

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

The City of White Bear Lake Planning Commission will hold its regular monthly meeting on Monday, December 18, 2017, beginning at 7:00 p.m. in the White Bear Lake City Hall Council Chambers, 4701 Highway 61.

1. Call to order and roll call.
2. Approval of the December 18, 2017 agenda.
3. Approval of the November 27, 2017 Planning Commission meeting minutes.

4. CASE ITEMS:

(Go to City Council meeting of Tuesday, January 9, 2018).

A. Case No. 17-24-V: A request by **Karen Smith** to allow a third accessory structure, per Code Section 1302.020, Subd.4.i, in order to construct a 12' x 14' detached screen room in addition to the existing garage and shed for the property located at 1817 Richard Court.

B. Case No. 17-25-V: A request by **Joe Prigelmeier** for a 169 square foot variance from the maximum size of a second accessory structure, and a 1.75 foot variance from the 15 foot maximum building height, both per Code Section 1302.030, Subd.4.i, in order to construct a 522 square foot detached garage in addition to the 407 square foot attached garage, which together exceeds the size of the first floor area of the 2-story home for the property at 2628 Riviera Court.

5. DISCUSSION ITEMS:

A. Comprehensive Plan – Sustainability.

B. City Council Meeting Minutes from November 28, 2017.

C. Park Advisory Commission Meeting Minutes from November 16, 2017 – Not ready yet.

6. ADJOURNMENT

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Next Regular City Council Meeting January 9, 2018

Next Regular Planning Commission Meeting January 29, 2018

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**MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
November 27, 2017**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, November 27, 2017, beginning at 7:00 p.m. in the White Bear Lake City Hall Council Chambers, 4701 Highway 61, White Bear Lake, Minnesota by Chair Jim Berry.

1. CALL TO ORDER/ROLL CALL:

MEMBERS PRESENT: Chair Jim Berry, Erich Reinhardt, Mary Alice Divine, Ken Baltzer and Mark Lynch.

MEMBERS EXCUSED: Marvin Reed and Peter Reis.

MEMBERS UNEXCUSED: None.

STAFF PRESENT: Anne Kane, Community Development Director, Samantha Crosby, Planning & Zoning Coordinator and Amy Varani, Recording Secretary.

OTHERS PRESENT: Emily Shubitz, Meggan Burak, Linda Henry, Ross Carter, John Moriarty, Kim Schwietz, Mike Oase, John Johansson, Mitch Avery, Jason Stiefel, Mike Edgett and Wally Lindemann.

2. APPROVAL OF THE NOVEMBER 27, 2017 AGENDA:

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

3. APPROVAL OF THE OCTOBER 30, 2017 PLANNING COMMISSION MEETING MINUTES:

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

4. CASE ITEMS:

- A. Case No. 17-2-PUD, 17-4-CUP and 17-23-V:** A request by Violet Montessori for a Conditional Use Permit for a day care facility; a 30-foot variance from the 30-foot front yard setback requirement along Murray Avenue to allow the fence and play area in a front yard; and, "General Concept" & "Development Plan" stage approval of a Planned Unit Development for signage to allow projecting signs; all in order to allow the establishment and operation of a Montessori School and Parent Resource Center for the property located at 2025 4th Street.

Crosby discussed the case. The day care would have a maximum of 20 children – 8 infants and 12 toddlers; the parent resource center would have a maximum of 10 students. Staff recommends approval of all the aspects of the request, all subject to the conditions listed in the staff report.

Crosby stated that the code defines all sides which abut a public street as a front yard. She also indicated that there would be only two lights that would shine down from the projecting signs.

Lynch encouraged the use of bike racks.

Berry opened the public hearing.

Emily Shubitz and Meggan Burak came up to speak. Shubitz stated that they are the two that want to open the Montessori with the hope that it will bring the community together. She likes the idea of the bike racks. The Montessori will be environmentally friendly. They're excited to get to know everybody in the community a little more. She has lived here for many years and has three daughters that go to school at White Bear Montessori.

As no one else came up to speak, Berry closed the public hearing.

Member Lynch moved to recommend approval of Case No. 17-2-PUD, 17-4-CUP and 17-23-V. Member Divine seconded the motion. The motion passed by a vote of 5-0.

- B. Case No. 17-5-CUP:** A request by **Division 25, LLC** on behalf of **Lund's and Byerly's** for Development Stage Planned Unit Development (PUD) approval for Tower Crossing – Phase II to permit a 47,000 square foot grocery store for the property located at 4630 Centerville Road.

Kane discussed the case. She stated that the site was zoned PZ-Performance Zone. It is an 8.4 acre mixed-use Planned Unit Development ("PUD") under development by Division 25 LLC for a 47,000 square foot Lund's & Byerly's grocery store. She gave a history of the PUD designation for both Phase I and Phase II. The applicant is here this evening seeking Final PUD approval for Phase II of the Tower Crossings PUD.

Kane explained that the City's Comprehensive Plan guides this property for "High Density Residential". As proposed, Tower Crossings is a two-phase mixed-use PUD comprised of residential in Phase I to the north and retail commercial in this final phase.

Kane stated that the Internal Service Drive plays a critical role in accommodating and funneling the traffic of other surrounding businesses. The drive is maintained on the site plan for Phase II and incorporates the 90 degree turns depicted in the original concept intended to calm traffic as it moves through the site. Reduced setbacks are consistent with the zoning flexibility afforded through the PUD process

and results in a more unified and efficient land use pattern.

Regarding building elevations, Kane stated that the new building will incorporate strong architectural features.

For parking and circulation, Kane stated that at 42,500 NFA this use is required to provide 212 stalls, including 8 handicap accessible spaces. A total of 192 including 8 accessible spaces are provided. The second deviation that the applicant is requesting is 10 x 18 foot parking stalls, which many municipalities permit by right.

In relation to the landscaping, Kane indicated that with the increased building size and parking, there is a reduced area to incorporate the required landscaping on site. However, staff worked with the applicant to make adjustments to increase the material sizes and quantities.

Kane addressed enhancing the pedestrian connection to the south. Staff's desire has been to strengthen the pedestrian connection internal to the site, and there is a condition 4.a towards such end. However, there are some concerns about the existing grade and making sure that's a safe transition. She believes the developer may prefer to bring the sidewalk back out to Centerville Road so that pedestrians are utilizing that frontage to access retail properties to the south, including Tires Plus, Walgreens and McDonald's. There will probably be some pedestrians that will take a shortcut, but if they can be accommodated in the public right-of-way, that is a desirable result.

Kane explained the plans depict a right turn to access the parking lot immediately upon entering the shared internal drive from Centerville Road. Lund's & Byerly's cite this as an opportunity to relieve some of the traffic that otherwise would need to travel in front of their store. Customers can access parking spaces upon entering the site or utilize a secondary route to adjoining businesses. A signage and striping plan will be necessary for this right turn and it may be necessary to provide an additional entry aisle to accommodate this.

Kane discussed the truck turning template, as well as the Easement Encroachment and Vacation Exhibits.

Regarding signage, the sign plan for the east elevation is contingent on MnDOT permitting removal of plant growth to the east of the store. The overall sign package is sophisticated and subtle and staff has no objections with the increased square footage proposed.

Kane discussed the 2016 Traffic Impact Study. Given the floor area reduction of the current applicant's proposal, staff requested the Traffic Impact Study be updated to reflect its impact on the area roadway network over the previous proposal. The current development proposal projects 470 PM peak hour trips (a 31% reduction) and 5,100 daily trips (a 32% reduction) on the surrounding roadway network over the previous proposed. The increased traffic can be safely accommodated with modifications to both Highway 96 and Centerville Road. One modification is a new northbound travel lane to the entry drive. Second is installation of a traffic signal at

the new intersection, which is warranted based on existing volumes and the addition of the increased traffic associated with the development of Mrs. Lande's property. Third is the timing of the signals along Highway 96 to optimize their operation. Staff understands Ramsey County intends to do so in the next couple of years.

Kane stated that a fourth modification includes changes to the median on Centerville Road. Ramsey County has full jurisdiction on any modifications to the roadway, and the site plan for the Tower Crossings PUD is not impacted one way or the other if a full/modified/no median is approved by the County. This long-anticipated development of Mrs. Lande's property offers the opportunity to provide relief for traffic generated by the commercial users on the east side, within the City's jurisdiction.

Kane stated that staff recommends approval of the Development Phase Approval for Phase II of the Tower Crossings PUD when subject to the conditions outlined in the draft Resolution of Approval.

Divine asked about the green highlighted area on the median exhibit – was that there for the last proposal? Kane stated no. She explained that when it got to the Planning Commission last time, the Ramsey County traffic engineer had not made a determination on the median. Cub expressed a lot of concerns about having traffic from Meadowlands Drive cut through in front of their building. Kane believes Ramsey County heard that message. They accommodated another business request to maintain that left turn out onto northbound Centerville Road. Divine is glad to see that.

Divine asked about the left turn lane that currently goes into Meadowlands Drive. Kane stated if traveling northbound on Centerville Road, or coming from the east on Highway 96, one would either stay on Highway 96 or turn left onto 96 to access Meadowlands Drive from an internal side drive, between Arby's and Auto Zone. Medians can't be changed without changing traffic patterns.

Divine questioned if there'll be a left turn lane into Cub at the stop light. Kane answered yes. Divine asked if there's been any discussion about evening that out, because it isn't aligned right now. Kane replied that Ramsey County will identify if any curbs need to be modified.

Divine questioned who pays for the traffic light and the median. Kane stated that Ramsey County has agreed to pay for the median modifications. They indicated that they won't pay anything for the traffic light, as it serves private businesses. Staff is trying to find a funding mechanism that works for every benefitting party, so that they pay their share. The County has two legs on this intersection and two private commercial developments. The arrangements for the payment of the signalized intersection have not been ironed out. The right turn into Lund's is being paid 100% by the developer. The sidewalk is eligible for a 50/50 share with Ramsey County. There will be a funding agreement before any work begins.

Baltzer asked if there's a U-turn at the north intersection. Kane stated that one of Ramsey County's comments was to change the geometrics on that north

intersection so that U-turns are allowed there.

Lynch stated that it would be nice if southbound at Highway 96 and northbound at the new signal a sign saying "U-Turns Allowed" could be put in. It would help people from all directions figure out where they're supposed to go.

Lynch asked about the lights in the parking lot. Kane indicated that the lights are on 22' poles on a 2' base. It's consistent with what was approved for Phase I.

Lynch asked about the 30' utility easement. If something needs to be torn up, how do deliveries get made? Kane stated that there is a reciprocal easement agreement between the City, White Bear Heights, and Lund's & Byerly's. This would be given the highest priority for repairs.

Lynch indicated that he likes the quick right-in. It will be very helpful. He's impressed with the September 2018 opening date.

Kane discussed an e-mail received from Tom Moriarity and his brothers representing properties to the south, a copy of which was provided at the dais. A lot of the issues regarding grading and drainage would be ironed out as part of the site development permit process.

Berry opened the public hearing

John Johansson, Division 25, Welsh Companies, 4350 Baker Road, Minnetonka, came up to speak. They're delighted to be here and hopefully welcome Lund's & Byerly's to White Bear Lake. With him here tonight are Mitch Avery with Lund's & Byerly's; he has a team of people with him. Also, their partners and consultants from Alliant Engineering are here. The contractor is ready to break ground right after city approval and continue with construction through the winter and summer. They've met with the County several times.

Johansson referred to condition #4A in the staff report. The sidewalk moving out to Centerville Road would meet that condition. They want to continue the Phase I sidewalk that runs between the senior housing building and Centerville Road, and continue that along their property. Eventually, Tires Plus and Walgreens will have to put a sidewalk in as well.

Regarding landscaping, Johansson stated that they will add the calipers to the trees. They need cooperation with MnDOT to remove scrub growth within the I-35E corridor. They would replant. Otherwise, they may need to put up a pylon sign.

For the 5 foot encroachment into the easement, Johansson stated that they accept the conditions. It's extremely rare that new utility lines fail, at least within the first 40 or 50 years. The reality is that every commercial property is surrounded by utility lines. If something unforeseen happens, they'll deal with it.

Johansson talked about the traffic improvements on Centerville Road. They are very hopeful that the County and neighboring property owners understand the

improvements. They may not like all the improvements, but they're necessary for safety. They are thankful for the City's assistance in helping to find some funding vehicles, hopefully with the County. They'll absorb their share.

Regarding the U turn at the new traffic light, Johansson welcomes it very much. It's a very slow turn on a controlled light.

Johansson stated that there are three utility poles along the frontage. They'll bury them if there is room. The issue with Connexus is that there are so many utilities running through there in the right-of-way.

Mitch Avery, Lund's Food Holdings, 3946 W. 50th Street, Edina, came up to speak. He introduced their development team. Avery stated that the family-owned and operated Lund's started in 1939. They are a good neighbor. They think their customer lives here in White Bear Lake and they love the community. He explained the type of food that the grocery store and Creations Café will have and what they will be like. The building will have beautiful exterior walls, and the building will be similar to the Edina store. With the replacement of scrub trees with new plantings on the east side, they won't have the need for a large pylon sign. They put together a minimal sign package. They want to be open by the end of September of 2018. The shopping hours and times for their customers are spread out, and there will be a spread out traffic flow. They want wider parking stalls, and safety and security in front of the store. The right turn lane coming in is very important to them. They appreciate the welcoming they've had from city staff.

Divine asked what the hours will be. Avery responded the hours will be 6 a.m. – midnight. Creations café will be open pretty much the same hours.

Linda Henry, Jonquil Lane in White Bear Township, came up to speak. Three towns meet at this intersection. She avoids it; it needs to be fixed. She is concerned about the traffic and overdevelopment causing environmental damage. It affects the quality of life for them and future residents. They don't need another grocery store in the area, as there are others nearby. No taxpayer money should be spent on construction that will further reduce the flow of traffic, pollute the air and harm the land.

Michael Oase, Kowalski's, 8505 Valley Creek Road, stated their concerns with the construction and road changes. They want to protect their customers and want to make sure they have the access they need to their parking lot, Centerville Road and Meadowlands Drive. The traffic signal is going in because of the new development. They think there are some benefits; but there's also drawbacks such as traffic stacking in their parking lot, and a U-turn at the median, which will create slowdowns for people wanting to go south out of their parking lot onto Centerville Road.

Divine talked about Meadowlands Drive. She stated that maybe there needs to be some re-education to Cub's customers. Oase stated that their primary concern is people being able to go North on Centerville Road.

John Moriarity, owner of White Oak Development, 4600 Centerville Road, came up

to speak. More traffic for them is good traffic. They are excited about Lund's & Byerly's coming in. He is concerned about some of the traffic and the elevation. The grade for the internal service drive is pretty steep, with the ramp starting on their property. He referred to the traffic study; there are no counts for projected traffic that will go up the ramp.

Kane responded that the counts don't look at internal traffic impacts. It examines impacts onto the adjoining roadway network.

