

**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, January 29, 2018, 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 January 29, 2018 agenda.
3. Approval of the December 18, 2017 Planning Commission meeting minutes.

4. CASE ITEMS:

(Goes to City Council meeting of Tuesday, February 13, 2018).

A. Case No. 18-1-V: A request by **Frattallone's** for a 8,500 square foot variance over the 10,000 square foot maximum per Code Section 1303.160. Subd. 10.b.6 which restricts the maximum area of a retail business located in the B-5 Central Business District for the properties located at 4788 and 4796 Washington Avenue.

5. DISCUSSION ITEMS:

- A. Comprehensive Plan: Land Use Element and Housing Element
- B. City Council Meeting Minutes from January 9, 2018
- C. Park Advisory Commission Meeting Minutes from November 16, 2017

6. ADJOURNMENT

.....
Next Regular City Council MeetingFebruary 13, 2018
Next Regular Planning Commission MeetingFebruary 26, 2018
.....

**MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
December 18, 2017**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, December 18, 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, Mary Alice Divine, Marvin Reed, Peter Reis, Ken Baltzer and Mark Lynch.

MEMBERS EXCUSED: Erich Reinhardt.

MEMBERS UNEXCUSED: None.

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

OTHERS PRESENT: Ken and Karen Smith and Joe Prigelmeier.

2. APPROVAL OF THE DECEMBER 18, 2017 AGENDA:

Member Reis moved for approval of the agenda. Member Reed seconded the motion, and the agenda was approved (6-0).

3. APPROVAL OF THE NOVEMBER 27, 2017 PLANNING COMMISSION MEETING MINUTES:

Member Baltzer moved for approval of the minutes. Member Divine seconded the motion and the minutes were approved (6-0).

4. CASE ITEMS:

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.

Crosby discussed the case. Staff supports the variance.

Berry opened the public hearing.

Karen Smith, 1817 Richard Court, stated that she's in favor of the case.

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

Member Reis moved to recommend approval of Case No. 17-24-V. Member Baltzer seconded the motion. The motion passed by a vote of 6-0.

- 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.

Crosby discussed the case. Staff supports both variances.

Divine asked if there would be a driveway to the new garage. Crosby stated that the applicant said there would not be a driveway. It is not a condition of approval, but it can be added. Divine asked if it would carry over to another owner. Crosby stated that was correct.

Lynch asked how much bigger the new garage would be compared to what's currently there. Crosby stated that it's around 100 square feet bigger.

Berry opened the public hearing.

Joe Prigelmeier, 2628 Riviera Court, came up to answer any questions. As there were none, Berry closed the public hearing.

Member Lynch moved to recommend approval of Case No. 17-25-V, as amended by adding the condition about the driveway. Member Divine seconded the motion. The motion passed by a vote of 6-0.

5. DISCUSSION ITEMS:

A. Comprehensive Plan – Sustainability.

Crosby introduced Connie Taillon, Environmental Specialist. Crosby explained that Sustainability GOPs (Goals, Objectives or Policies) had been broken down into six categories, which were organized in a large matrix: Energy Conservation, Climate Resiliency, Water Conservation, Waste Reduction, Health/Food and Natural Resources. The matrix will also be on the agenda of both the Parks Commission and the Environmental Advisory Commission for their review and feedback. Staff also provided e-mail notices to about 30 residents who had signed up as being interested in the Comprehensive Plan process, asking them for their feedback.

Taillon explained the layout of the Matrix. Staff welcomed any comments the Planning Commissioners might have.

Baltzer referred to the Waste Reduction category, "Educate the public on the benefits of reducing consumption of material goods". He's in favor of getting rid of stuff, but are they going to present this to downtown businesses and then say, "You can't be buying more stuff, buy less." Will we be hurting our business people? Crosby didn't think the category would be directed towards businesses. Also, she doesn't think that it'll be that significant of an economic impact that it would put the City at a lesser advantage than the surrounding municipalities. Baltzer wondered will they get feedback from the business people? Taillon stated that they'd have to define what an education program might include, and they could get feedback from business owners at that time.

Crosby suggested using the word "consider" at the beginning of that particular objective.

Lynch wants to be careful of the type of campaign they do; is education about consuming goods something that people want the City to do? Crosby pointed out that not everything consumed is bought. For example, the wastefulness of a plastic drinking straw. It is forever trash for one drink. Lynch is okay with that, but he's not okay with "You should have less stuff in your house". There's a fine line. Staff agreed.

Divine thought it might be an issue of wording. Lynch agreed that could be a possibility.

Reis asked if the City would be banning plastic bags. Taillon stated that it is her understanding that a considerable new state ruling will prohibit the banning of the bags. However, a City may be allowed to charge for bags. Research has shown that it's more effective if you charge someone 5 cents per bag versus just giving them 5 cents if they have a reusable bag with them.

Taillon stated that Ramsey County has just approved their solid waste management plan, in response to the MPCA's (Minnesota Pollution Control Agency) solid waste plan. One goal of the plan is to reduce landfill waste. The County has come up with methods to do that, some of which are on the matrix of things that the City will be required to do. This all works together with the goal of reducing waste. Recycling uses a lot of energy; it's better than throwing waste away, but not using those items in the first place is the best thing.

Lynch asked Taillon to clarify what reducing solid waste to 1% by 2025 means; did we mean "by" 1%? Taillon explained that it is to reduce landfill waste to 1%. All of Ramsey County's and Washington County's trash (not recycling) goes to a facility in Newport. The counties purchased the facility this year. Solid waste at that location gets shredded and trucked south to an Xcel Energy plant, where it is burned as fuel. The counties still want to reduce the amount of waste that goes to the plant, because there's a large amount of food waste that goes to the facility. Staff is going to have to figure out ways to recycle the food waste. We're well on our way to reaching 1% because much of our solid waste is incinerated and used for electricity and does not go to a landfill.

Divine asked if Trash to Treasure is on the matrix. Staff will add it. Taillon stated that it's posted on the new website, under Reuse.

Divine asked about the wording of some of the items on the matrix; how is it decided what's in the process of being considered and what's "in the works"? Taillon explained that some will be requirements through the Ramsey County Solid Waste Master Plan, some are things staff is already doing, and some are being considered, they just don't know the details yet and whether it's feasible. Crosby stated that it can depend on things such as funding and staff time.

Divine asked about and Taillon explained "The Random Acts of Environmental Kindness" program. It was noted that there are observed violations of our ordinance and perhaps an educational program aimed at correcting these behaviors would be helpful.

Lynch stated that there's a lot of "gentle-nudging" in the matrix, which he really likes. Examples are the Arbor Day events, the tree sales and promoting the native drought-tolerant landscaping; it educates in a way that doesn't seem painful or punitive, which he likes. If the plastic bags and consumption of material goods comes across the same way, he'd be okay with that.

Baltzer asked for clarification about Climate Resiliency, encouraging the use of lighter-colored surfaces for driveways and roofs to reduce the urban heat island effect. Crosby stated that it would be when staff interacts with the public about those things. For example, if it looks okay either way, lighter-grey shingles would be better than darker grey shingles.

Reed asked for an explanation of a city-wide ban of neonicotinoids. Taillon explained that it's an insecticide that farmers, nurseries and homeowners use. It is toxic to bees, whose population has declined as a result. It's on the matrix for discussion. A resolution was adopted by the City last year, stating that we're a pollinator-friendly city. Staff will educate the public on the use of neonicotinoids and purchasing plants that have not been treated with the chemical.

Crosby added that the City led the way on the coal tar ban on driveway sealant projects. It's something to consider to generate discussion. Lynch puts the two in the same category; so he'd be okay if the city leads the way regarding this issue.

Divine stated that it would be helpful to know where you can purchase plants that aren't treated with neonicotinoids. Taillon stated that you can ask the nursery if they use neonicotinoids. The City does not use the chemical and we will try to purchase plants from nurseries that don't use it.

Berry asked about rain barrels. Are those being used on city property yet? Crosby stated that rain barrels are of a more residential item; you have to turn them on to empty them out. Berry asked if there's a commercial version of them. Taillon stated that Maplewood Mall has a very large cistern that takes water off the roof.

The watershed district put in a lot of money to install tree trenches and rain gardens in the parking lots. Pioneer Manor, a city-owned property, has rain barrels. Kane stated that Public Works has a green roof. Taillon stated that they can add wording that says the city will pursue stormwater reuse systems in the future. There is grant money available for water reuse projects.

Divine asked if the city has a program or budget for ash tree removal. Taillon stated not to her knowledge, although the engineering department has talked about that. It's very costly. Divine urged staff to be proactive – spreading out the cost may alleviate some of the impact.

Reis asked if there's been any discouragement of planting ash trees. Kane stated that ash trees are still on the allowable list. They would discourage it on commercial plans.

Divine suggested staff talk to the White Bear Press about putting in a piece about when Trash to Treasure day is, where people can recycle holiday lights, etc. Reed stated that maybe they could integrate it into their calendar of events. Taillon stated that she will try to get more regular items in the Press.

