accepting bids and awarding contract for the 2022 Pavement Rehabilitation Project, City Project No. 22-01 **Resolution No. 12972**
- D. Resolution approving the sale of General Obligation Bonds for 2022 Street Improvement Projects. **Resolution No. 12973**
- E. Resolution authorizing Big Wood Brewery use of the public parking lot for a Special Event. **Resolution No. 12974**

DISCUSSION

- A. Seating in public right-of-way
Mayor Louismet relayed that all businesses will best be served with a consistent, fair and transparent review process regarding approved use of outdoor space. He encouraged a formalized, objective and evaluative process for fairness in consideration of future requests. Staff was directed to research how other cities handle these requests, with the end goal of codifying a process for reviewing these types of uses.

COMMUNICATIONS FROM THE CITY MANAGER

- A. Quarterly Community Development Reports
In the absence of a Community Development Director, Ms. Crawford stated this year has been record setting for the Community Development, with meetings and large projects amounting to \$22 million for the total valuation in the first quarter 2022.
- B. Ramsey County Bruce Vento Regional Trail community meeting in White Bear Lake City Hall on April 21, 2022 at 5:00 p.m.
- C. Ground breaking for the Rooney Farm/Eco woods on April 21, 2022 at 1:00 at 1800 County Road E.

ADJOURNMENT – 8:20 p.m.