Moriarity wondered if Lund's knows what their internal counts are. He likes the outlet that they are putting in. He'd like to see an engineer look at that.

Kane responded that the city engineer will be looking at it through the permitting process.

Moriarity would like it if the developer can curve the road.

Johansson talked about the grade. It's not so steep that it's uncomfortable, it is consistent with the grade of Walgreen's existing driveway to Centerville Road.

As no one else came up to speak, Berry closed the public hearing.

Reinhardt talked about the road between Arby's and Auto Zone. Can a sign be installed directing people on Highway 96 to take that road as opposed to Centerville Road?

Kane thinks that's a great idea. It could be temporary directional signage that remains sometime after the road improvements are made to provide additional way-finding signage for motorists. However, she doesn't know what the County's position is with identifying commercial businesses within a public right-of-way.

Lynch stated that he likes this design and proposal. He thinks it's very well thought out. He likes the improvements that have come through on Centerville Road. It solves a lot of problems. He likes the fact that densification is happening, because it means that people don't have to drive as far to where they'd like to shop. He thinks it's good for competition too. His one concern is the drive aisle through the front. It seems a little tight, but that will help people slow down, which makes it safer. The U-turns and left turns on Centerville Road will help the circulation. He likes this a lot.

Member Batlzer moved to recommend approval of Case No. 17-5-CUP. Member Reinhardt seconded the motion. The motion passed by a vote of 5-0.

- C. Case No. 17-1-LS:** A request by **Betsy Larey** to split one lot into two for the property located at 1298 N. Birch Lake Boulevard.

Crosby discussed the case. Staff supports the request, subject to the standard conditions.

Berry opened the public hearing. As no one came up to speak, the public hearing was closed.

Member Reinhardt moved to recommend approval of Case No. 17-1-LS. Member Baltzer seconded the motion. The motion passed by a vote of 5-0.

5. DISCUSSION ITEMS:

A. City Council Meeting Minutes of November 14, 2017.

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B. Park Advisory Commission Meeting Minutes from October 19, 2017.

Kane stated that the last Park Commission meeting was held at the November 16th open house for the South Shore Boulevard Trail design that was conducted at South Shore Trinity Lutheran church. There was a good turnout, although only one resident from County Road F signed in. The City, the Township and Ramsey County are working together to do a very preliminary design on how to extend the trail, as part of the Lake Links Trail Connection program. They are looking at one-way streets, so she'd encourage the Planning Commissioners, if they have thoughts on that, to attend the next open house on December 7th at 5:30 p.m. at South Shore Trinity Lutheran church.

6. ADJOURNMENT:

Member Lynch moved to adjourn, seconded by Member Reinhardt. The motion passed unanimously (5-0), and the November 27, 2017 Planning Commission meeting was adjourned at 8:47 p.m.



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Associate Planner

DATE: December 13, 2017 for the December 18, 2017 Planning Commission Meeting

SUBJECT: Karen Smith, 1817 Richard Court. - Case No. 17-24-V

REQUEST

The applicant is requesting a variance to allow a third accessory structure in order to construct a 168 square foot detached screen room in addition to the existing garage and shed.

SITE CHARACTERISTICS

The subject site is located on the north side of Richard Court. The lot is compliant in both size and width. The lot contains a two-story single-family residence with a two-car attached garage and a small shed.

ZONING

The subject property is zoned R-3 – Single Family Residential, as are all of the surrounding properties.

BACKGROUND

The lot was platted in 1977 and the home was constructed in 1978.

APPLICANT'S PRACTICAL DIFFICULTY

The only choices for the applicant are to remove the shed, to attach the screen room to the back side of the house, or to apply for a variance. While the applicant does have a two-car garage, at only 462 square feet in size, the garage is smaller than a standard two-car size. Therefore, the applicant does not want to lose the shed. (Which is also small in size at 90 square feet versus the standard 120 square feet.) Attaching the screen room onto the back of the home is not desired, for a number of reasons: it would reduce either the size of the structure or the size of the deck, it would necessitate the removal of an evergreen tree, it would hinder the view of out the adjoining window, and it would potentially cause the table and benches – which are built in place – to be relocated.

ANALYSIS

Staff is typically opposed to a third accessory when it is used for storage purposes. However, the screen room is essentially living space and therefore staff supports the request. We have included

conditions which will insure that the structure will not be converted to storage. As you can see from the rear yard cover worksheet, rear yard cover is well within code. The structure meets setback requirements and all three accessory structures together total 720 square feet in area – considerably less than the size of the first floor area of the home (1,086). Finally, the elevation graphic does not call out the height of the structure, but it will not exceed 12 feet to the peak.

SUMMARY

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

RECOMMENDATION

Given that the structure is partially transparent and will not be used for storage, staff finds the requested variance to be reasonable and consequently recommends approval, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. The applicant shall obtain a zoning permit prior to construction.
4. The color of the siding and roofing materials shall match the home.
5. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
6. The proposed structure may not be used for storage.
7. The walls of the structure may not be altered to be less transparent – the areas currently identified as screening shall remain screen or glass.

Attachments:

1. Draft Resolution of Approval
2. Zoning/Location Map
3. Applicant's Narrative
4. Site Plan
5. Rear Yard Cover Worksheet
6. Details Sheet

RESOLUTION NO. _____

**RESOLUTION GRANTING AN ACCESSORY STRUCTURE VARIANCE
FOR 1817 RICHARD COURT
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (17-24-V) has been submitted by Karen Sawyer Smith to the City Council requesting approval of a variance from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 1817 Richard Court

LEGAL DESCRIPTION: Lot 6, Block 1, Bacchus Edgewood Park, Ramsey County, Minnesota. (PID # 263022320055)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING RELIEF: A variance to allow a third accessory structure, per Code Section 1302.020, Subd.4.i, in order to construct a 168 square foot detached screen room in addition to the existing garage and shed; and

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on December 18, 2017; and

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

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

1. The requested variance will not:
 - a. Impair an adequate supply of light and air to adjacent property.
 - b. Unreasonably increase the congestion in the public street.
 - c. Increase the danger of fire or endanger the public safety.
 - d. Unreasonably diminish or impair established property values within the neighborhood or in any way be contrary to the intent of this Code.
2. Because the structure will be partially transparent and because the structure will not be used for storage, the variance will be in harmony with the general purpose and intent of the City Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
3. The special conditions and circumstances are not the result of actions of the owner or a predecessor in title.
4. The non-conforming uses of neighboring lands, structures, or buildings in the same district are not the sole grounds for issuance of the variance.

FURTHER, BE IT RESOLVED, that the City Council of the City of White Bear Lake hereby approves the 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 variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. The applicant shall obtain a zoning permit prior to construction.
4. The color of the siding and roofing materials shall match the home.
5. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
6. The proposed structure may not be used for storage.
7. The walls of the structure may not be altered to be less transparent – the areas currently identified as screening shall remain screen or glass.

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

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

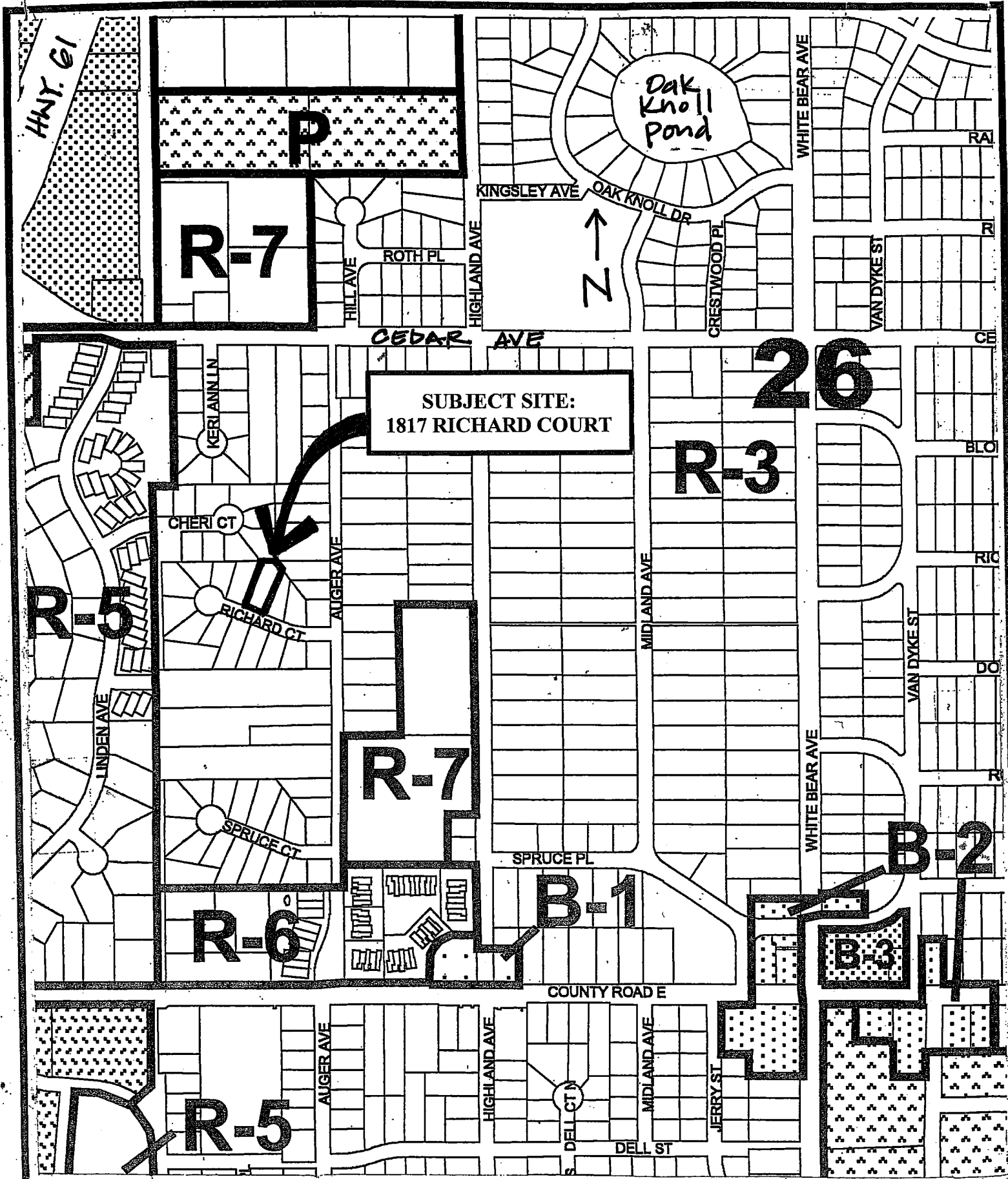
Kara Coustry, City Clerk

Approval is contingent upon execution and return of this document to the City Planning Office.

I have read and agree to the conditions of this resolution as outlined above.

Karen Smith

Date



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

CASE NO. : 17.24.V

CASE NAME : Smith Screen Room

DATE : Dec. 18, 2017

November 14, 2017

Ken and Karen Smith
1817 Richard Court
White Bear Lake, MN 55110

City of White Bear Lake
4701 Highway 61
White Bear Lake, MN 55110

Dear Planning and Zoning Department"

Please accept this document as a written narrative for a variance application at the address of 1817 Richard Court, White Bear Lake, MN 55110.

We would like to add a 12' x 14' detached screen room at our primary residence. The proposed structure would be located in our back yard, just to the northwest of our existing deck. The reason we do not want to attach this structure directly to the back of the house is that it would block our view of the rear yard from the kitchen.

The screen room is to be constructed of 8 diamond pier footings, a pressure treated structural deck, a wooden post and beam superstructure, and a wooden sheathed roof with asphalt shingles. The only mechanical system we would like to incorporate is an electrical package consisting of outdoor rated outlets, a ceiling fan/light, and pathway lighting from house to screen room entrance.

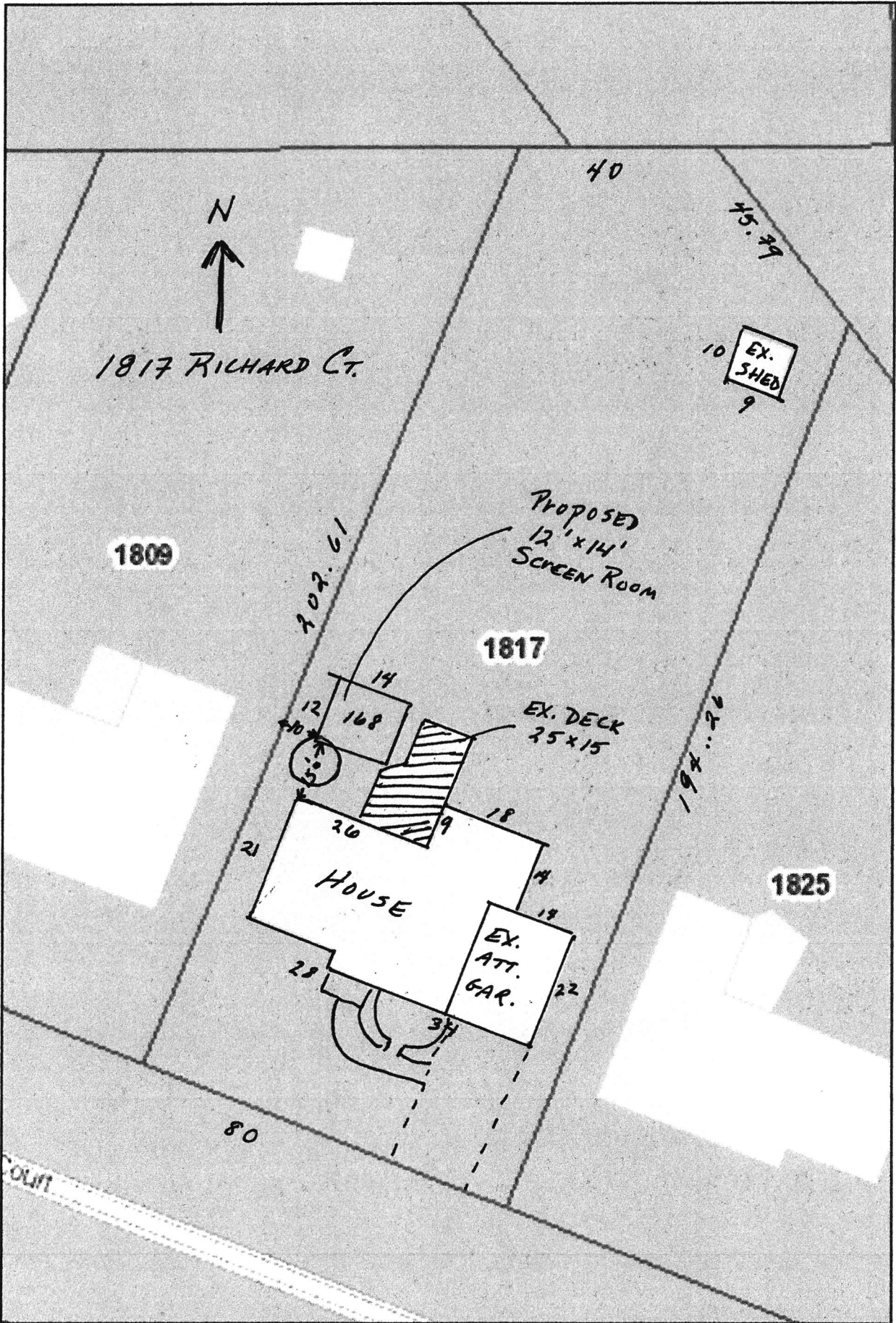
A permit application, complete with engineer approved plans and proposed site plan, has been submitted by our contractor, Sound City Construction Management (BC 688714).