Lynch thanked staff for their work on this.

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

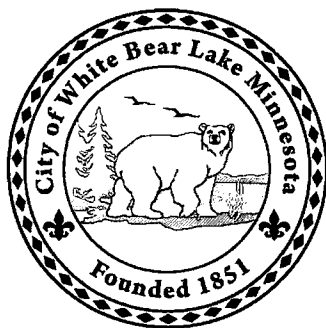
Reis asked if the proposed tax changes contemplated in Washington, D.C. will take away the city's ability to provide tax-exempt bonds is true. Kane confirmed that is what the City Attorney advised. She stated that if there's more information from the League of Minnesota Cities, she will share that electronically before the next meeting.

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

-

6. ADJOURNMENT:

Member Baltzer moved to adjourn, seconded by Member Lynch. The motion passed unanimously (6-0), and the December 18, 2017 Planning Commission meeting was adjourned at 7:55 p.m.



City of White Bear Lake
COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Anne Kane, Community Development Director

DATE: January 25, 2018 for the January 22, 2018 Planning Commission Meeting

SUBJECT: Frattallone's Ace Hardware – 4788-4796 Washington Avenue
Case No. 18-1-V

APPLICANT

Frattallone Family Limited Partnership d/b/a Frattallone's Hardware Inc.

REQUEST

The applicant is requesting a variance to increase the allowable gross floor area ("GFA") of an individual retail business from 10,000 square feet GFA to 17,950 square feet GFA in the B-5 Central Business District per Code Section 1303.160 Subd. 10.b.6. The variance would allow the applicant to expand the Frattallone's Ace Hardware store into an existing adjoining building located at 4788 Washington Avenue. The applicant is also requesting a 32 stall variance from Code Section 1303.160 Subd. 10.h.1.g that requires 32 on-site parking spaces be provided.

ZONING

The subject property is zoned B-5 – Central Business District. The properties to the north and south are also zoned B-5; across Highway 61 to the west is zoned DCBD – Diversified Central Business District; and, the municipal parking lot to the east of the property which is zoned P – Public Facilities.

SITE CHARACTERISTICS

Consistent with building placement regulations within the Central Business District, both buildings are built up to the lot lines along the western property line (Washington Avenue frontage) and eastern property line (municipal parking lot). The current Frattallone's Ace Hardware includes a 30' by 60' notch at the northeast corner of the site, which is labeled as a 5 space loading area on a 1967 Site Plan in the City's Address File for this property.

APPLICANT'S PRACTICAL DIFFICULTY

See applicant's narrative. The applicant indicates that the practical difficulty is that the existing building size, at 11,000 square feet GFA, is not adequate to meet their business goals to "provide broad assortments, unique items, large stock levels, and great customer service" to compete as a brick and mortar retailer.

BACKGROUND

The White Bear Historical Society's collection includes an aerial photo circa 1930 which includes the Interstate Lumber Company stock yard on this site and Ramsey County records indicated the building itself was constructed in 1950. The City's files reflect that the business has evolved over the years as a lumber yard, home improvement center, electrical contractor's shop and office, sports market, and hardware store since 1976. Frattallone's purchase the business in 1981 and have operated it as an Ace Hardware store since that time.

The adjacent building was originally built in 1940 and operated as the Sunset Bowling Center over 30 years. The 8 lane bowling alley was converted to a bar/lounge in 1973 and eventually evolved into a full service restaurant with piano bar in 1979 and operated as CC Richard's Supper Club in the late 1980s. Richard Sundt purchased the building in 1990 for storage, office and a photography studio. The change in occupancy at that time triggered the installation of a fire sprinkler system in the building, including the basement. However, the interior improvements other than storage were never implemented until 2002/2003 when a yoga studio and photo studio were established. Most recently, the building housed Sundt Photography, Kitchen Design Gallery and The Nesting Consignment Shop.

ANALYSIS

Intent of the B-5 Zoning District

The purpose and intent of the B-5 Central Business District is to "sustain the economic viability of the White Bear Lake downtown area by preserving its historic character and allowing for compatible redevelopment. It is intended that the mixed-use, small-scale, and pedestrian-oriented character associated with the Central Business District will be strengthened through improvements to existing properties and new infill development that is consistent with its distinct historic scale, architecture, and landscape design. The desired mix of uses shall consist of retail, service, and limited office establishments on the ground floor with office and residential above the ground floors. Development shall be carefully controlled to protect neighboring residential properties from impact while at the same time permitting needed revitalization and redevelopment."

During the late 1990s and early 2000's, the suburban retail sector experienced significant expansion of national chains developing prototypical retail buildings and seeking to find a one size fits all design solution. The architecture of many of these stores often failed to reflect the character of the individual community, context of the site, or scale and massing of the surrounding environment. In 2003, when the historic character and pedestrian focus of Downtown White Bear Lake was threatened by a proposal to develop a 13,000 square foot Walgreen's Pharmacy on the northeast corner of Highway 61 and 5th Street (current CVS site) the City imposed a moratorium on "Large Retailer and Drive-through Facilities" in the Central Business District. City staff and the Planning Commission then prepared a revised zoning code intended to foster development and redevelopment consistent with the traditional, historic development pattern in Downtown White Bear Lake.

The resulting text amendment sought to protect White Bear Lake's small town character by limiting the size of any retail business to not more than 10,000 square feet for a one-story building and 15,000 square feet if a two-story building is proposed. It also established specific standards for drive-through facilities and strengthened the building placement and orientation through expanded building and design standards. At the time of the 2003 study, the Frattallone's Ace Hardware store and adjacent Sundt

building were contributing to the pedestrian scale, traditional character, and historic development pattern the moratorium sought to preserve and the revised zoning provisions sought to foster in new construction and future redevelopment. At the time, the hardware store already exceeded the 10,000 square foot threshold. Unlike the Walgreen's proposal which contemplated a freestanding structure surrounded by an exclusive-use private parking lot, both Frattallone's and the Sundt building are pulled up to the street property line and rely on shared public or street parking. In addition, Frattallone's primary entrance accesses the local street, 5th Street, as prescribed by the revised zoning regulations.

Retail Business to Exceed 10,000 square feet GFA

White Bear Lake is fortunate to have an authentic, functioning, historic commercial core. Along with retail shops, restaurants, personal service establishments, and professional offices, Downtown White Bear Lake provides an auto repair facility, an auto body shop, a paint store, and a hardware store. Given the current state of brick and mortar retailers competing with online sales and national home improvement stores, a case can be made that in order to maintain a hardware store in Downtown White Bear Lake, it must be able to offer a similar assortment and inventory; and, therefore requires the additional square footage to offer that broad selection.

Parking Variance

Staff's 2003 cover memo to the City Council for the B-5 text amendment summarized changes to the zoning regulations, including "a new requirement for private parking for new commercial development over 5,000 square feet in area." However, the actual Zoning Code provision does not limit this requirement only to "new" commercial development and reads: "Non-residential uses with more than 5,000 sf of gross floor area: 1 parking space/400 sf GFA above the initial 5,000 sf GFA." At 17,950 square feet, the resulting hardware store is required to provide 32 on-site parking stalls. Short of demolition of the existing store to provide a private surface parking lot, it is not feasible to provide this required parking.

While the parking variance may be sizable at first glance, the reality is that customer parking for hardware stores experiences rather frequent turnover through quick errands. Other potential tenants for the Sundt building, such as a restaurant, fitness studio, or salon, could generate comparable parking demand with significantly lower turnover and more notable parking impact on surrounding businesses.

Frattallone's does provide 5 on-site parking spaces, which are frequently converted to outdoor display area for Christmas trees, spring flowers/mulch, shrubs, fall décor, etc... The MN State Accessibility Code requires any parcel that has on-site parking must provide one accessible parking space reducing the count to 4 on-site stalls. It is important to note when the on-site parking area is used for product display, the equivalent number of on-street parallel spaces are then available on 5th Street.

COMPREHENSIVE PLAN

The City's 2030 Comprehensive Plan recognizes the historic and cultural significance of the downtown area and encourages a continued mix of uses. Specific goals aimed at enhancing this community asset include the goal to "preserve downtown as the community's primary retail and service focal point." A hardware store serves as anchor tenant that draws a wide spectrum of customers to Downtown and reinforces the need to maintain a critical mass of retail stores and square footage to attract a solid base of customers to support a variety of retail shops and stores.

STAFF COMMENTS

The Building Scale Standards in the Zoning Code, including the maximum business size, apply to “all new construction, additions, and exterior remodeling in the B-5 Central Business District.” While this particular proposal includes the expansion of an existing retail store, it is into existing space and not the result of constructing increased square footage. Clearly, many of the provisions would be impractical to apply to existing buildings (e.g. minimum height of first floor ceilings between 12 to 14 feet). So, while this proposal falls into a grey area, without clear application of the 10,000 square foot limit to business expansions into existing space, Staff concluded it should be determined through a Public Hearing process rather than administratively decided. It should be noted in reaching this decision, staff found this particular matter to be a clear distinction from new construction and the creation of new square footage in the Downtown District, and not precedent setting. Any future variance requests will be evaluated on their own merits at such time such a retail business in excess of 10,000 square feet GFA is proposed. It is clear that the exterior remodeling provisions in the B-5 District are applicable to this proposal and the storefront display windows in the Sundt building must be retained and incorporated into the façade improvements planned to extend to this portion of the store expansion.