We were notified October 24, 2017 that our permit application would require a variance to allow a third accessory structure due to our an attached two-car garage along with a 9' x 10' back yard storage shed both being counted as existing accessory dwellings.

Please consider our request for this variance. Our backyard has plenty of open space for the proposed structure and will provide us with a semi-protected area to enjoy our outdoor living space. The screen room will be set back from the side property the same distance as the house. It will provide us with protection from direct sunlight and mosquitos and has been designed to compliment our existing deck space.

We've spoken with our neighbors on both sides and they have no issues with the screen room. We look forward to participating in the necessary steps and meetings required for the variance process.

Best Regards,
Ken and Karen Smith



REAR YARD COVER WORKSHEET

The rear yard is calculated as the area between the back building wall of the house and the rear property line. If there is a jog in the back building wall of the home, use the more predominant of the two walls (i.e. the longer one). "Cover" includes accessory uses and structures. Examples of an accessory use would be a patio or driveway. An accessory structure is garage, shed, deck or other built feature. (Items such as sidewalks, garden beds, fire pits, retaining walls and swing sets are not included.)

For properties less than 10,000 square feet in size, no combination of accessory buildings or uses per single or two-family home shall cover more than 35% of the available rear yard, or no more than 42% with administrative variance.

For properties 10,000 square feet in size or greater, no combination of accessory buildings or uses per single or two-family home shall cover more than 25% of the available rear yard, or no more than 33% with administrative variance.

Property Owner: Karen and Ken Smith

Site Address: 1817 Richard Ct., White Bear Lake, MN 55110

Lot Width (feet):	80
Lot Depth (feet):	202.61

Please use sq. ft.	Existing	Proposed	Change
Garage			
Accessory Structures ¹	9x10= 90	12x14=168	
Driveway			
Decks	25x15=375		
Patio Areas			
Other:			
Coverage Total	465	633	
Rear Yard Area ²	Irregular - see attached	10,300	
Percent Covered ³	4.5%	6.1%	

¹ Gazebos, sheds, etc.

² Yard width times depth

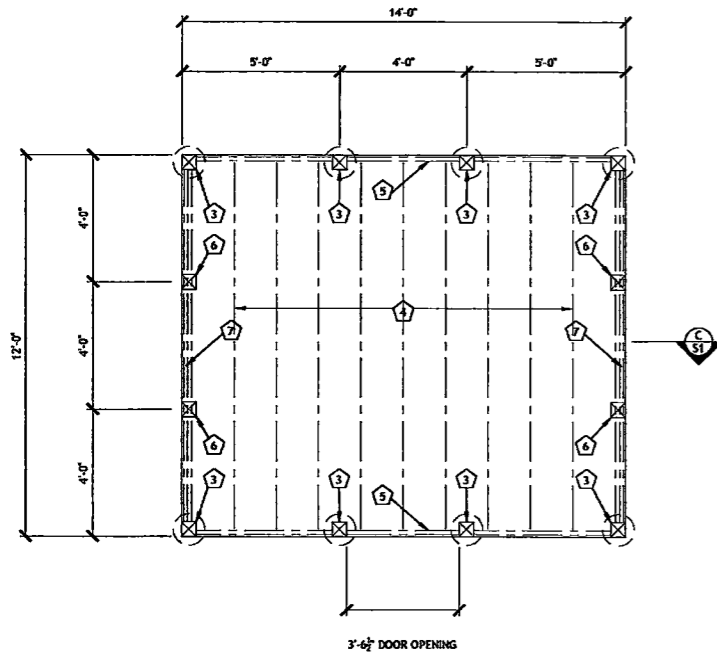
³ Coverage Total divided by rear yard cover

Calculated by: Karen Smith

Date: 11/14/17

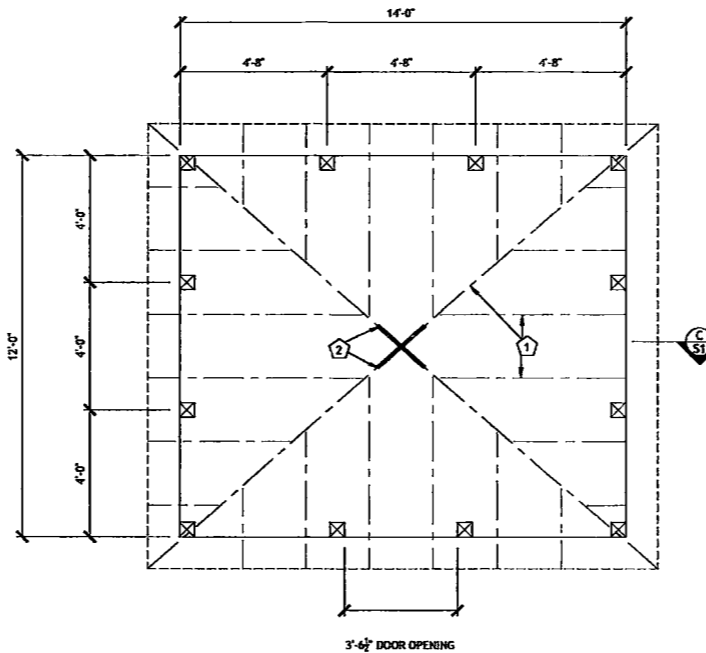
Staff Approval by: Sam Crosby

Date: 12/11/17



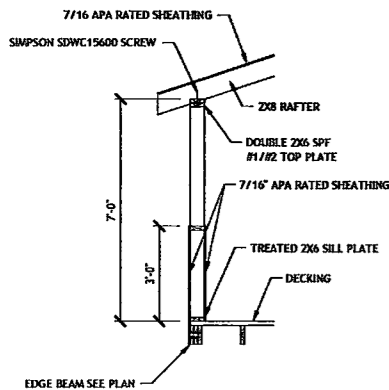
A
S1
3/8" = 1'-0"

FLOOR FRAMING PLAN



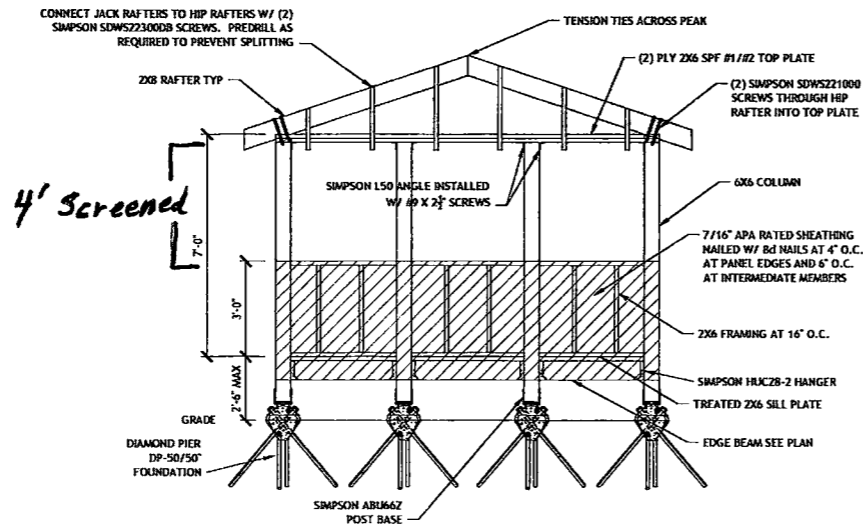
B
S1
3/8" = 1'-0"

ROOF FRAMING PLAN



C
S1
3/8" = 1'-0"

WALL SECTION



D
S1
3/8" = 1'-0"

14' WALL FRAMING ELEVATION

THESE PLANS AND SPECIFICATIONS ARE EXPRESSLY STRUCTURAL REQUIREMENTS FOR THIS PROJECT, AND ARE DEVELOPED FROM INFORMATION PROVIDED.

GENERAL NOTES:

GENERAL:

- All construction shall be done in accordance with the Minnesota State Building Code
- Contractors shall verify all dimensions and conditions on site before construction is begun.
- Structural members including foundations, walls, trusses, floors, beams, columns, etc. are designed for "in-place" loads. Contractor is responsible for shoring and bracing, without overstressing, all structural elements as required at all stages of construction until completion of this project.

DESIGN LOADS:

- Roof: Dead Loads: 7 psf

Live Load (snow load): 35 psf

- Wind load: 90 mph (exposure B)
G/Cp = ±0.18

DESIGN STRESSES:

1. Structural Lumber

- Sills and all other lumber in contact with concrete or masonry - treated #2 S. Pine (See STRUCTURAL WOOD for treating requirements.)
- 2x4 wall studs - stud grade SPF or equal
- 2x6 wall studs - #2 SPF or equal
- Lintels & misc. framing - #2 SPF or equal
- Allowable Soil Bearing Pressure 1500 psf (assumed, per IRC Table R401.4.1)

DESIGN CODES:

- 2012 Edition of the International Residential Code with Minnesota Amendments.
- "National Design Specifications for Wood Construction," latest edition shall govern the design and installation of all dimension lumber.
- American Institute of Timber Construction.
- American Concrete Institute.
- CRSI Manual of Standard Practice (for placing concrete).

SITE PREPARATION:

- Remove all topsoil, non-compacted fill or other poor soil from the construction site.
- Slope the site to drain away from the building.
- Install 6" compacted granular fill immediately beneath concrete floor.

GENERAL FOUNDATION & CAST-IN-PLACE CONCRETE NOTES:

GENERAL:

- Cross reference structural and architectural drawings to ensure correct dimensions, placement of all anchor bolts, openings, etc.
- The contractor is to coordinate all underground mechanical piping and ductwork elevations with the mechanical contractor and adjust footing elevations as necessary to conform.

STRUCTURAL WOOD:

GENERAL:

- All rough framing members shall be framed, anchored, tied and braced so as to develop the strength and rigidity necessary for the purpose for which they are used.
- All member sizes given on drawings are nominal sizes.
- Lumber shall be protected from the elements until the time it is used in construction.

MATERIAL STANDARDS

- All pressure treated wood shall be impregnated with waterborne preservative to a net retention of 0.6 pcf in accordance with the American Wood Preservative Bureau (AWPB) Standard C15.
- Lumber grading rules and wood species shall conform to Product Standard PS 20-99 as published by the U. S. Department of Commerce. Any grading rules provided by an agency shall be certified by the National Grading Rule Committee's Board of Review as conforming to the National Grading Rule for dimension lumber.
- All lumber is to be graded and stamped showing grading agency, mill number or name, grade of lumber, species or species grouping or combination designation, rules under which graded, where applicable, and condition of seasoning at time of manufacture.
- All lumber shall be surfaced and installed at a moisture content of 19% or less, and have the "S-Dry" indication included on the grade stamp.

GENERAL FRAMING AND INSTALLATION

- All plywood and OSB shall be installed per American Plywood Association standards, and by using the following minimums:

Roof:

- Use 15/32" APA Rated Sheathing 32/16.
- Apply sheathing with long dimension across (perpendicular to) framing members.
- Stagger end (4'-0") joints.
- Nail all panel edges with 8d common nails at 6" o.c.
- Nail to all intermediate framing with 8d common nails at 12" o.c.

Walls:

- Use 7/16" APA Rated Sheathing 24/16.
- All panel edges blocked with 2" nominal or wider framing.
- Nail all panel edges with 8d common nails at 6" & 4" o.c. as shown on plans.
- Nail to all intermediate framing with 8d common nails at 12" o.c.

- Fasteners used above grade and into treated lumber shall be of AISI type 304 or 316 stainless steel or hot-dipped galvanized steel conforming to the requirements of ASTM A153 or hot-embossed galvanized steel conforming to the minimum requirements for Class 55 coating in ASTM B695. Fasteners used with steel connectors to be of same material.
- Connectors to be manufactured by Simpson Strong Tie company or USP and shall be installed as per manufacturer's recommendations. All mechanical connectors in contact with treated wood shall be hot dipped galvanized.
- Connectors to be manufactured by Simpson Strong Tie company or equal and shall be installed as per manufacturer's recommendations.

KEYNOTES -

- TREATED 2X6 SP #2 RAFTERS TYPICAL
- SIMPSON LSTA24 TENSION TIE ACROSS TOP OF RAFTERS
- 6X6 WESTERN CEDAR #2 COLUMN ON DP-50/50 DIAMOND PIER FOOTINGS
- TREATED 2X6 SP #2 JOISTS AT 16" O.C. IN SIMPSON LUS26 HANGERS
- (2) PLY TREATED 2X8 SP #2 EDGE BEAM IN SIMPSON HUC2B-2 HANGERS
- 6X6 WESTERN CEDAR #2 COLUMN
- (3) PLY TREATED 2X8 EDGE BEAM IN SIMPSON HUC2B-3 HANGER

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the state of Minnesota.

Signature: *Steven R. Elgebratson*
 Steven R. Elgebratson
 LICENSE NUMBER: 28810
 DATE: 10/25/17

Paumen & Associates, Inc.
 STRUCTURAL ENGINEERS
 928 12th St. E., Suite 1 - Glencoe, Minnesota
 Phone: (320) 864-5642 Fax: (320) 864-5672
 www.paumenassociates.com

KEN AND KAREN SMITH
 1817 RICHARD COURT
 WHITE BEAR LAKE, MN
 SOUND CITY CONST. MGMT.

NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
- REFER TO THE STRUCTURAL NOTES ON SHEET S1 FOR IMPORTANT STRUCTURAL REQUIREMENTS.



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator

DATE: December 13, 2017 for the December 18, 2017 Planning Commission Meeting

SUBJECT: Joe Prigelmeier, 2628 Riviera Court - Case No. 17-25-V

REQUEST

The applicant is requesting two variances: a 169 square foot variance from the maximum size of a second accessory structure, and a 1.75 foot variance from the 15 foot height maximum, both in order to construct a 16-foot, 9-inch tall, 522 square foot, detached garage in addition to the 407 square foot attached garage, which together exceed the size of the first floor area of the two story home.

SITE CHARACTERISTICS

The subject site is located on the southwest side of Riviera Court, just west of Priebe Pond. The lot, as are all the lots in the cul-de-sac, is larger than their neighboring lots. The lot contains a two-story home with a two-car attached garage and a 429 square foot detached garage in the rear yard that would be demolished to accommodate the proposed garage. There are several trees in the back yard as well as a vegetable garden which limits the location options.

ZONING

The subject property is zoned R-3 – Single Family Residential, and S – Shoreland Overlay, as are all of the surrounding properties.

BACKGROUND

The home was built in 1963. According to the applicant, the existing garage was moved to the site from a neighboring home sometime prior to 2008. It was not set on a foundation and currently has a dirt floor. There is no record of permits for this structure, but it can be seen on aerial photos as far back as 1991.

APPLICANT'S PRACTICAL DIFFICULTY

In relation to size, the amount of accessory structure allowed is limited by the size of the first floor area of the home. Due to the two-story style, the first floor is only 760 square feet. If the applicant were to construct a 167 square foot addition, the proposed garage would not require this variance. In relation to height, the proposed roof style – a gambrel or mansard style roof - was chosen to match the home. However, the code requires that the building height be measured to the deck line

of the roof, rather than to the half-way point between the peak and the eave. This difference in measurement is what the applicant is claiming as a practical difficulty – see applicant’s narrative.

ANALYSIS

Because the home is a two-story home, the size variance would allow the homeowner the same amount of accessory structure space as would be allowed by right to someone who owned a single-story home of the same size. It doesn’t seem equitable to “penalize” properties just because the house was built up instead of out. (This is similar to the Duellman variance granted in 2011 and the Brown variance granted in 2013.) The rear yard is approximately 14,700 square feet in size. The proposed detached garage consumes 3.5% of the rear yard area and all accessory uses and structures combined comprise only 8.4% of the rear yard area. Both well within the 10% and 25% thresholds.

As measured by code, the gambrel style roof is taller than a simple pitched roof, but when compared peak to peak and mean to mean, the gambrel is shorter. The additional head room provided by the gambrel style roofline provides a space in the attic area that can be comfortably occupied. Staff supports the proposed design because it matches the style of the home. If the style did not match, it is not likely staff would support the height variance. The height of the garage will not exceed the height of the house.

The proposed structure will be built in the same location as the current structure, which exceeds required setbacks. The applicant is proposing to access the structure through the side yard; a driveway will not be constructed. Properties within the Shoreland Overlay district may not exceed 30% impervious area. Currently, the property is 15.5% impervious. The proposed detached garage is 93 square feet larger than the existing detached garage, so the project will increase the impervious area to 16%.

At 406 square feet, the attached garage is about a one-and-a-half stall size. The first floor of the detached garage will be used for storage typically found in a shed. This will help free-up some space in the attached garage. The second floor will be used as woodworking, electronics and craft hobby work space for the applicant and his children. The structure will have electric, insulation and drywall. The building will not contain any plumbing.

SUMMARY

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

Because of the large size of the lot and rear yard, and because the variance does not go beyond that which would otherwise be allowed if the home were a single-story structure, staff supports the size variance. Because the visual appearance of the gambrel roof is shorter, and because the design matches the home, staff supports the height variance.

RECOMMENDATION

For the reasons mentioned above, staff finds the request reasonable and recommends approval subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. The variance shall become null and void if the project has not been completed within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. A building permit shall be obtained before any work begins.
4. The applicant shall verify their property lines and have the property pins exposed at the time of inspection.
5. The bonus room shall not be used as separate living quarters without prior City approval (ie: a conditional use permit).
6. A home occupation may not be conducted out of the garage without prior City approval (ie: a special home occupation permit).
7. The architectural features of the garage, including exterior materials, overhead door and windows, shall be consistent with elevations provided to the City with the variance application.

Attachments:

1. Draft Resolution of Approval
2. Zoning/Location Map
3. Applicant's Narrative
4. Site Plan
5. Project description and details (7 pgs)
6. Impervious Surface Worksheet
7. Alternative Design (2 pgs)

RESOLUTION NO. _____

**RESOLUTION GRANTING TWO GARAGE VARIANCES FOR
2628 RIVIERA COURT
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (17-25-V) has been submitted by Joe Prigelmeier to the City Council requesting approval of a variance from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 2628 Riviera Court

LEGAL DESCRIPTION: Lot 25, Block 3, Bacchus White Bear Hills, Ramsey County, MN (PID # 253022420032)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING RELIEF: A 169 square foot variance from the maximum size of a second accessory structure, and a 1.75 foot variance from the 15-foot maximum building height, both per Code Section 1302.030, Subd.4.i.2.b, in order to construct a 16-foot, 9-inch tall, 522 square foot, detached garage in addition to the 407 square foot attached garage, which together exceeds the size of the first floor area of the home.

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on December 18, 2017; and

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

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

1. The requested 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.
3. The variances will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

4. The special conditions and circumstances are not the result of actions of the owner or a predecessor in title.
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.

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

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. The variance shall become null and void if the project has not been completed within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. A building permit shall be obtained before any work begins.
4. The applicant shall verify their property lines and have the property pins exposed at the time of inspection.
5. The bonus room shall not be used as separate living quarters without prior City approval (ie: a conditional use permit).
6. A home occupation may not be conducted out of the garage without prior City approval (ie: a special home occupation permit).
7. The architectural features of the garage, including exterior materials, overhead door and windows, shall be consistent with elevations provided to the City with the variance application.

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

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

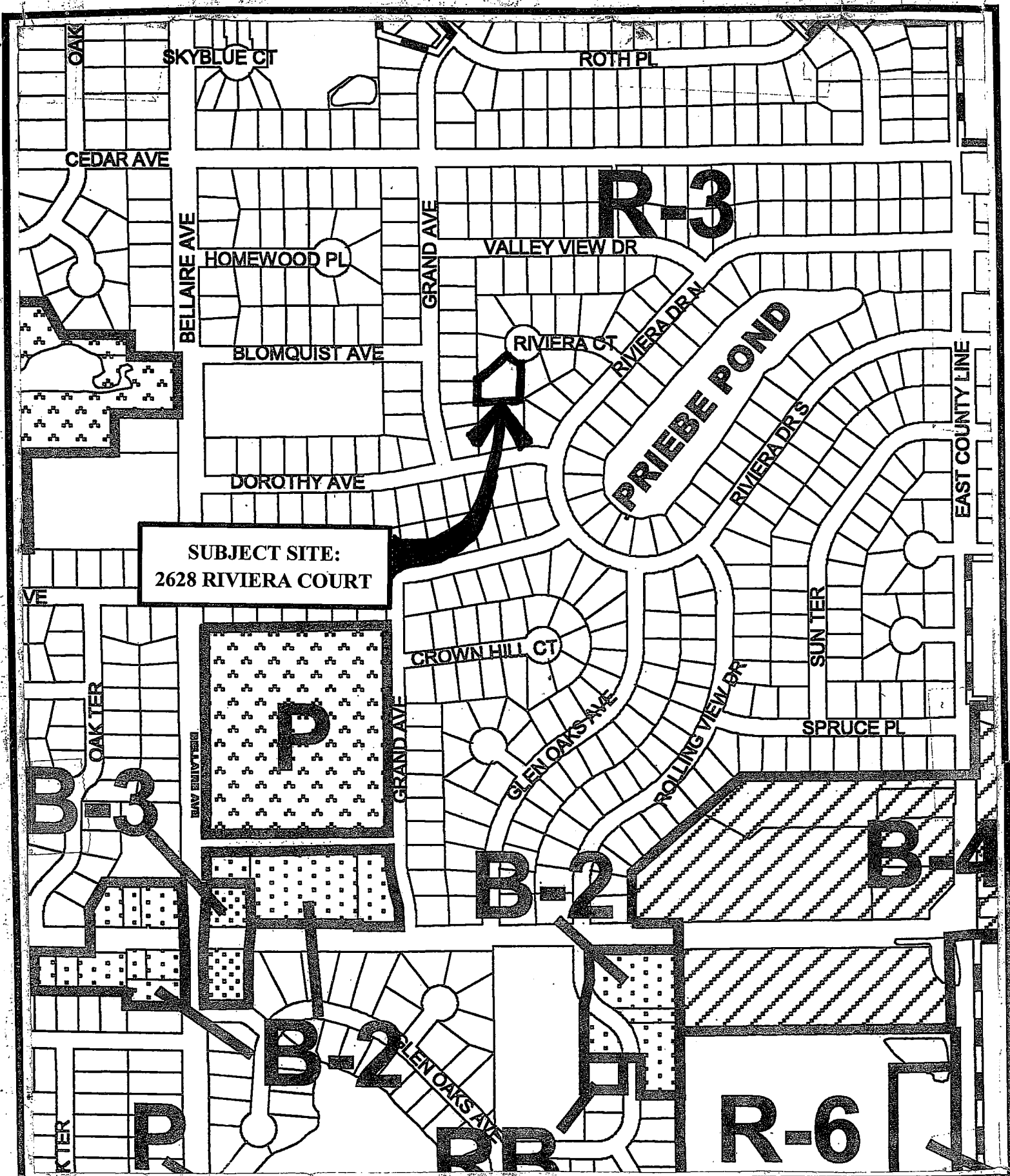
Kara Coustry, City Clerk

Approval is contingent upon execution and return of this document to the City Planning Office.

I have read and agree to the conditions of this resolution as outlined above.

Joe Prigelmeier

Date



SUBJECT SITE:
2628 RIVIERA COURT

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

CASE NO. : 17.25.V
 CASE NAME : Prigelmeier Garage
 DATE : Dec. 19, 2017

Request for Variance

Prigelmeier Residence

2628 Riviera Ct.

We are requesting a variance for a secondary detached garage structure of 520 sq. ft. This structure will replace an existing 420 sq. ft. structure that was present when we purchased the home in 2008. The existing structure is of poor construction, does not have a foundation, and is in need of replacement in order to continue to be a useful building. The new garage that we are proposing will match the architectural style of our home and will be built in the same location as the existing structure. The overall height of the garage is 18'-6" with the height to the break line of the gambrel style roof at 16'-9". This design, while 1'-9" higher than the standard height requirement for a mansard derivative roof, was chosen because it is both lower and smaller in profile to an alternative gable and dormer design with a 14'-4" mean roof height. Additionally, this design matches the roof design of the primary residence. The garage will consist of both a primary first floor space and a smaller second floor space.

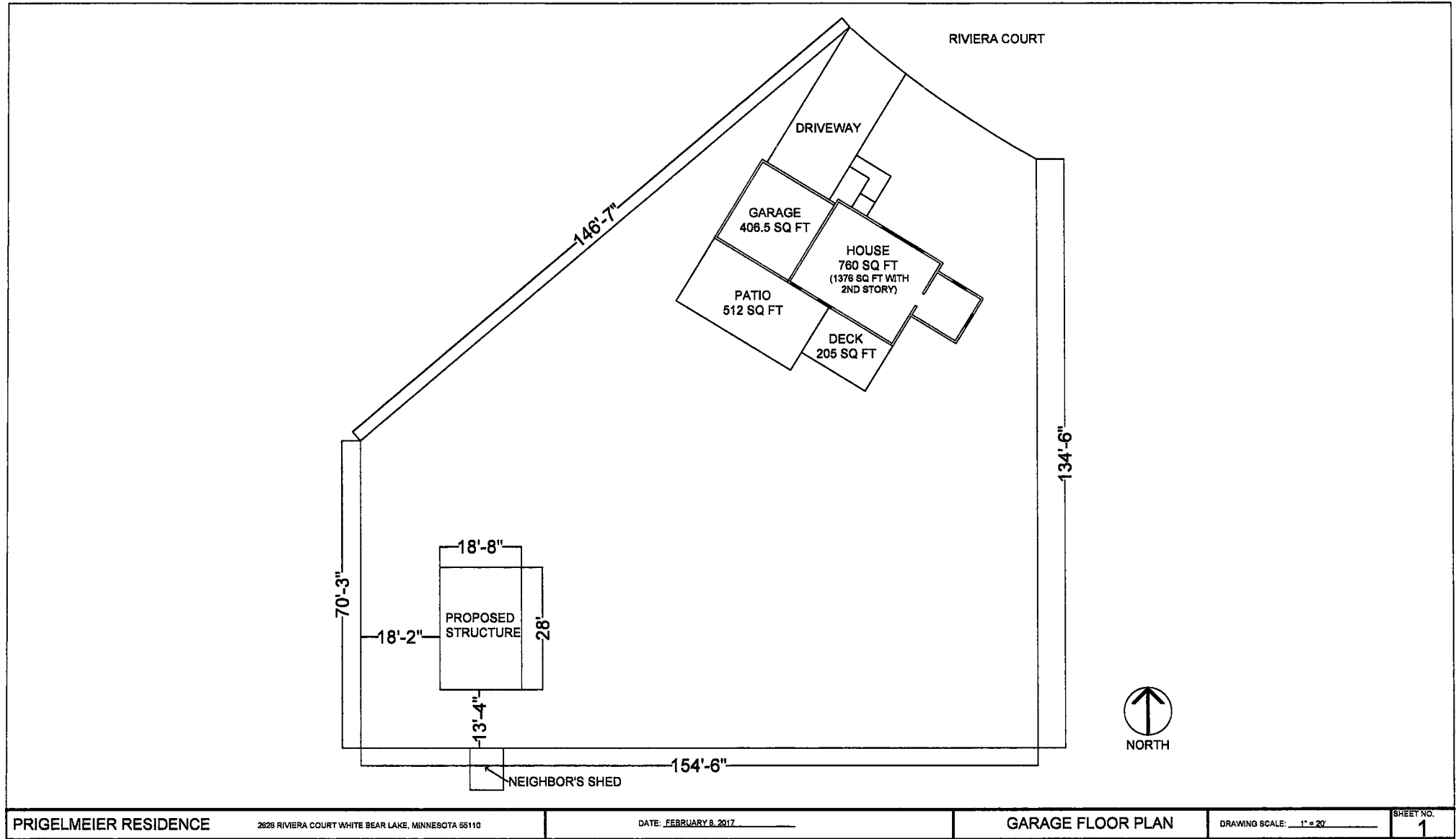
The first floor will be used for storage of lawn & garden equipment, family bikes, and camping gear. The second floor space will be used as a woodworking, electronics, and craft hobby workspace for us and our children and will contain work benches and storage. The garage, including the 2nd floor, will not contain any plumbing and is not intended nor designed to be a living space. The building will be insulated and finished in drywall with standard electrical facilities and LED lighting. At some point in the future, heat may be added to extend the seasonal use of the workspace.

We moved into our house in 2008 with the intention of making White Bear Lake our long term home. We've since grown our family with two boys, ages 3 and 6, who are very interested in STEM activities, art, and the outdoors. Use of the existing structure is limited due to it not being weather or critter tight. Our existing attached garage, which is kept neat and organized, is still just barely big enough to house our two cars and no longer provides adequate space for gear and hobbies.

We love our home, our neighborhood, and our community. Our approach in the design and construction of the building was to be thoughtful and considerate of our neighbors. We believe the proposed construction is an appropriate balance which meets our needs while also maintaining the current standard and character of our surroundings. With the addition of this structure we want to be able to further enhance what makes this a special place for our family to learn and grow. Thank you for your consideration of our request.