Should this variance be granted and this project move ahead, there are other aspects of the business expansion that will improve the public health, safety and general welfare of the community—the fundamental tenets of the City’s Zoning Code. The current hardware store is not sprinklered and through this expansion will be brought up to meet current Building Code requirements regarding fire suppression system installation, improving the safety significantly for the general public and Downtown District. Also, the business expansion will provide fully accessible restrooms and ADA accessible improvements for ingress/egress, contributing to the health and general welfare of those customers and employees who rely on such accommodations. The shared wall between the two existing structures is located on a common lot line that currently exists since the two buildings are on two separate parcels. The contemplated openings to connect the two spaces together will require the two existing parcels to be combined into one legal parcel. Proof that the two parcels have been unified and recorded with Ramsey County will be required prior to the issuance of a Building Permit for the interior remodeling.

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. The purpose of the B-5 district is to sustain the economic viability of the downtown district by preserving its historic character and allowing compatible redevelopment. It is critical for the overall health and vibrancy of the Downtown to maintain a critical mass of retail stores to attract customers and visitors who can satisfy their consumer needs in a distinct, authentic and pragmatic setting. Retaining a local hardware store in a location that is able to compete with national chains is fundamental to the continued vitality and functionality of Downtown White Bear Lake. Staff supports the variances as requested by the applicant.

RECOMMENDATION

Staff believes local hardware store is consistent with the type of retail uses that are highly desirable in the B-5 Central Business District and recommends approval of both variances to increase the allowable

floor area and a parking variance for Frattallone’s Ace Hardware located at 4788 and 4796 Washington Avenue, subject to the following conditions:

1. All application materials, plans, maps, drawings, and descriptive information submitted in this application shall become part of the building permit.
2. Per Section 1301.060, Subd.3, the variances shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal.
3. Prior to the issuance of a Building Permit, the applicant shall provide proof that the two parcels have been unified into one PID (property identification) number.
4. The storefront display windows in the expansion area (4788 Washington Avenue) must be retained and incorporated into the façade improvements planned to extend to this portion of the building.
5. The applicant shall provide one van-accessible parking space in the lot in front of the building.

60 DAY TIMELINE

| Received | Complete | 60 day Deadline | City Initiated Extension | 120 Day Deadline | Applicant Waiver | Final Deadline |
|----------|----------|-----------------|--------------------------|------------------|------------------|----------------|
| 12/22/17 | 12/22/17 | 2/20/18 | If Necessary | TBD | If Necessary | TBD |

Attachments:

1. Draft Resolution of Approval
2. Zoning/Location Map
3. Applicant’s Narrative, dated December 15, 2017
4. Frattallone’s Ace Hardware Store Expansion Project Plan Set (5 pages)

RESOLUTION NO. _____

**RESOLUTION GRANTING TWO VARIANCES
FOR THE FRATTALLONE'S ACE HARDWARE STORE
LOCATED AT 4796 WASHINGTON AVENUE
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (18-1-V) has been submitted by Frattallone Family Partnership to the City Council requesting approval of a two variances from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 4796 Washington Avenue

LEGAL DESCRIPTION: Lots 10, 11, and 12, Block 52, White Bear , except that part lying Northwesterly of the following described line: Beginning at a Point on the West line of said Block 52, distant 93 feet southerly of the northwest corner thereof; thence run Northeasterly to a point on the North line of said Block 52, distant 44 feet East of said Northwest corner and there terminating. (PID # 143022410037 and 143022410038)

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on January 29, 2018; and

WHEREAS, the Planning Commission recommends approval of the following:

- An 8,000 square foot variance from the 10,000 square foot maximum retail store area; and,
- A 32 stall variance from the parking requirements.

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

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

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

- 3. The variances will be in harmony with the general purpose and intent of the City Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- 4. The special conditions or circumstances are not the result of actions of the applicant.
- 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 request, subject to the following conditions:

- 1. All application materials, plans, maps, drawings, and descriptive information submitted in this application shall become part of the building permit.
- 2. Per Section 1301.060, Subd.3, the variances shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal.
- 3. Prior to the issuance of a Building Permit, the applicant shall provide proof that the two parcels have been unified into one PID (property identification) number.
- 4. The storefront display windows in the expansion area (4788 Washington Avenue) must be retained and incorporated into the façade improvements planned to extend to this portion of the building.
- 5. The applicant shall provide one van-accessible parking space in the lot in front of the building.

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

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

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

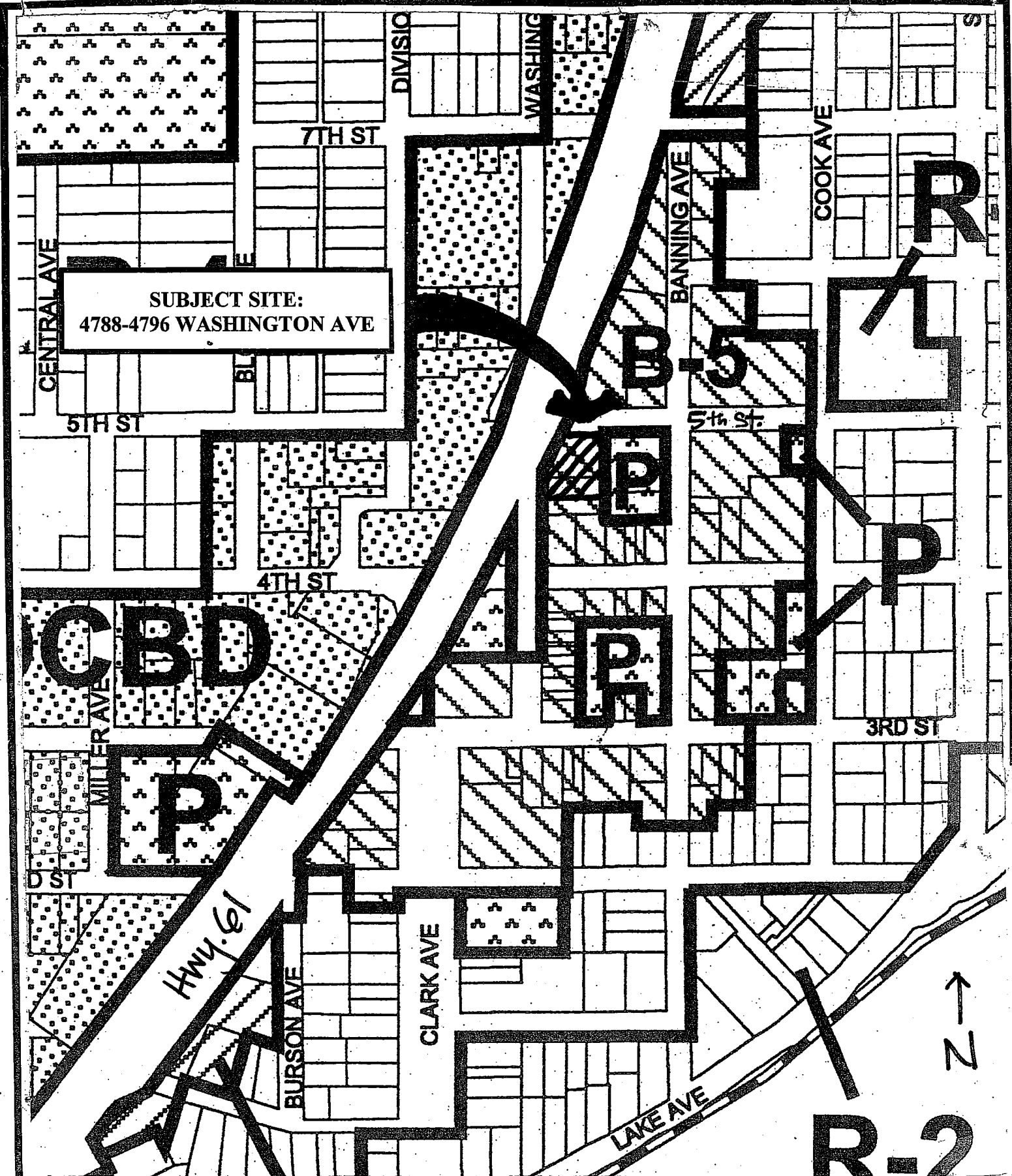
I have read and agree to the conditions of this resolution as outlined above.

Applicant's Signature

Date

Print Name

Title



SUBJECT SITE:
4788-4796 WASHINGTON AVE

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

CASE NO. : 18.1.V
CASE NAME : Frattalone's Ace Hardware
DATE : Jan. 29, 2018

To: White Bear Lake Planning Commission

December 15, 2017

From: Tom Frattallone, Frattallone's Hardware Inc.

RE: Variance for the properties located at 4788 and 4796 Washington Ave.