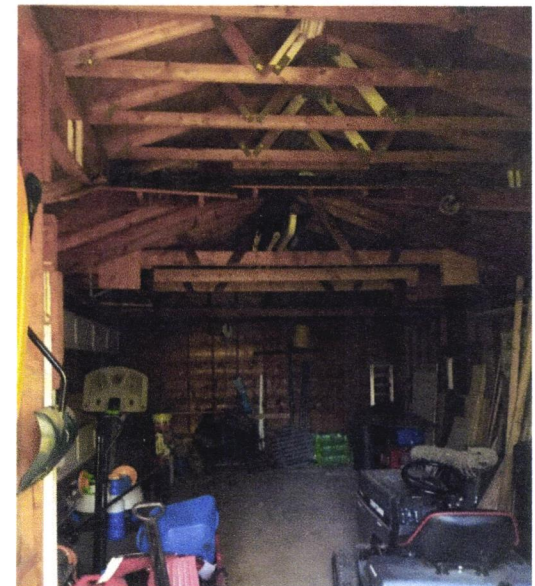
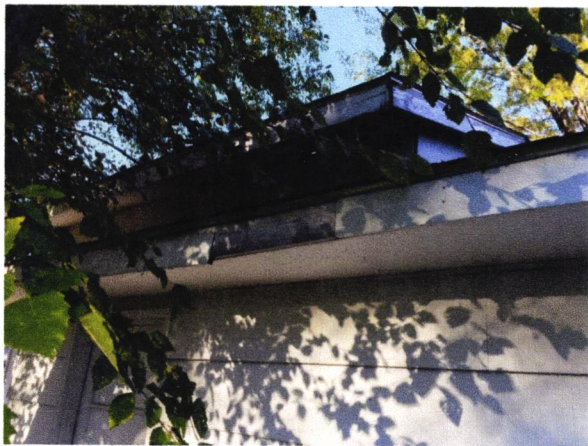
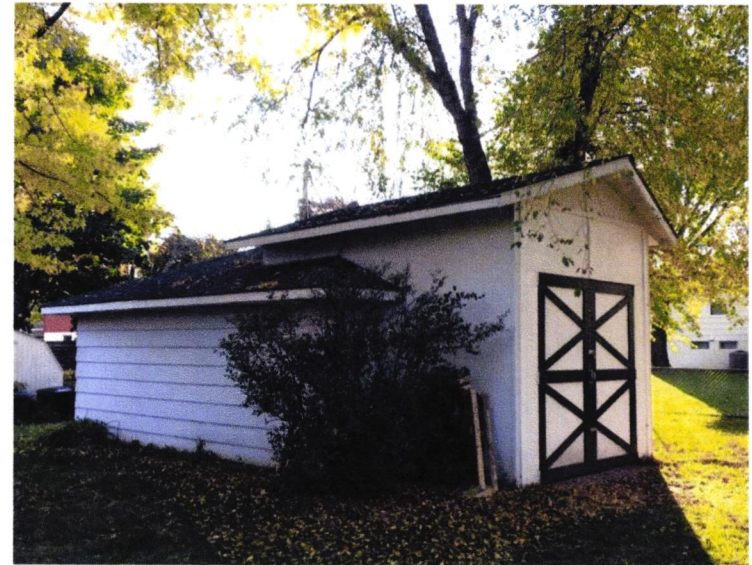
Sincerely,

Joe & Lindsey Prigelmeier



Current State

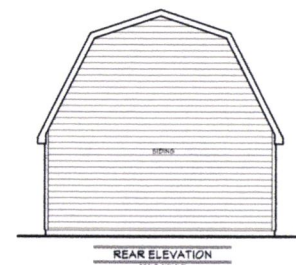
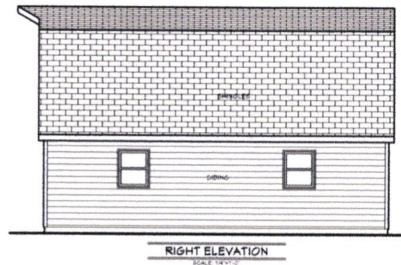
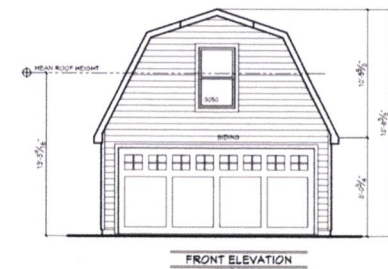
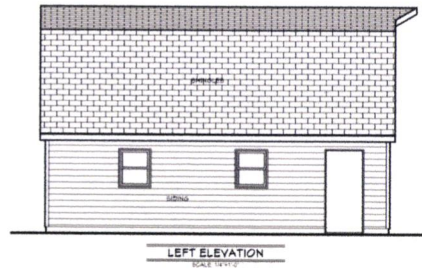
- As purchased in 2008 with exception of updated shingles and doors
- Dirt floor- No foundation, building is currently settling into ground
- Questionable construction, unfit for continued use
- State of decline
- 429 sq. ft.



Prigelmeier Garage: 2628 Riviera Ct.

Proposed Future State

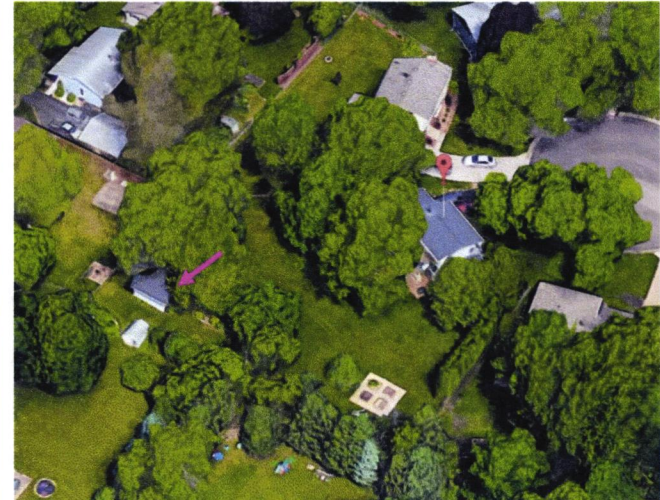
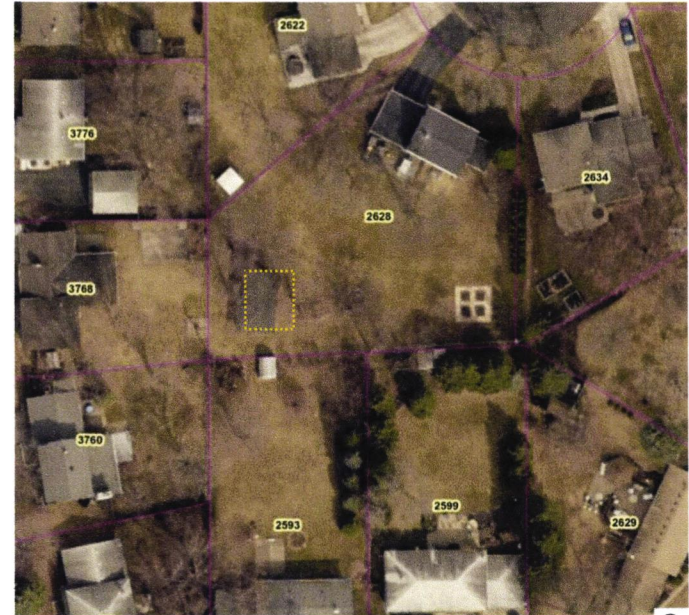
- New custom construction
- 520 sq. ft.
(Note: 384 sq. ft. is maximum calculated size without variance, or home addition)
- Architecture and finishes to match residence
- No driveway access



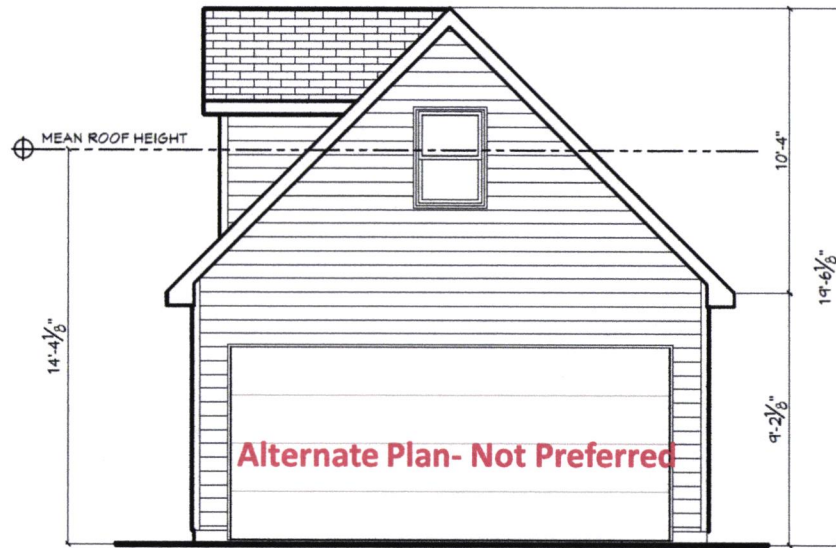
Prigelmeier Garage: 2628 Riviera Ct.

Neighborhood Considerations

- Setbacks same or larger- size expansion extends into interior of yard
- Improved aesthetics
- Large lot size & two story residence supports structure
- Continues to serve as privacy break
- Contracted Construction=Timely Execution

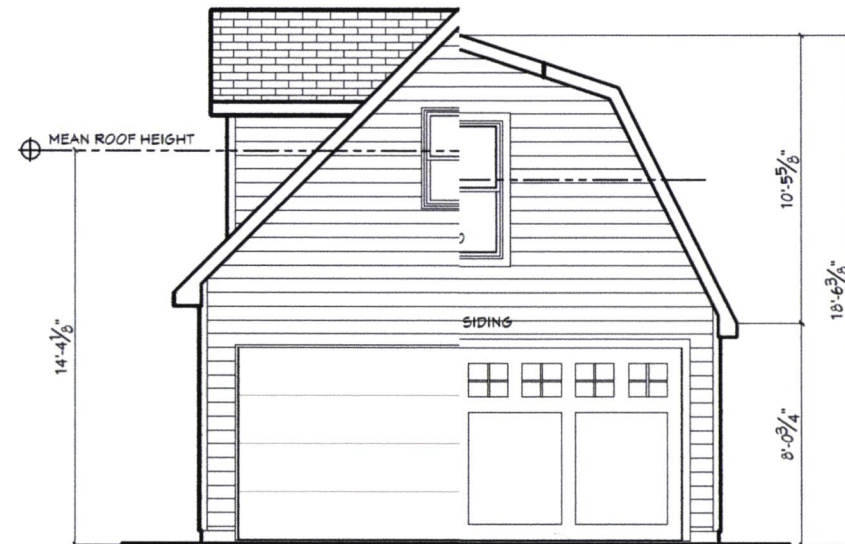
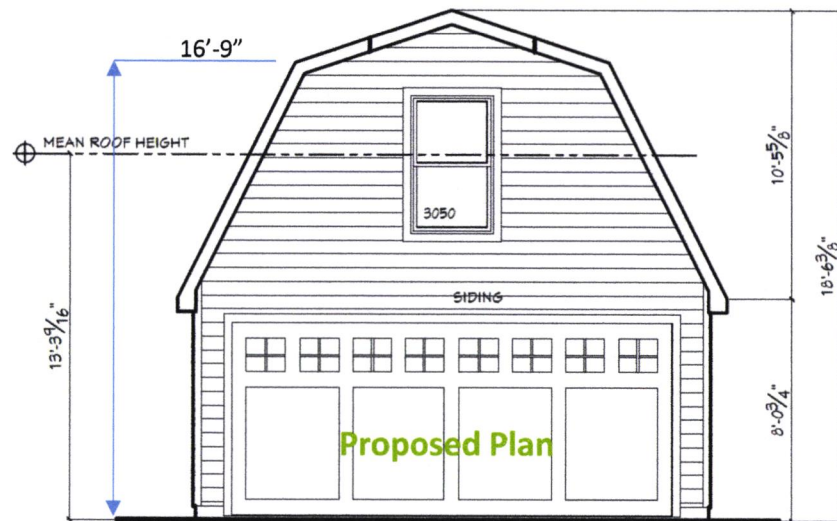


Why a height variance?

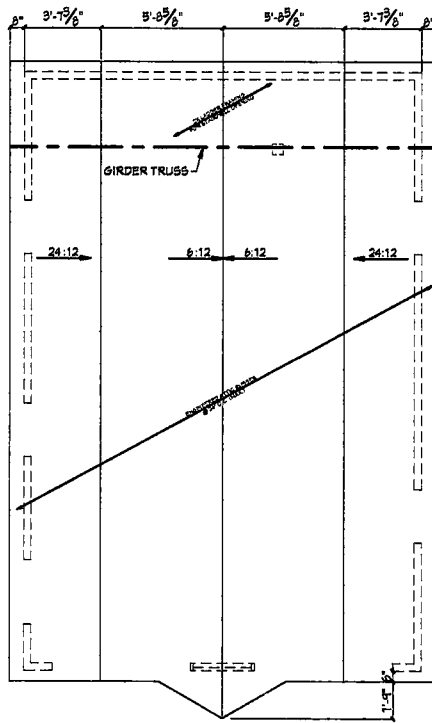


An alternate gable & dormer design would meet mean roof requirements as measured by code, but because of measurement method, overall height would be taller and dormers would occupy same or larger site lines.