Anne,

We are seeking a variance to attach the above two buildings to create one retail sales floor, we need this variance to comply with Section 1303.160 Subd. 10.b.6 of the zoning code concerning the size limitations of individual retail businesses. We currently occupy roughly 11,000 square feet at 4796 Washington Ave. of which approximately 9,000 square foot is retail sales floor. We wish to combine this building with 4788 Washington Ave, gross building area of roughly 7,500 square feet, with roughly 5,400 square feet of new retail sales floor. This will give us a combined square footage of 18,500 square foot gross area, with approximately 14,500 square foot of retail sales floor.

Frattallone's Ace Hardware is seeking this variance to enhance the shopping experience for our customers. This store serves over 400 customers daily, and over 150,000 customers annually. While we pride ourselves on having great customer service we have trouble showing our product offerings in their best light. This new retail space will create a cleaner, more customer friendly environment, while allowing us to add to our assortment to fulfill customer's needs. We plan on combining the 2 buildings in a way that will seem almost seamless to our customers, creating customer access to the new building through 4 main aisles. When we combine the two buildings we will also have fully ADA compliant bathrooms. The exterior of the new building will mirror the changes to the façade done in 2016 to our existing building. Our goal throughout is to continue to be a retail asset to the City of White Bear Lake.

As retail changes have happened around the world Frattallone's Hardware has carved out a niche by providing broad assortments, unique items, large stock levels, and great customer service. We have moved forward within our stores to make sure we can meet these four goals. We have recently added space to our south White Bear Lake, Arden Hills, and Grand Avenue stores to fulfill this need for stock and assortment. All three of these stores have added roughly 3,000 to 4,000 new items. We have also remodeled/ upgraded our Blaine and Andover stores with new fixtures, new décor, and upgraded layouts, again expanding our assortments to serve our customers better.

With this variance we see our Downtown White Bear Lake store incorporating some of the best design/ décor elements of our other stores, and adding roughly 3000 to 4000 new items. We envision this new space letting us expand our Housewares assortment, mirroring one of our Grand Avenue stores (pictures 1-4), adding a new Twin Cities Pet Food Warehouse site like our Andover store (pictures 5-8), adding either Stihl or Husqvarna, which along with an improved Toro layout will improve our small engine offering (pictures 9-10), and creating a Barbeque destination shop like our Woodbury, Arden Hills and Burnsville locations (pictures 11-14). In all these categories we basically "dabble" in now because of the lack of space, but even with the lack of space we "make it work", with this variance we will be able to offer our customers a complete experience. We feel that in order to be a physical retailer we have to

offer the broadest assortments, depth within these assortments, and great customer service, we need this extra space to meet these needs.

Frattallone's Hardware has been a staple in White Bear Lake since 1981, now with two stores. At one time there was two hardware stores downtown and another two stores in the city proper, times change, but we have bucked the trend of small businesses closing. We are happy to be a part of the White Bear Lake Community. We have been a community staple in the twin cities for over forty years, Arden Hills 42 years, Blaine 27 years, Circle Pines 26 years, New Hope 32 years, we invest in community to return their investment in us. We want a better looking, better stocked, easier to shop experience for our Downtown White Bear Lake customers, and we believe that the new remodeled site will make that happen. We wish to invest in White Bear Lake, and we hope you grant this variance request to make that happen.

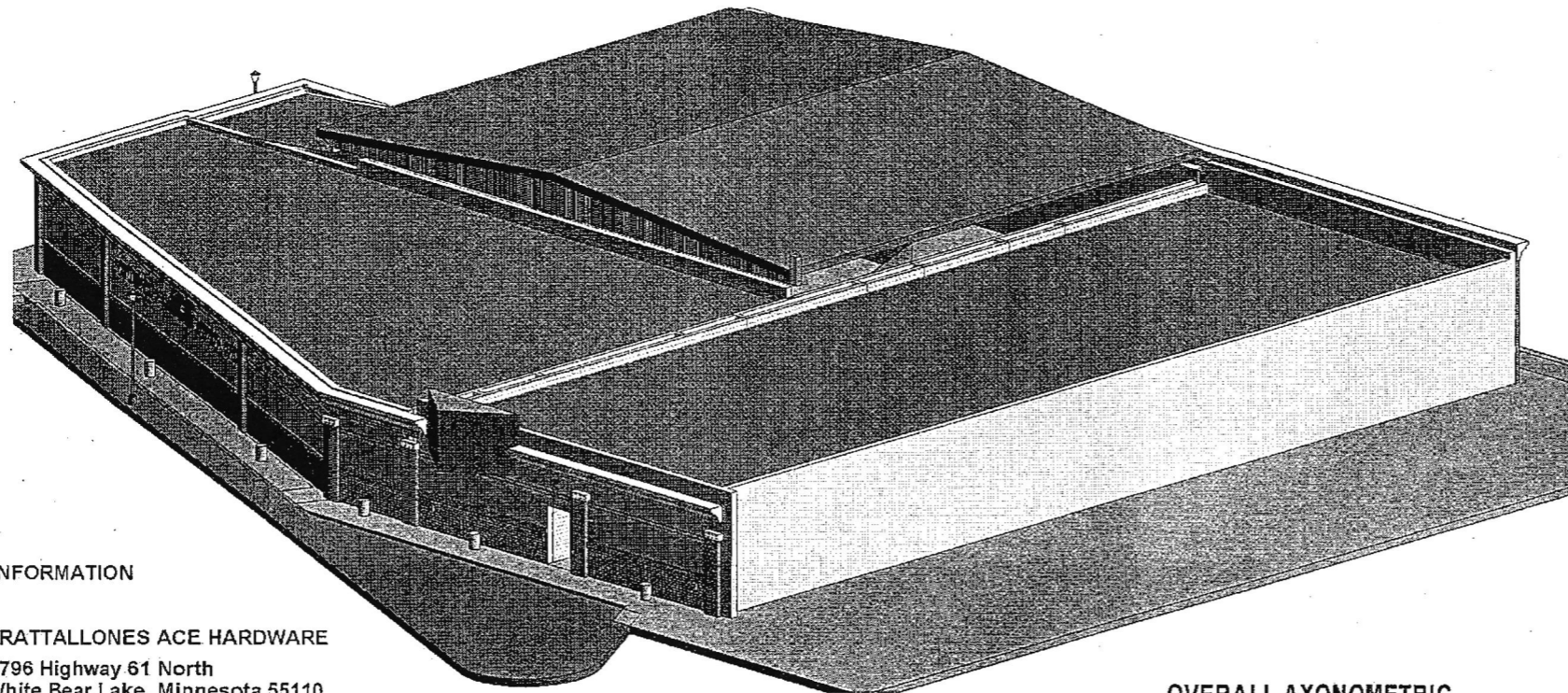
Thank you,

Tom Frattallone

FRATTALLONES ACE HARDWARE

STORE EXPANSION PROJECT

4796 HIGHWAY 61 NORTH, WHITE BEAR LAKE, MINNESOTA 55110



OVERALL AXONOMETRIC

CODE SUMMARY / BUILDING INFORMATION

BUILDING NAME: FRATTALLONES ACE HARDWARE
JOB ADDRESS: 4796 Highway 61 North
 White Bear Lake, Minnesota 55110
PROPOSED WORK: HARDWARE STORE EXPANSION PROJECT
CONSTRUCTION CODES: 2012 IBC- INTERNATIONAL BUILDING CODE
 2015 MINNESOTA STATE BUILDING CODE
OCCUPANCY: TYPE M - MERCANTILE
 OCCUPANT LOAD :17,949 / 30 = 598
CONSTRUCTION TYPE: 3-B SPRINKLED
BUILDING AREA: ALLOWED: 20, 500 SQ.FT.(UNSPRINKLED)
 (TABLE 503 ALLOWABLE HEIGHT AND BUILDING AREAS)
 ALLOWED: 61, 500 SQ.FT.(SPRINKLED)
 (TABLE 506.3 SPRINKLER INCREASE)
 ACTUAL: 10, 912 SQ.FT. + 7,037 SQ.FT.=17, 949
 NOTE: BASEMENT NEED NOT BE INCLUDED IN ALLOWABLE AREA
FIRE SPRINKLING: EXISTING AND REMODELED 7,700 SQ.FT.
 ADDITION WILL BE SPRINKLED
EGRESS : REQUIRED:(2):
 PROVIDED:(3):
TRAVEL DISTANCE: TABLE 1016.1
 EXIT ACCESS TRAVEL DISTANCE M
 OCCUPANCY WITH SPRINKLER
 SYSTEM (250 feet)
ACCESSIBILITY: ACCESSIBLE ENTRANCE PROVIDED
 ACCESSIBLE ROUTE PROVIDED
 NEW ACCESSIBLE TOILET PROVIDED
TOILET FIXTURES: REQUIRED :(2):
 PROVIDED:(2):

GENERAL NOTES:

1. The Contractor shall perform the work in compliance with all state and local regulations, codes and laws.
2. The Contractor shall obtain all required permits, licenses, etc. necessary for construction.
3. The Contractor is responsible for project sequencing and scheduling of all construction trades.
4. Contractors shall visit the site during bidding to become familiar with the existing conditions.
5. The Contractor is responsible for all damages cause by his employees and/or subcontractors. Compensation for damages shall be based on replacement value.
6. The General Contractor and Sub-Contractor shall locate, inspect and field verify all existing conditions and dimensions related to where work is to be performed. The Contractor and Sub-Contractors shall immediately advise the Owner and Architect in writing of any such unsatisfactory condition.
7. In case of ambiguities, discrepancies or irregularities in the drawings, specifications, manufacturer's instructions, site conditions or applicable code standards, request clarification from the Architects before proceeding. The cost of correcting work done as a result of proceeding without obtaining clarification will be borne solely by the Contractor. Do not scale drawings.
8. Asbestos may be present in the buildings affected by the scope of this project. All bidders are hereby notified that the existence of asbestos may affect work procedures and process.