Gambrel style roof matches residence and is no taller/larger than a gable & dormer design that would not require a height variance

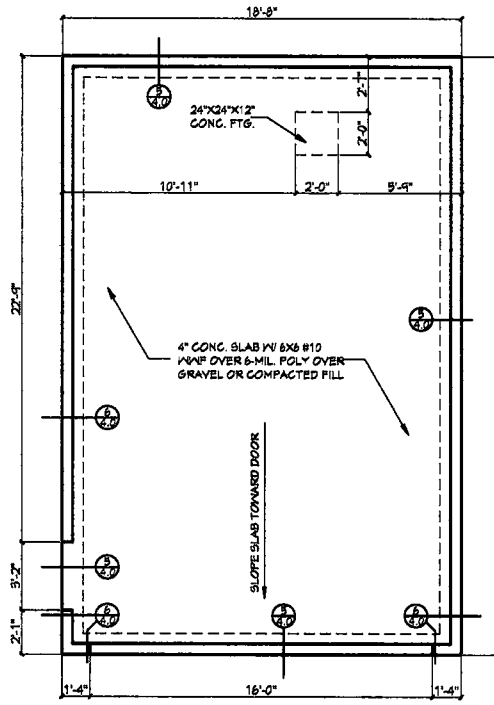


Drawing scales have not been altered



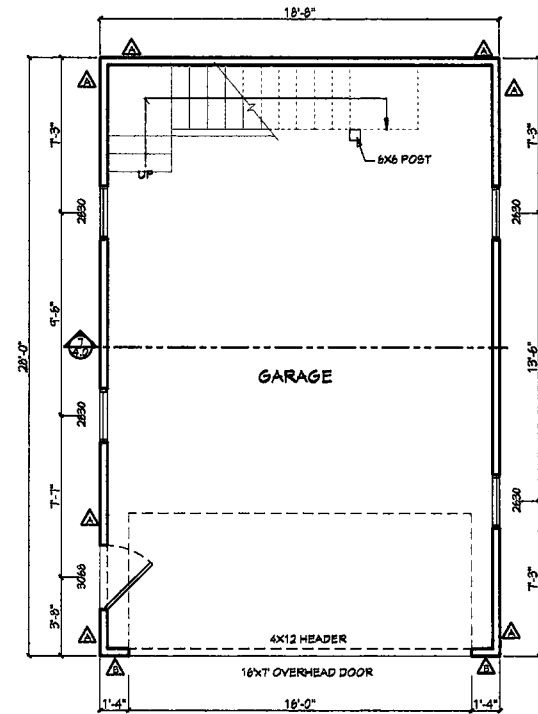
ROOF PLAN

SCALE: 1/4"=1'-0"



FOUNDATION PLAN

SCALE: 1/4"=1'-0"



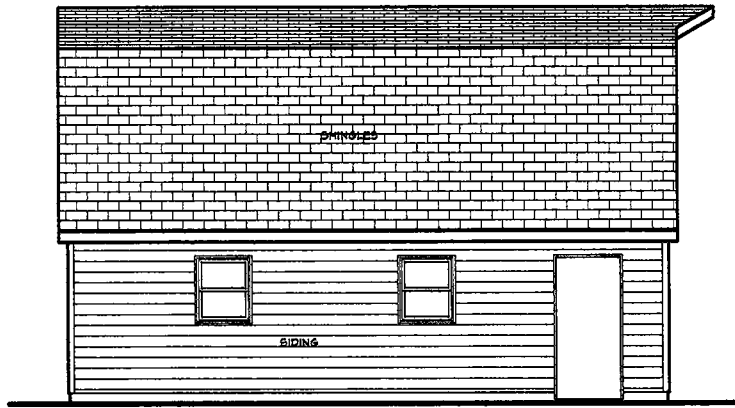
FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

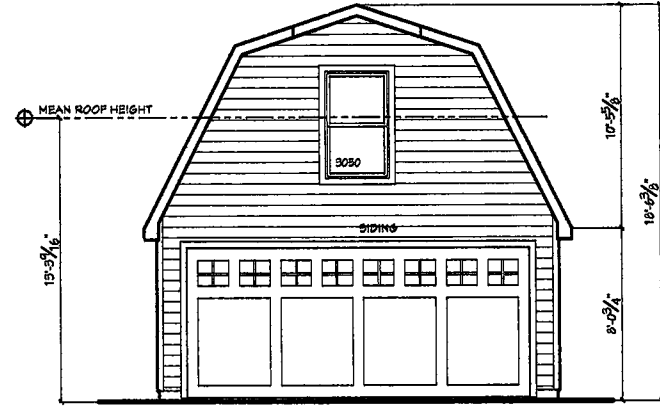
REVISIONS

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 RDM
 PROJECT:
 43639
 ISSUE DATE:
 11/17/16
 SHEET NO:

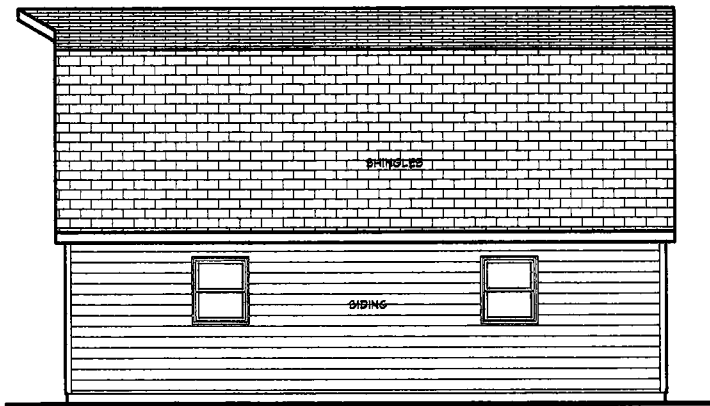
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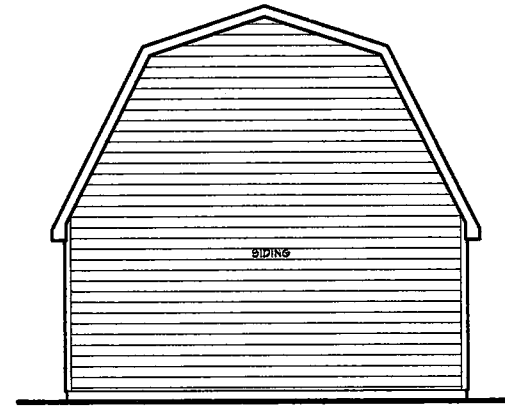
LEFT ELEVATION
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FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT ELEVATION
SCALE: 1/4"=1'-0"

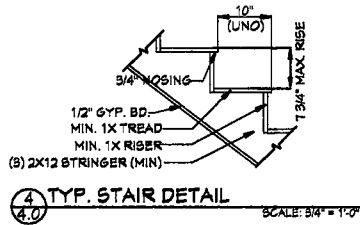
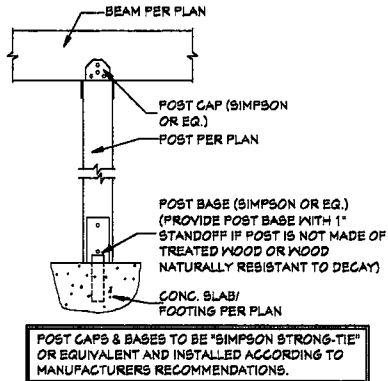
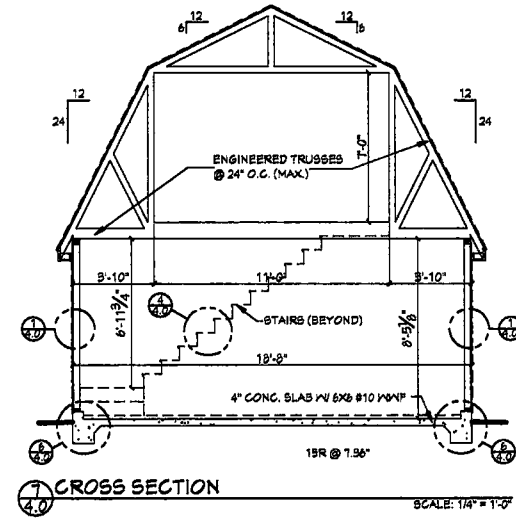
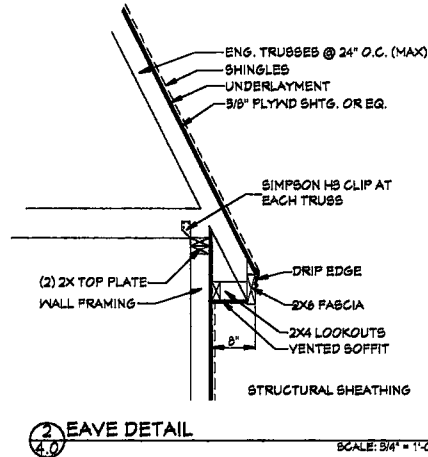
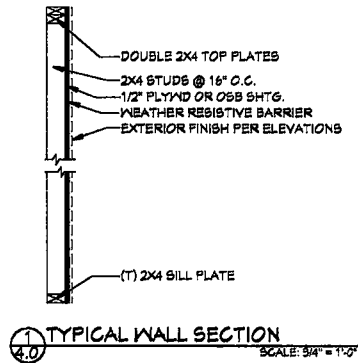


REAR ELEVATION
SCALE: 1/4"=1'-0"

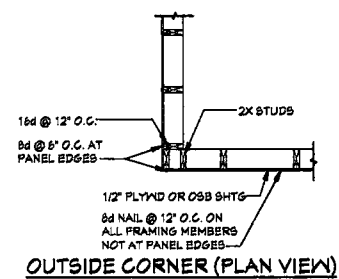
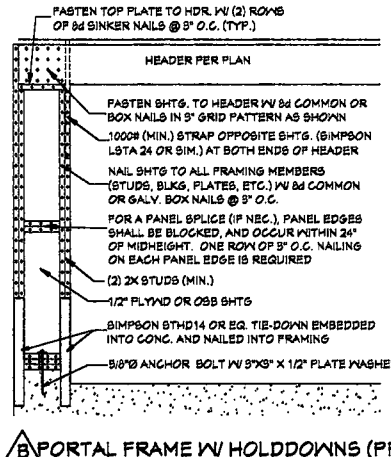
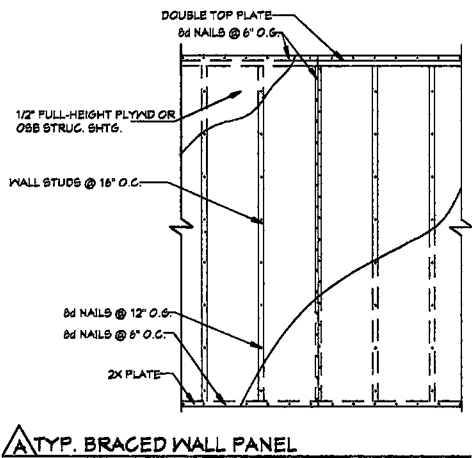
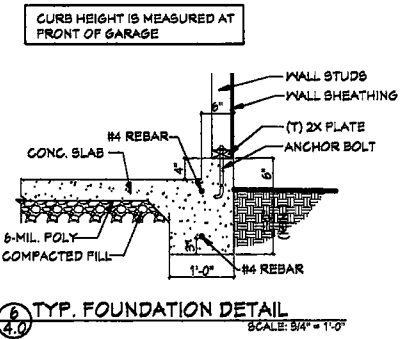
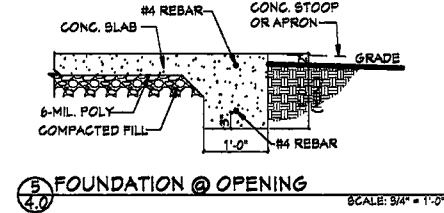
REVISIONS

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 SHEET NO.:

3.0



ANCHOR BOLTS TO BE 1/2" DIA SPACED 6' O.C. (MAX) AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 3.5" FROM EACH END OF THE PLATE SECTION.



8 TYPICAL WALL BRACING DETAILS
SCALE: 3/4" = 1'-0"

B PORTAL FRAME W/ HOLDDOWNS (PF-H)

SCALE: NTS

Ryan Moe Home Design
Email: info@ryankmoe.com
Phone: Fax: 800-782-1985
www.RyanMoe.com

Project Info:
Prigelmeier Garage Plan
2628 Riviera Ct, White Bear Lake, MN 55110
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REVISIONS

DRAWN BY: RDM
PROJECT: 43634
ISSUE DATE: 11/17/16
SHEET NO: 4.0

Impervious Surface Calculation Worksheet

An impervious surface is defined as an artificial or natural surface through which water, air or roots cannot penetrate. Uncompacted gravel is not considered an impervious surface. A deck is not an impervious surface, provided there is no concrete, plastic or other impervious material underneath the deck. All permanent pools are considered to be impervious.

Property Owner: Joe Prigelmeier

Site Address: 2628 Riviera Ct. Zone: _____

Lot Dimensions: Width: 154' Depth: 134'

(Please use square feet.)	Existing	Proposed	Change
Home	760	-	-
Garage	407	-	
Accessory Structures ¹	429	520	91
Driveway	825	-	-
Sidewalks	33	-	-
Patio Areas	512	-	-
Other?	18	-	-
Total Impervious	2,984	3,075	91
Total Lot Area	19,166	19,166	91 0
Percent Impervious ²	15.56%	16.04%	.48%

¹ Gazebos, sheds, etc.

² Total Impervious divided by Total Lot Area.

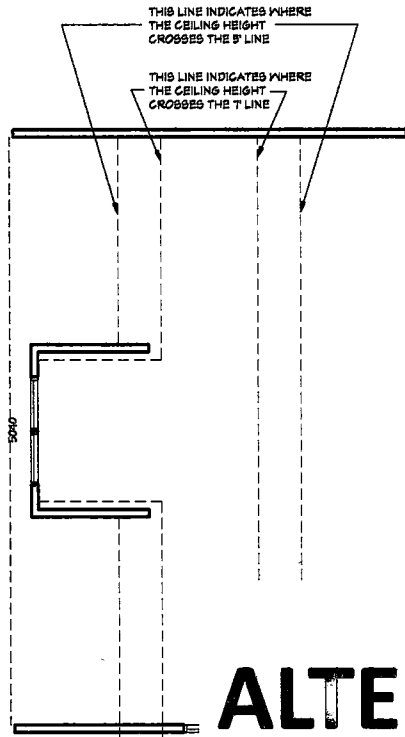
If any porous paving credits have been granted for any of the above-listed items please explain:

Calculated by: Joe Prigelmeier

Date: 11/21/17

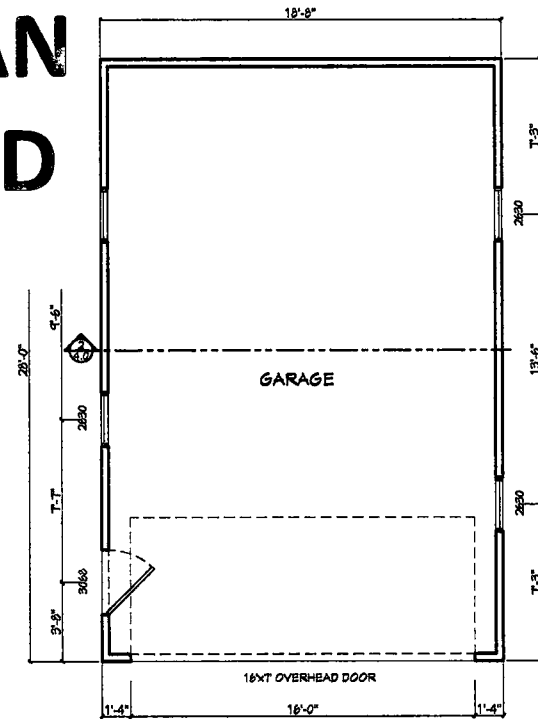
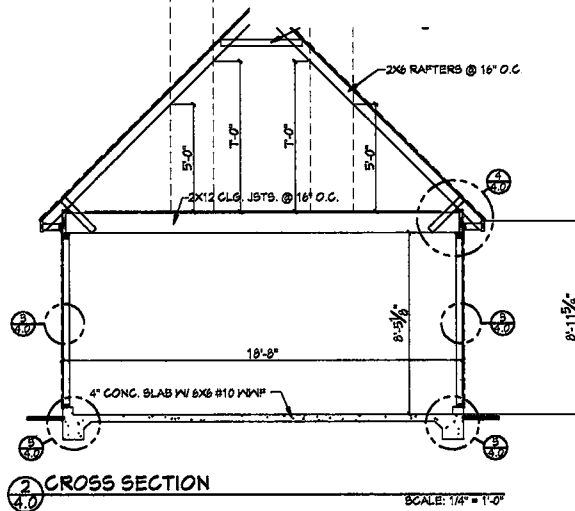
Staff Approval by: _____