PROJECT TEAM:

OWNER: Frattallone's Ace Hardware
 1203 West County Rd. E
 Arden Hills, MN 55112

ARCHITECT: JAMES COX, ARCHITECT
 12941 22ND STREET SOUTH
 AFTON, MINNESOTA 55001
 PHONE: 612.414.0155
 EMAIL: JIM.COX@MSN.COM

GENERAL CONTRACTOR: TMG Construction, Inc.
 TOM GREENINGER, OWNER
 2033 Old Highway 8 NW
 New Brighton, MN 55112
 Phone: 612-986-5291
 Email: tom@mgcinc.us
 Website: www.tmgcinc.us



James W. Cox
 Architect



12941 22nd Street South
 Afton, Minnesota 55001-8767
 (Cell) 612/414-0155

email: jim.cox@msn.com

Certification

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 Architect under the laws of the State of Minnesota.

Print Name: James W. Cox

Signature: *James W. Cox*

Date: 11/27/17 Reg. No. 11795



TMG Construction, Inc.
 General Contractor

2033 Old Highway 8 NW
 New Brighton, MN 55112
 Phone: 612-986-5291

DRAWING SCHEDULE:

- A0 TITLE SHEET
- A1.0 SITE/OVERALL PLAN
- A1.1 STORE FLOOR PLAN
- A1.2 FURNISHING PLAN
- A2.0 EAST / WEST ELEVATIONS

Project

Frattallone's Ace Hardware - Store Expansion Project

4796 Highway 61 North
 White Bear Lake,
 Minnesota 55110

Commission Number
 17-106.00

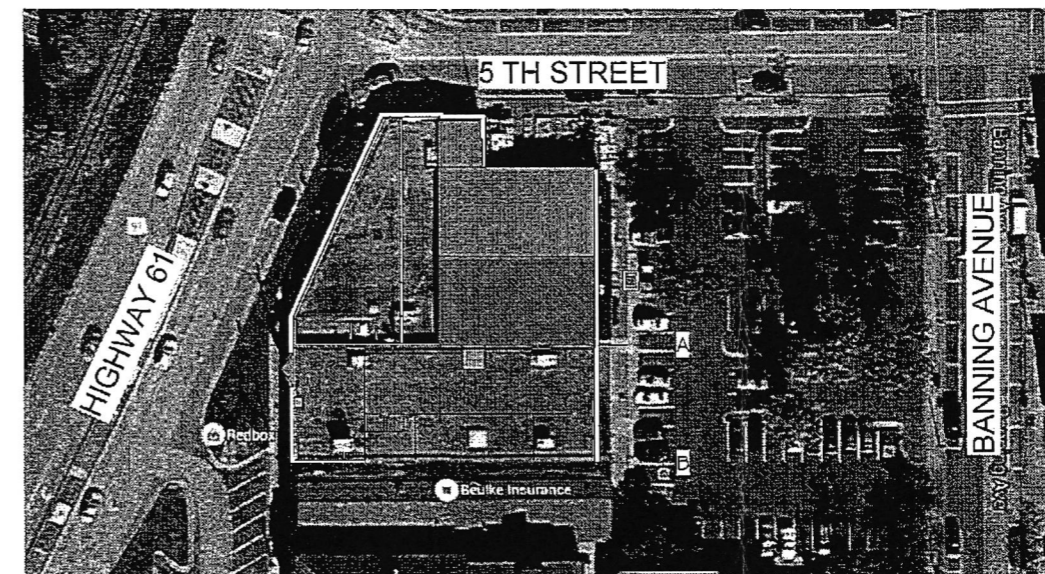
Drawn: rep Checked: jc

Date: nov 27, 2017

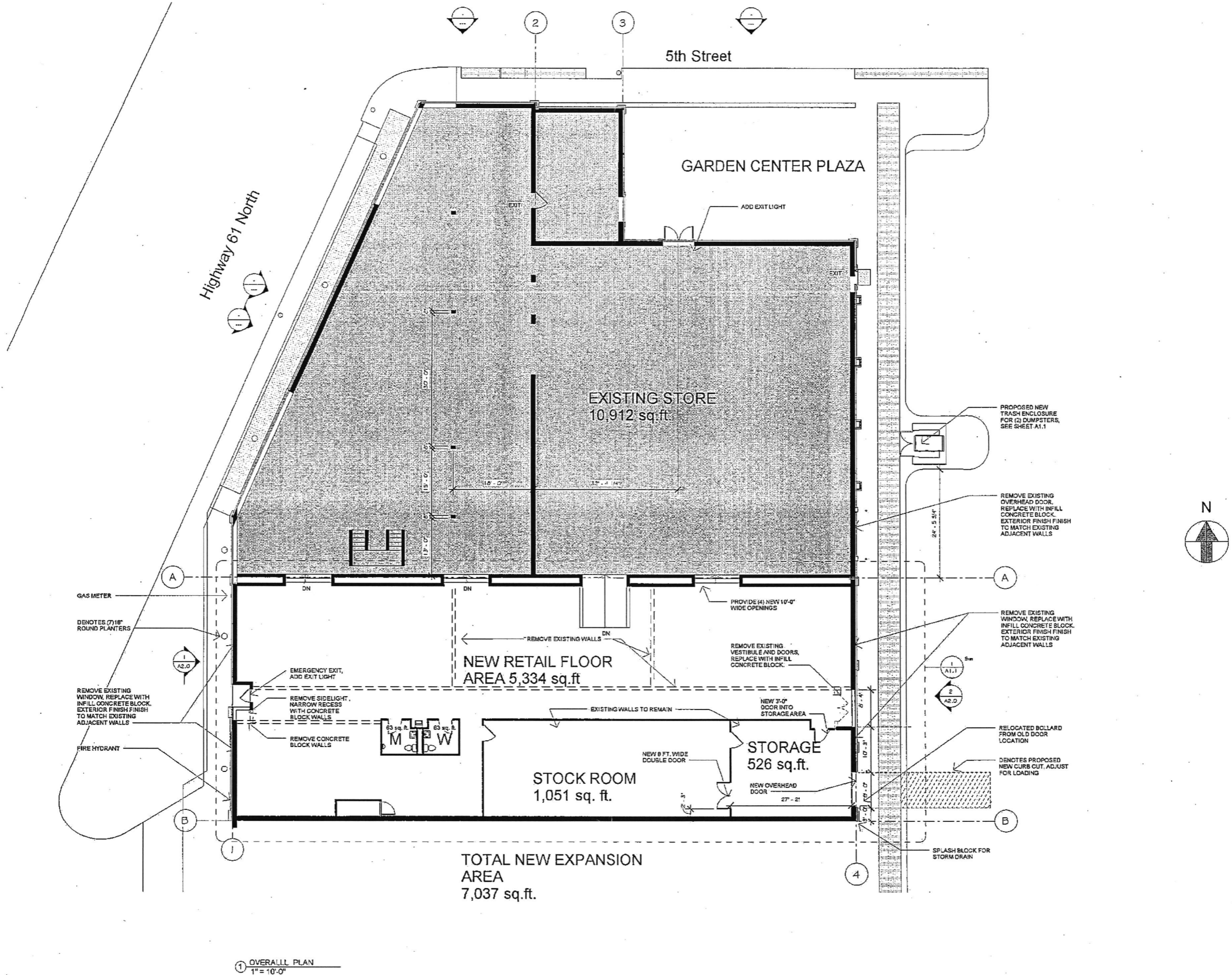
| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Sheet Name
TITLE SHEET

Sheet
A0



LOCATION MAP:



James W. Cox
Architect



12941 22nd Street South
Allen, Minnesota 55001-9767
(Cell) 612-414-0155
email: jwc.cox@msn.com

Certification

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 Architect under the laws of the State of Minnesota.

Print Name: James W. Cox

Signature: *James W. Cox*

Date: 11/27/17 Reg. No. 11795



TMG Construction, Inc.
General Contractor

2033 Old Highway 8 NW
New Brighton, MN 55112
Phone: 612-986-5291

Project

Fratallone's Ace Hardware - Store Expansion Project

4796 Highway 61 North
White Bear Lake, Minnesota 55110

Commission Number
17-106.00

Drawn: *rs* Checked: *jc*

Date: nov 27, 2017

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Sheet Name
SITE / OVERALL PLAN

Sheet
A1.0

1 OVERALL PLAN
1" = 10'-0"



12941 22nd Street South
Minneapolis, Minnesota 55401-8767
(612) 612-14-0166

email: [jwcox@jwcox.com]

Certification

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 Architect under the laws of the State of Minnesota.

Print Name: James W. Cox

Signature: *James W. Cox*

Date: 11/27/17 Reg. No. 11785



TMG Construction, Inc.
General Contractor

2033 Old Highway 8 NW
New Brighton, MN 55112
Phone: 812-986-5291

Project

**Frattallone's Ace
Hardware -
Store Expansion
Project**

4796 Highway 61 North
White Bear Lake,
Minnesota 55110

Commission Number
17-106.00

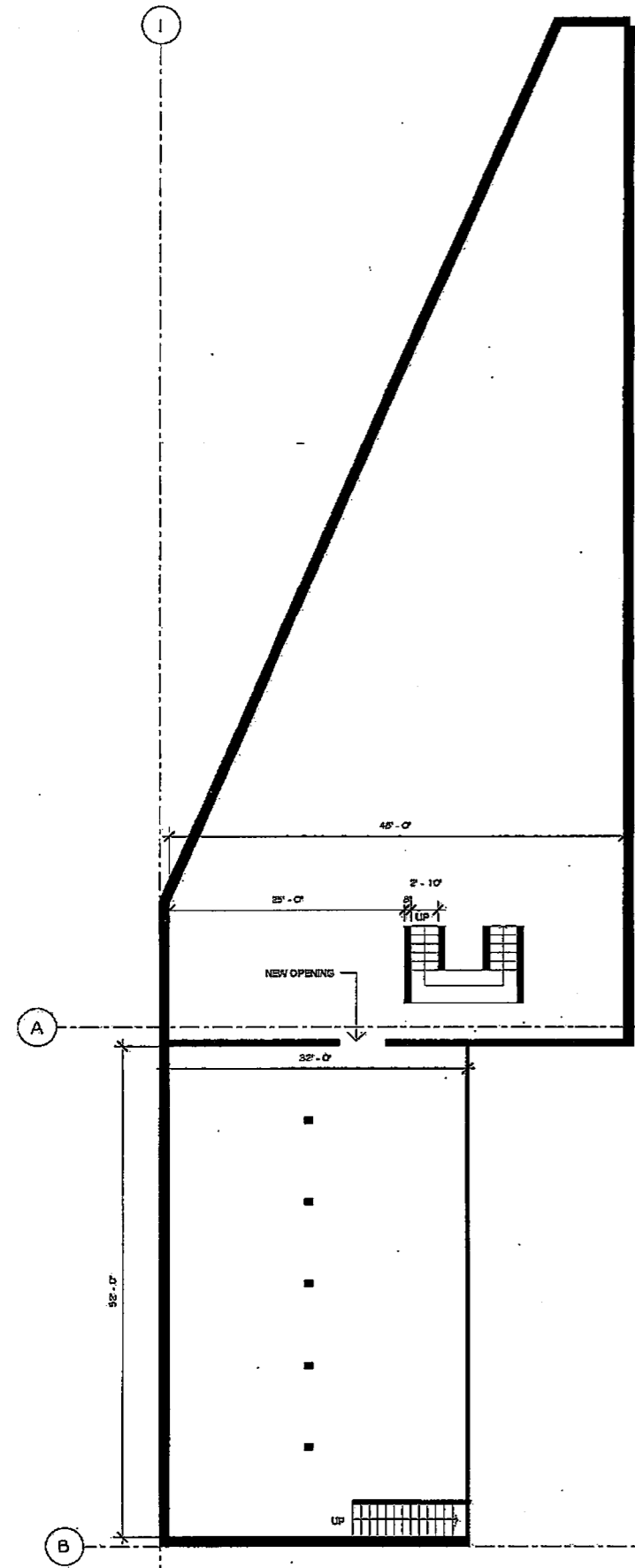
Drawn *rep* Checked *jc*

Date *nov 27, 2017*

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

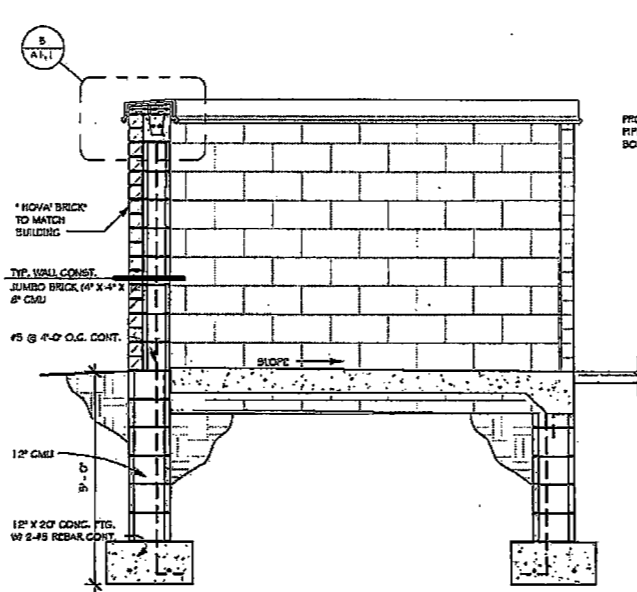
Sheet Name
**STORE
FLOOR PLAN**

Sheet
A1.1

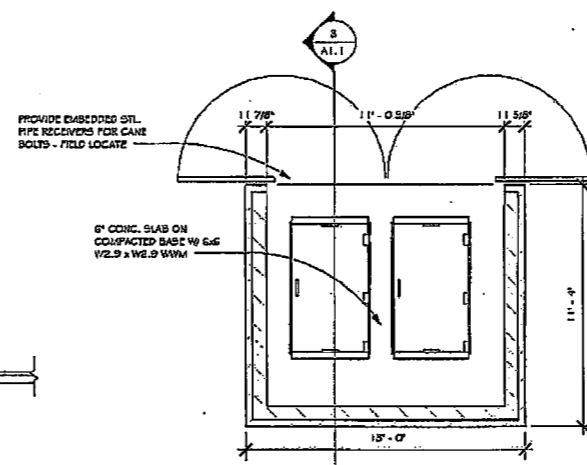


② LOWER LEVEL
1/8" = 1'-0"

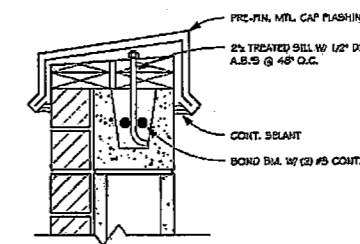
1,664 SQ. FT.



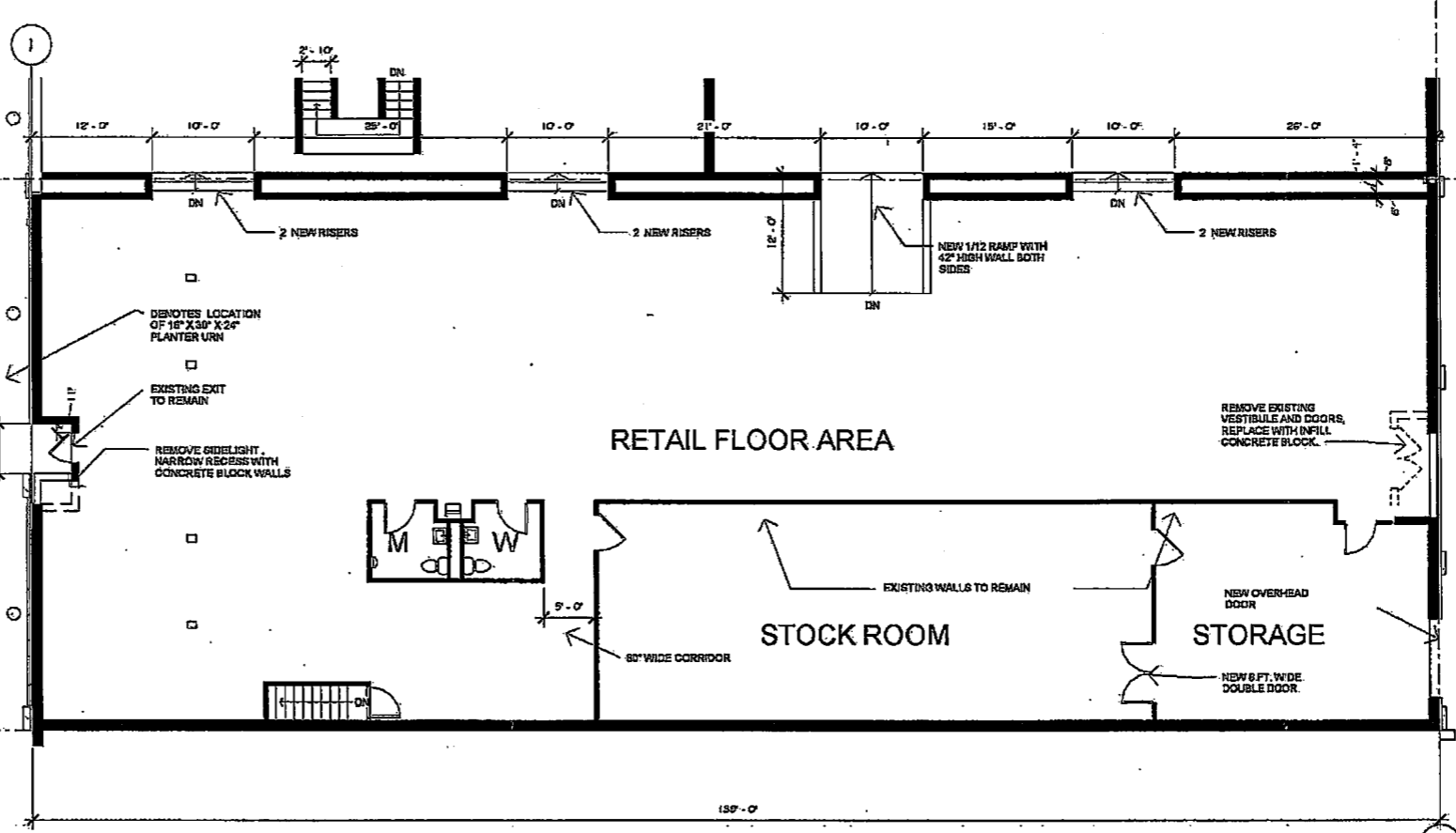
PROPOSED TRASH ENCLOSURE
SECTION
③ 1/2" = 1'-0"