Date: _____



ALTERNATE PLAN NOT PREFERRED

SECOND F
SCALE



Email: info@RyanMoe.com
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Ryan Moe Home Design
www.RyanMoe.com

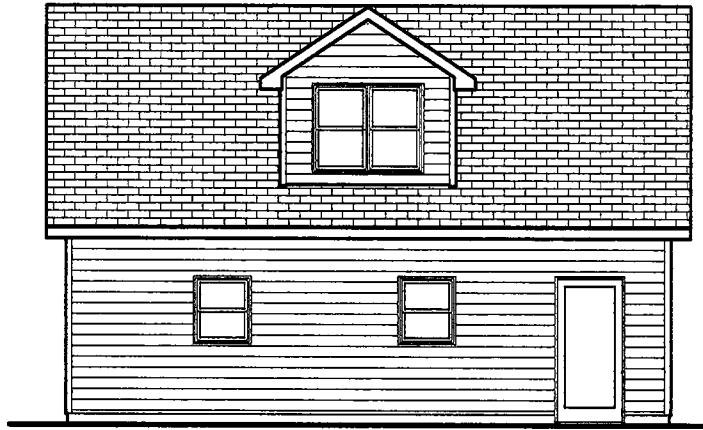
Project Info:
Prigelmeier Garage Plan
2628 Riviera Ct, White Bear Lake, MN 55110

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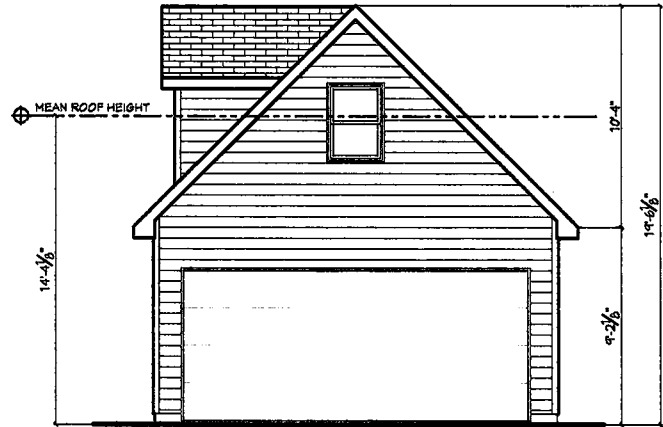
REVISIONS

DRAWN BY:
RDM
PROJECT:
43634
ISSUE DATE:
11/11/16
SHEET NO:

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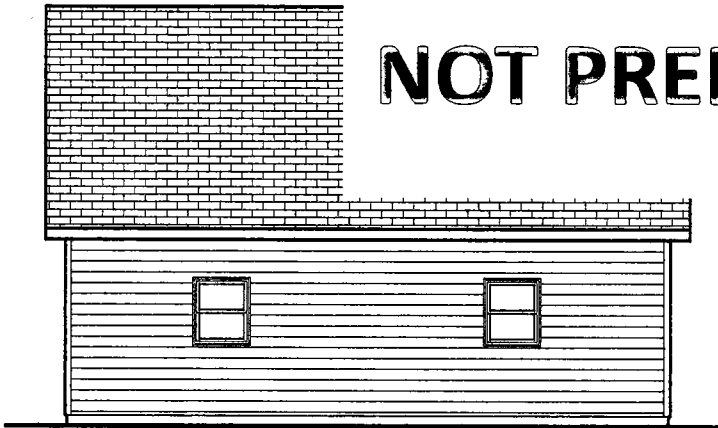


LEFT ELEVATION
SCALE: 1/4"=1'-0"

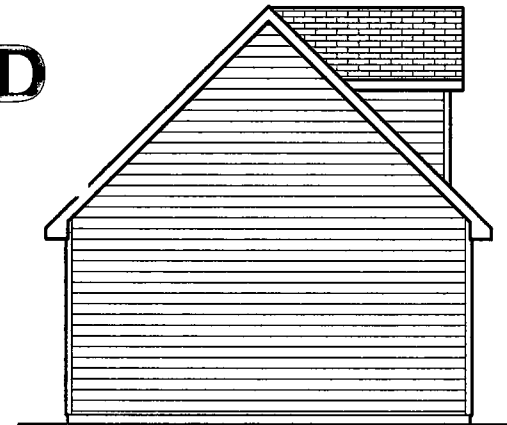


FRONT ELEVATION
SCALE: 1/4"=1'-0"

**ALTERNATE PLAN
NOT PREFERRED**



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

Ryan Moe Home Design
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Project Info:
Prigelmeier Garage Plan
2628 Rymera Ct, White Bear Lake, MN 55110
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REVISIONS

DRAWN BY:
RDM
PROJECT:
43639
ISSUE DATE:
11/11/16
SHEET NO:
3.0

PRELIMINARY PLAN - NOT FOR CONSTRUCTION



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission, December 18, 2017
 The Environmental Commission, December 20, 2017
 The Parks Commission, January 18, 2018

FROM: Connie Taillon, Environmental Specialist
 Samantha Crosby, Planning & Zoning Coordinator
 Michael Hermann, Planning Intern

DATE: December 14, 2017

SUBJECT: Comprehensive Plan – Sustainability Chapter

In order to be reflective of the regional “Thrive MSP 2040” plan, the Metropolitan Council is encouraging cities to include two optional plan elements in their comprehensive plan updates: Resilience and Economic Competitiveness. Planning Staff intend to include both of these optional elements in White Bear Lake’s plan.

The current 2030 Comprehensive Plan was written with three over-arching principles in mind: smart growth, sustainability and active living. This foundation provides a strong base upon which to build. Attached is a list of accomplishments since 2008.

Resiliency is described as having the capability to respond and adapt to changing conditions as well as to mitigate the impacts from them. For our purposes, it is primarily in regards to climate change. Some think of resiliency as a step beyond sustainability. We are viewing it as a facet of sustainability. It was difficult to outline this chapter, given that the essential underlying goal of a comprehensive plan is to lay the groundwork for the best possible design – design that builds a healthy, thriving, efficient, effective, and safe city – ie: a sustainable city. Having a comprehensive plan in and of itself could be considered sustainable. As such, sustainability is more than just a chapter of the plan, but resonates throughout every chapter of the plan.

In our attempt to tackle this element, we have broken the topic of sustainability into six different categories: Energy Conservation, Climate Resiliency, Water Conservation, Waste Reduction, Healthy Living/Food Access and Natural Resources. (Each of these topics are briefly described below.) We have created, for your review and feedback, a proposed list of goals, objectives and policies (GOPs) for each of these topics. Staff envisions that many of these GOPs will appear throughout the Comprehensive Plan, so we have chosen icons to represent these topics, so they can be identified as they appear in each chapter. Also, some of the GOP’s also have references at the end, indicating which plan or requirement that inspired them.

Energy Conservation includes reduction in energy use. While reducing the consumption of energy could be considered a facet of climate resiliency, we have chosen to separate it. We see energy conservation as the easier, low-hanging fruit and climate resiliency as the longer-term bigger picture issue.

Climate/Resiliency is heavily focused on reduction and mitigation of greenhouse gas emissions through the transition to renewable energy. You'll notice that there is little mention of wind generation in this chapter. Unfortunately, in this area of the metro, wind speeds are not high enough to justify wind turbines. Also, flooding is not mentioned, as it is addressed by the Surface Water Management Plan.

Water Conservation is focused on ground/drinking water. Surface water is part of the Surface Water Management Plan (SWMP), which will be adopted by reference into the Parks, Recreation and Natural Resource chapter of the Comp Plan. (The GOPs of the SWMP will be presented at a later date.)

Waste Reduction includes reusing, recycling, composting, and garbage collection. Many of the proposed GOP's have been pulled directly from the requirements of Ramsey County's Solid Waste Management Plan, which the City must comply with.

Healthy Living/Food Access speaks to items such as vegetable stands, farmer's markets and community gardens. Walkability is touched upon, but trails and connectivity will be addressed by the transportation section of the Comp Plan.

Finally, **Natural Resources** includes protection and enhancement of natural resources not mentioned elsewhere, such as trees and pollinators. Invasive species are also addressed herein.

Many of these GOPs accomplish multiple objectives. Trees, for example, reduce stormwater runoff, improve air quality, increase property values and help reduce energy demand. Not wanting to be redundant, we listed items only once. Also, we would like to stress that this is a draft list. Some of these GOPs may be deleted, expanded upon, or may appear as narrative or text within the plan. This is our attempt to get as much down on paper as possible to get the writing started. We look forward to receiving any feedback you may have in regards to these items.

Attachments:

1. List of accomplishments (3 pages)
2. List of proposed goals, objectives and policies (4 pages)

Resiliency Accomplishments

2008 - 2016

General:

- Added an Environmental Specialist staff position in 2017 to help accomplish City goals for stormwater management, recycling, and energy conservation.
- Created a “Random Acts of Environmental Kindness” Program to reward residents for environmental stewardship.
- Joined the GreenStep Cities program in 2011 and is currently a Step 3 City (out of 5).
- Host an annual Environmental Resources Expo during the last night of Marketfest.

Energy Efficiency/Renewable Energy:

- Installed LED lamps in the decorative light fixtures at Railroad Park, and interior LED lamps in the water plant.
- Replaced the Normandy Center HVAC unit and water treatment plant boilers & compressors with more energy efficient models.
- Built the new Public Works building to Silver LEED standards.
- Adopted engineering stormwater design standards to require stormwater treatment for new development and reconstruction projects.
- Adopted an ordinance to allow solar panels on commercially and industrially zoned properties. Also allow ground mounted panels on residential property by administrative variance, in addition to already allowed roof mounted units.
- Partnered with the Midwest Renewable Energy Association in 2016 to host two solar power hour workshops. The workshops educated business owners and residents on the benefits of solar and described the process for installing a solar PV system.
- Nominated as one of three finalists for the ‘Best of B3 Benchmarking: City Government Award’ based on our improvement in the benchmark ratio for 2014-2015.
- Track electric and gas energy use in six City buildings using the B3 benchmarking program.

Surface Water Quality:

- Amended the zoning code to expand impervious surface limits beyond the Shoreland Overlay District.
- Replaced traditional street sweeper with vacuum style sweeper to improve debris removal on City streets.
- Enacted wetland buffer and setback regulations.
- Adopted best management practices which can be used to off-set impervious area for residential properties within the Shoreland Overlay district.

- Adopted an ordinance in 2010 to ban the use of coal tar driveway sealants.
- Installed 30 raingardens as a part of the 2009 and 2012 street reconstruction projects.
- Received a Landscape Ecology Award Program (LEAP) award from Ramsey Washington Metro Watershed District for the 2009 and 2012 raingarden projects.
- Continue to implement the City's Municipal Separate Storm Sewer (MS4) program. Regulated by the MPCA, the MS4 program is designed to reduce the amount of sediment and pollution that enters the surface and groundwater from the City's storm sewer system.

Native Plantings/Pollinators:

- Adopted a resolution in 2016 endorsing pollinator safe policies and practices.
- Received an award from Pollinator Friendly Alliance for implementing a pollinator friendly resolution.
- Planted a native prairie on City owned property south of Buerkle Road.
- Installed pollinator friendly plantings in Rotary, Lakewood Hills, and Bossard Parks.

Solid Waste/Recycling:

- Collaborated with Ramsey County, Waste Wise, and downtown businesses to construct a shared enclosure for trash, recycling, and organics on a City owned parking lot in downtown White Bear Lake. The project resulted in a 67.4% solid waste diversion. The project won a Recycling Association of MN "Green Project Award" in 2016.
- Received a PEIG grant from Ramsey County to provide recycling support to multi-units in five communities. Conducted 129 site visits and provided educational materials at 60 multi-unit properties.
- Collaborated with Ramsey County to provide a medicine collection drop-off location at the Public Safety building.
- Continued the holiday lights recycling program that was started by the Recycling Association of Minnesota. In winter 2016/2017, collected and recycled approximately 900 pounds of holiday lights.
- Continued the Clearstream recycling and organics container loan program. Residents and business owners borrowed 61 recycling bins and 22 compost bins for 25 separate events in 2016.

Local Food Access:

- Amended zoning code to allow chickens and bees.

Water Conservation

- Received a grant from Metropolitan Council to offer residential rebates towards the purchase of water efficient toilets, clothes washers, and irrigation controllers. A total of 270 toilets, 49 clothes washers, and 6 irrigation controllers were installed for a total estimated water savings of 5.4 million gallons per year.
- Enacted a conservation based water utility rate structure in 2016.







- Held a Water Conservation Event at City Hall for the past two years. Activities included exhibitors, rain barrel and native plant sales, and a rain barrel workshop. Eighty-two rain barrels were sold in 2016.







Heat Island







- Certified as a Tree City USA community for the past 30 years based on our commitment to sound urban forestry management.
- Extended tree preservation standards to single family development.







Active Living

- Adopted bicycle parking requirements for commercial and industrially zoned properties.
- Constructed pedestrian and bike trails along Lake Avenue, McKnight Road, and along White Bear Lake at Boatworks Commons; widened the shoulders on Highway 96 and Bellaire Ave. to accommodate bike traffic; added a bike lane on Buerkle Road, and marked a bike route on 4th Street.