④ PROPOSED TRASH ENCLOSURE PLAN
1/4" = 1'-0"
SEE SITE PLAN FOR LOCATIONS



⑤ TRASH ENCLOSURE CAP FLASHING
1 1/2" = 1'-0"



① STORE FLOOR PLAN
1/8" = 1'-0"

7,700 SQ. FT.

**James W. Cox
Architect**



12641 22nd Street South
Attn, Minnesota 55361-6767
(Co) 612-414-0155

encl: jw.cox@jwcx.com

Certification

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 Architect under the laws of the State of Minnesota.

Print Name: James W. Cox

Signature: *J.W. Cox*

Date: 11/27/17 Reg. No. 11785



TMG Construction, Inc
General Contractor

2033 Old Highway 8 NW
New Brighton, MN 55112
Phone: 612-986-5291

Project

**Frattallone's Ace
Hardware -
Store Expansion
Project**

4796 Highway 61 North
White Bear Lake,
Minnesota 55110

Commission Number
17-106.00

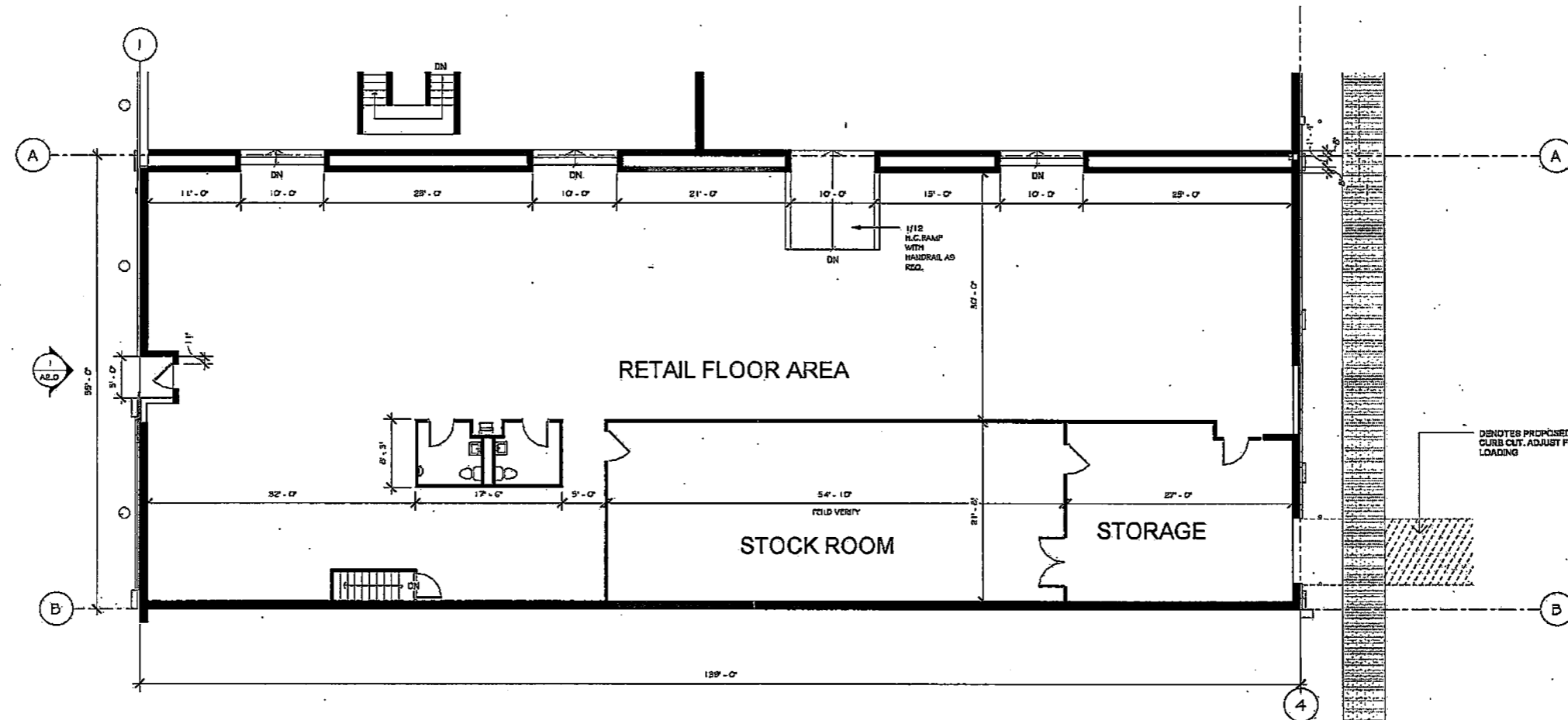
Drawn: *rs* Checked: *jr*

Date: nov 27, 2017

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Sheet Name
**FURNISHING
PLAN**

Sheet
A1.2



① FURNISHING FLOOR PLAN
1/8" = 1'-0"



12941 22nd Street South
Alton, Minnesota 55001-9757
(Cell) 612-944-0185
email: jwcox@jwcox.com

Certification

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 Architect under the laws of the State of Minnesota.