	 Energy Conservation	 Climate Resiliency	 Water Conservation	 Waste Reduction	 Health/Food	 Natural Resources
OVERALL GOAL	Continue to make sustainable energy production and conservation a priority through planning, education and incentives.	By 2040, reduce City-wide greenhouse gas emissions to 20% of 2015 baseline levels (as established by the state). <i>(Afs Example)</i>	Ensure the long-term viability of our drinking water supply by promoting and implementing water conservation measures.	By 2025, reduce the amount of land disposal of solid waste to 1% by implementing waste reduction, recycling, organics recovery, and resource recovery programs. <i>(RCSWMP)</i>	Promote and foster opportunities that provide active, healthy, and environmentally aware lifestyles.	Protect and improve the community's natural resources, including quantity, quality, and biodiversity.
Sustainability	Conduct a study to establish a baseline of energy consumption and reduction goals.	Conduct a City-wide GHG inventory, then establish and implement a plan to achieve greenhouse gas reduction goals.	Review current irrigation enforcement practices and strengthen if necessary. Promote the 'Report a Problem' link on the City's website to report a violation.	Collaborate with Ramsey County to determine if small businesses (including multifamily properties) could participate in the City's recycling contract and actively engage those businesses to participate in the service. <i>(RCSWMP - incentive option)</i>	Support existing community gardens and the creation of new ones where feasible, including a community orchard.	Work with County agencies to establish a boulevard-planting program, and plan for an increase in budget for maintenance. To offset maintenance costs the city should also work with property owners to maintain the street trees in front of their property.
	Consider utilizing the Xcel franchise fee tool to raise revenues for a revolving loan program or grant program to subsidize energy audits for businesses.	Consider enrolling in the SolSmart program. <i>(SolSmart provides recognition and no-cost technical assistance to help local governments remove barriers to solar energy growth)</i>		Promote the Ramsey/Washington Biz Recycling Program to businesses and institutions for organics recycling and other waste reduction programs. <i>(RCSWMP - incentive option)</i>	Continue to support the local food shelf's efforts to provide healthy food for low-income residents.	Consider a City-wide ban of neonicotinoids.
	Apply to participate in the Xcel Energy "Partners in Energy" Program	Continue to participate in the GreenStep Cities Program.		Educate the public on the benefits of reducing consumption of material goods.	Continue to partner with the YMCA in their offering of fitness and wellness opportunities to residents.	
					Facilitate the expansion of the farmers market into the winter season.	
					Provide new and improve existing pedestrian amenities, such as countdowns style crosswalk signals. <i>(exist)</i>	
Transportation		Investigate the feasibility of installing electric vehicle charging stations at public facilities and support the installation of same on private property.			Support the Met Council's transit goals of increased ridership.	Consider treatment or removal of Ash trees (or some appropriate combination thereof) each year in conjunction with the street reconstruction program.
		With each road reconstruction project ensure all modes of transportation are accommodated.			Prioritize bicycle infrastructure in the city such as bicycle racks, lanes, repair stations. To be installed in conjunction with park improvement and street reconstruction projects.	
		Consider using tree trenches (or other stormwater management practices that utilize trees) with each street reconstruction project. <i>(also in LSWMP)</i>				
Econ. Comp.		Recognize businesses and organizations that best exemplify sustainable practices.		Discourage the use of disposable food and beverage containers, water bottles, and disposable plastic bags.	Support new/emerging green businesses and green jobs through targeted assistance and new workforce development. <i>(GSC)</i>	

	 Energy Conservation	 Climate Resiliency	 Water Conservation	 Waste Reduction	 Health/Food	 Natural Resources
Land Use	Promote programs that encourage energy efficient, full cutoff outdoor lighting fixtures on private buildings and facilities. <i>(GSC)</i>	Protect access to solar resources and maximize renewable energy resources while minimizing potential adverse impacts to biological, visual and natural resources.	Promote a reduced water demand by encouraging grey water systems in homes and businesses through education and possible financial incentives. <i>(exist)</i>		Work with developers, churches and apartment management companies to strive for a no-net-loss of community gardens city-wide.	Update the list of local nurseries that homeowners and developers can use to purchase trees and plants.
	Design human-scaled development that is compact, mixed-use, and pedestrian friendly. <i>(exist)</i>	Provide public education on the use of solar and other renewable energy technologies.	Consider waiving irrigation requirements for developments that utilize drought tolerant plantings in combination with directing stormwater to landscaped areas.		Support the development of local, small-scale, food processing businesses. Consider allowing in appropriate commercial locations when fronted by a retail component.	Amend the Zoning Code and the Engineering Design Standards to require that parking lot landscape "islands" accept stormwater.
	Facilitate home-based occupations and work styles that reduce the need to commute. <i>(exist)</i>	Consider expanding the mitigative credit to apply to the use of green roof to off-set impervious area.	Encourage the reuse of stormwater for irrigation.		Support the local food production and agriculture that reduces the need for long-range transport of food. <i>(exist)</i>	Study the shoreland overlay district area to better define the boundary based on actual drainage patterns. <i>(also in LSWMP)</i>
	Consider variances to zoning and subdivision standards to promote the use of solar energy. Balance the potential for solar with the benefits of shade trees. <i>(exist)</i>	Encourage the use of lighter colored surfaces (driveways, roofs) to reduce the urban heat island effect.			Work with private land owners to facilitate bike share stations if proposed.	Amend the zoning code to update the recommended tree species list to focus on native, drought tolerant and stormwater tolerant species.
	Consider establishing energy standards in commercial, industrial, and institutional developments that are more efficient than the state building code.	Consider partnering with the County or adjacent city to obtain access to a certified arborist who can provide guidance in relation to tree issues. Consider the tree preservation fund to support this assistance.				Remediate and redevelop lands that suffer from environmental or other constraints as opportunities arise. I.e. Coordinate with MPCA on development review of former gas station sites and other possibly contaminated sites. <i>(exist)</i>
		Prioritize infill, TOD mixed use/higher density development along rushline corridor. <i>(exist)</i>				Conduct a vegetation survey along the shoreline of White Bear Lake. Educate and incentivize property owners to increase the amount of naturalized shoreline on their properties.
		Consider parking maximums for commercial developments. <i>(also in LSWMP)</i>				Consider a requirement that a certain percentage of plants within a commercial landscape plan be either native and/or pollinator friendly. Provide incentives for planting native tree species over non-natives.
						Guide development to existing developed areas and away from natural resources. <i>(exist)</i>
					Continue to review and evaluate development standards and regulations as they relate to the potential for negative environmental impacts. <i>(exist)</i>	

	 Energy Conservation	 Climate Resiliency	 Water Conservation	 Waste Reduction	 Health/Food	 Natural Resources
Public Facilities and Services	Continue to track energy use for all City-owned buildings and communicate results to staff and the community. <i>(GSC)</i>	Transition City's facilities to renewable energy, converting a minimum of 80% of the City's electrical use to renewable energy by 2040 with a minimum of 50% onsite generation. <i>(Afs Example)</i>	Adjust timing and install rainfall moisture sensors where needed on City owned irrigation systems.	Take actions to reduce waste and increase recycling within all City facilities and operations. <i>(RCSWMP strategy)</i>	In partnership with Ramsey County, continue to offer a medicine collection bin at the Public Safety Building. <i>(see also LSWMP)</i>	Work with Ramsey County towards certifying the Manitou Ridge golf course in the Audubon Cooperative Sanctuary Program. <i>(GSC)</i>
	Complete the transition to indoor LED lighting and operational changes in City-owned buildings. <i>(GSC)</i>	Plan for more frequent large rain events, resilient infrastructure. <i>(also in LSWMP)</i>	Prevent and reduce infiltration and inflow into the sanitary sewer system through careful construction, maintenance and rehabilitation practices.	Engage in environmentally preferable purchasing and procurement practices, including less product consumption. <i>(RCSWMP strategy and GSC)</i>		Promote native and drought tolerant landscapes by updating the recommended species lists and educating the public.
	Strive to install energy efficient, full cutoff outdoor lighting fixtures on City-owned buildings and facilities. <i>(GSC)</i>	Measure sustainability performance on a regular basis and communicate results to staff and the community.	To better track water use, explore the feasibility of installing water meters at public facilities.	Provide information to residents to further waste reduction goals using elements of Ramsey County's outreach, education and promotional program materials. <i>(RCSWMP-required)</i>		Continue to participate in Tree City USA and Arbor Day, consider expanding arbor day activities to promote tree planting on private properties as well.
	Lead by example- design new and retrofit existing public buildings to incorporate LEED practices.	Increase efforts to promote renewable energy to the public through education.	Continue to promote rain barrels through the Recycling Association of MN (RAM) distribution events and Watershed District cost share programs. <i>(also in SWMP)</i>	Encourage residents and businesses to produce less waste by promoting reuse, repair, and exchange opportunities. <i>(RCSWMP strategy)</i>		In conjunction with Arbor Day, consider a tree sapling giveaway program to promote tree planting on private property.
	Provide education and promote energy efficiency strategies to both residents and businesses.	Lead by example- when a general fleet vehicle (such as a pick-up truck) requires replacement, strive to purchase a low-emissions vehicle (electric or hybrid).		Promote the reuse centers at both the Ramsey County and Washington County household hazardous waste (HHW) sites.		Continue to educate residents and businesses about the water quality benefits of rain gardens and provide guidance on installations. <i>(also in LSWMP)</i>
	Replace the City's existing street lighting with LED's and full cutoff fixtures and consider adding smart grid attributes. <i>(GSC)</i>			Consider utilizing the Ramsey County fellowship program to help support City solid waste management goals. <i>(RCSWMP strategy)</i>		Educate private property owners about identification and removal of invasive species.
				Strive for zero waste at City and public events.		Promote Ramsey County's annual tree sale.
				Seek to continually improve residential recycling services, especially in regards to efficiencies, ease of implementation for residents, and practices that will improve rates and participation. <i>(RCSWMP strategy)</i>		Strengthen the public's ability to maintain existing trees by educating residents about the importance of trees, about tree pests and diseases, and how to properly prune and care for trees.
				Work with Ramsey County and haulers to establish a consistent dumpster labeling practice for multi-family dwellings.		
				Establish a program to provide collection of bulky waste from single family homes that prioritizes recycling and/or reuse. <i>(RCSWMP - incentive option)</i>		
			Continue to promote back yard composting bins through the Recycling Association of MN (RAM) distribution events and County cost share program.			

	 Energy Conservation	 Climate Resiliency	 Water Conservation	 Waste Reduction	 Health/Food	 Natural Resources
Parks & Natural Resources		Begin a tree-tracking program to determine the number of trees planted per year in comparison to the number of trees removed per year, with the goal of increasing tree canopy by 10% by 2030.		Partner with Ramsey County to install an organics dumpster on City property or work with Ramsey County and the City's contract hauler to begin blue bag curbside organics recycling by 2019. <i>(RCSWMP-required)</i>		Consider conducting a natural resources inventory of all City owned natural areas. <i>(wetland inventories in LSWMP)</i>
				Increase opportunities for recycling in public places. Strive to pair each trash can with a recycling can.		Plant only native species in naturalized park areas and strive for 100% native tree species in other public areas as part of the Arbor day tree planting event.
						Establish a volunteer database as a resource for City restoration and stewardship projects. <i>(GSC)</i>
						Incorporate woodland best management practices to better protect wooded areas. <i>(GSC)</i>
						Consider developing a Natural Resources Management Plan which identifies areas of sensitive resources which should be preserved, enhanced, and protected.
						Consider conducting a study to determine the impact of emerald ash borer on City Property.
						Continue to support the efforts of the Birch Lake Improvement District's study and enhancement of the lake. <i>(existing) (also in LSWMP)</i>
						Continue to identify and remove invasive species on public property. <i>(also in LSWMP)</i>
						Improve increased connection to greenspaces. <i>(also in LSWMP)</i>
Housing	Consider subsidizing Xcel home energy audits (existing) and continue to promote Center for Energy and Environment (CEE) residential loan programs.	Encourage car-sharing accommodations in multi-family developments.	Educate residents about rain sensors on residential irrigation systems, finance public education on water use. <i>(also in LSWMP)</i>	Develop and implement a curbside organics program by the end of 2025 <i>(RCSWMP-required)</i> . Consider other environmental impacts when developing the program.	Promote County programs that focus on healthy homes. <i>(RCSWMP strategy)</i>	
	Consider establishing energy standards in residential developments that are more efficient than the state building code.		Consider establishing and funding an incentive program for homeowners to replace inefficient appliances and irrigation controllers with more water efficient products. <i>(also in LSWMP)</i>	Provide collection of textiles to single family residences and multi-family dwellings by 2019 <i>(RCSWMP-required)</i> . Consider other environmental impacts when developing the program.		
				Ensure recycling services are available at all multi-family dwellings by 2020 either by contracting for service or by enforcing ordinances. <i>(RCSWMP requirement)</i>		
				Consider updating ordinances to require more specific recycling capacity at multi-family dwellings, such as 1:1 trash to recycling volume.		
				Partner with Ramsey County to develop standards and explore certification program to be a part of BizRecycling for multi-family dwellings. <i>(RCSWMP)</i>		

CITY COUNCIL MEETING SUMMARY

Tuesday, November 28, 2017

APPROVAL OF MINUTES – Approved

APPROVAL OF AGENDA – Approved

VISITORS AND PRESENTATIONS

- A. Mike Greenbaum – New Trax Senior Shuttle presentation

PUBLIC HEARINGS

- A. Consideration of Body Worn Camera policy

- B. Truth in Taxation Hearing

The proposed tax levy will eliminate reliance on Reserves for operations, which amounts to \$226,000 or 50% of the proposed levy increase; commit resources to help fund capital replacement of \$146,000 or 32% of the levy increase; provide additional funding for general operations to the tune of \$80,000 or 18% of the proposed increase. The General Fund increase represents a 1.6% increase over 2017.

LAND USE – Nothing scheduled

UNFINISHED BUSINESS – Nothing scheduled

ORDINANCES – Nothing scheduled

NEW BUSINESS – Approved

- A. Resolution accepting the work and authorizing final payment to Insituform Technologies USA, LLC for the Sanitary Sewer Main Lining Program, City Project No.: 17-07. **Resolution No. 12122**

- B. Resolution authorizing execution of the 2018 labor agreement with International Union of Operating Engineers Local No. 49; Public Works. **Resolution No. 12123**

CONSENT – Approved

- A. Resolution approving massage therapy establishment and massage therapist licenses. **Resolution No. 12124**

DISCUSSION

- A. Utility rates – review of options
Finance Director Rambow reviewed two options for sewer rate adjustments. One option relies on use of reserve funds to balance the utility fund deficit; the other increases rates enough to provide revenues for reimbursement of the non-bonded fund.

COMMUNICATIONS FROM THE CITY MANAGER

Small cell wireless - City Attorney Pratt stated he is drafting an agreement on a Small Cell Wireless Ordinance for the City of White Bear Lake, which will be forthcoming.

Sports Center - City Manager Richter explained that City Attorney Pratt is writing a contract to outline the Hockey Association debt service payment anticipated with the Sports Center project.

Works sessions for 2018 - City Manager Richter shared topics for 2018 work sessions in the works including CIP/Financial Planning, Fire Services, Economic Development, a budget work session and strategic planning meeting in the fall.

City Engineer Burch shared there is a public information meeting tomorrow night in City Hall to discuss the 2018 Mill and Overlay projects.

City Engineer Burch reported that the bids for the Sports Center will opened tomorrow, but it will take some time to evaluate the bids to discover which one maximizes a tax implication identified by the Finance Director.

City Attorney Pratt mentioned that the Federal Tax bill has a tax finance implication by taxing municipal bonds, which would raise the cost of them. The bill also takes away a City's ability to provide tax exempt bonds.

City Manager Richter shared information about an indoor winter market at Tamarack Nature Center on Saturday, December 9th from 10:00 a.m. – noon.

City Manager Richter shared a customer appreciation award that was presented to the City of White Bear Lake on behalf of MINNCOR Industries for the City's use of their services to construct the marina dock system, which was completed and installed in 2017.

ADJOURNMENT – 8:45 p.m.