Print Name: James W. Cox
Signature: *James W. Cox*
Date: 11/27/17 Reg. No. 11795



TMG Construction, Inc.
General Contractor

2033 Old Highway 8 NW
New Brighton, MN 55112
Phone: 612-986-5291

Project

**Frattallone's Ace
Hardware -
Store Expansion
Project**

4796 Highway 61 North
White Bear Lake,
Minnesota 55110

Commission Number
17-106.00

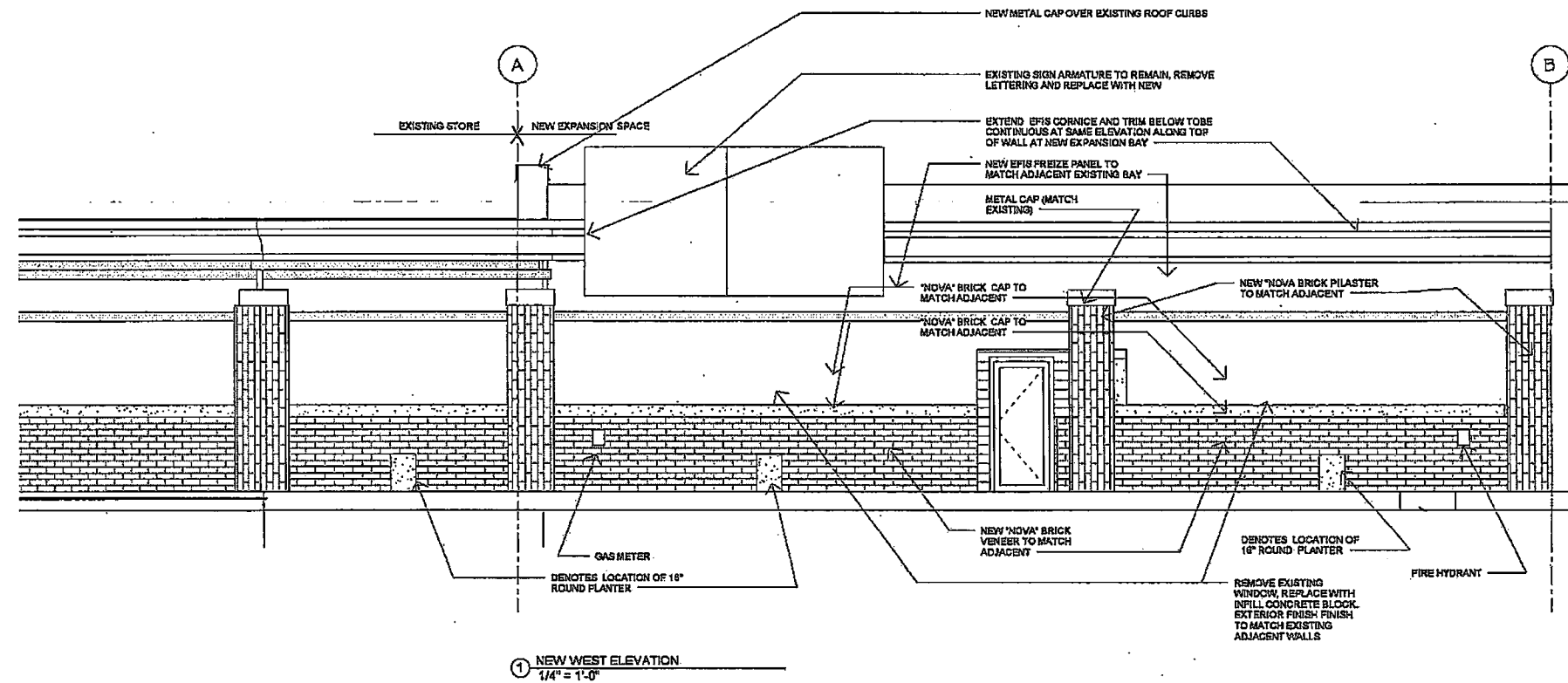
Drawn: *isp* Checked: *jc*

Date: *nov 27, 2017*

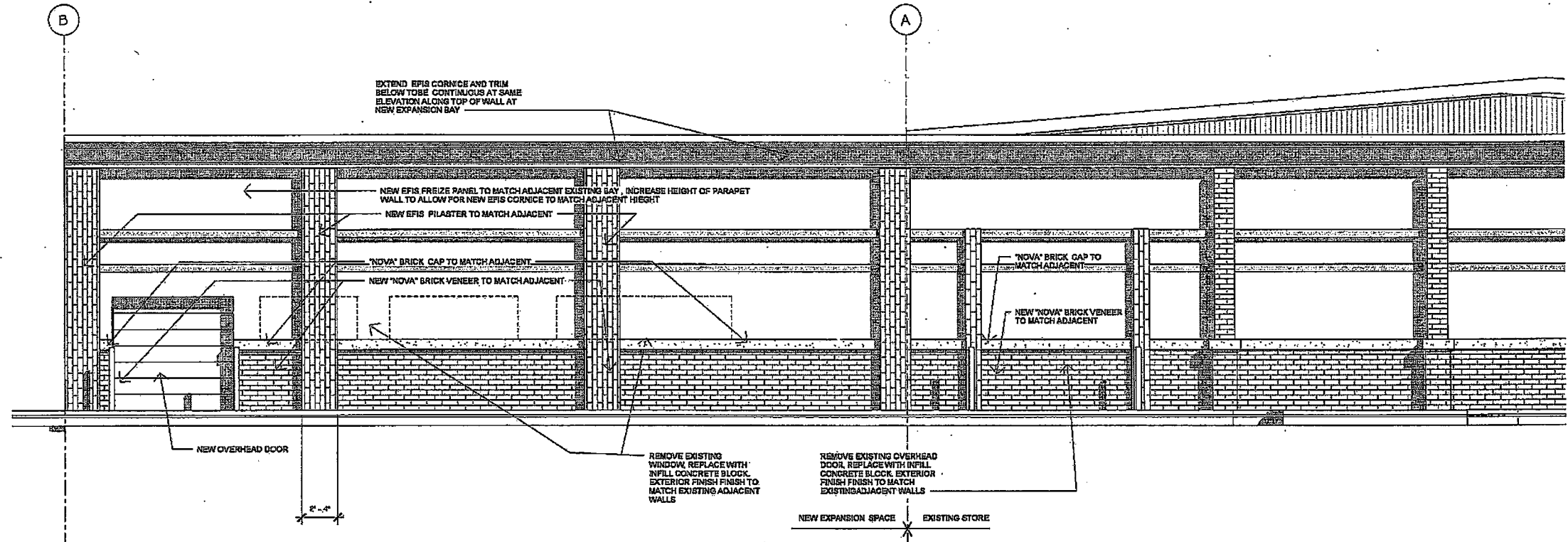
| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Sheet Name
**EAST / WEST
ELEVATIONS**

Sheet
A2.0



① **NEW WEST ELEVATION**
1/4" = 1'-0"



② **NEW EAST ELEVATION**
1/4" = 1'-0"



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

5.A

MEMORANDUM

TO: The Planning Commission

FROM: Anne Kane, Community Development Director

DATE: January 25, 2018 for the January 29, 2018 Planning Commission Meeting

SUBJECT: 2040 Comprehensive Plan – Land Use and Housing Elements

INTRODUCTION

As the Planning Commission is aware, the Metropolitan Land Planning Act requires each municipality in the seven county Twin Cities area to prepare and submit a Comprehensive Plan every 10 years. The Metropolitan Council provides the broader framework for the region's growth and development through its System Statements and Policy Plans. System Statements address regional infrastructure that is interconnected and serves the entire metropolitan area: Regional Parks, Waste Water Treatment, and Transportation. Policy Plans provide direction and guidance for municipalities in those areas that are regulated and controlled at the local level: Housing and Water Supply. Each community, including White Bear Lake, must then prepare its local vision for what sort of community it aspires to be in the year 2040 and outline a path to achieve that vision.

DISSCUSSION

There are six required elements of the Comprehensive Plan: Land Use, Housing, Parks & Trails, Transportation, Water Resources, and Implementation; along with two optional elements, which the City has elected to include: Resilience and Economic Competitiveness. Attached is a Meeting Schedule on how staff intends to address each of these elements, including meeting date and time and which Commission or advisory body will review the various elements, and a timeline for compliance with State statutes to submit a White Bear Lake's Comprehensive Plan Update to the Metropolitan Council by the end of the year. At the October 30, 2017 Planning Commission meeting, Staff presented an overview of "Opportunity Sites" throughout the City where we anticipate development or redevelopment may occur by 2040 and sought concurrence from the Commission on the future land use envisioned for each of the sites. As staff proceeds into the detailed preparation of the draft chapters of the Comprehensive Plan Update, we are seeking additional discussion and direction from the Planning Commission.

REQUEST/RECOMMENDATION

Staff requests the Planning Commission review the attached materials and provide any comments and feedback on the outlines, goals and objectives identified for the Land Use and Housing elements of the DRAFT 2040 Comprehensive Plan.

ATTACHMENTS

1. Comprehensive Plan 2040 Update Meeting Schedule and Timeline
2. Land Use Element Memorandum and Materials
3. Housing Element Memorandum and Materials

White Bear Lake Comprehensive Plan 2040 Update Meeting Schedule

| <u>Date</u> | <u>Meeting</u> | <u>Topic</u> | <u>Lead Staff Contacts</u> |
|----------------------|----------------------------------|---|-----------------------------|
| October 30, 2017 | Planning Commission | Land Use Element | Anne/Mike |
| December 18, 2017 | Planning Commission | Resilience/Sustainability | Connie/Sam/Mike |
| December 20, 2017 | Environmental Commission | Resilience/Sustainability | Connie/Sam/Mike |
| January 18, 2018 | Parks Commission | Resilience/Sustainability | Connie/Sam/Mike |
| January 29, 2018 | Planning Commission | Housing/Land Use Revisit | Jacquel/Anne/Mike H. |
| February 21, 2018 | Environmental Commission | Natural Resources | Mark/Jesse/Connie |
| March 8, 2018 | Economic Development Corporation | Economic Competitiveness | Jacquel/Anne |
| March 15, 2018 | Parks Commission | Parks | Mark/Mike N./Jesse/Sam/Anne |
| March 26, 2018 | Planning Commission | Transportation/Utilities | Mark/Anne/Jesse/Sam |
| April 30, 2018 | Planning Commission | Implementation/Draft Plan | Anne/All |
| May 8, 2018 | City Council | Review Draft Plan | |
| May 28, 2018 | Planning Commission | Public Hearing | |
| June 12, 2018 | City Council | Adopt Draft Plan | |
| By June 30, 2018 | Adjacent Community Review | Submit Draft Plan for Review/Comment (Allot 6 Months) | |
| By December 31, 2018 | Metropolitan Council | Submit Draft Plan | |
| Within 9 Months | City Council | Adopt Final Plan | |



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Anne Kane, Community Development Director

DATE: January 25, 2018 for the January 29, 2018 Planning Commission Meeting

SUBJECT: 2040 Comprehensive Plan – Land Use Element

INTRODUCTION

In the broader context of regional planning, the Metropolitan Council seeks to maximize the region's investment in infrastructure (road, transit, parks and wastewater treatment) by ensuring land is used as efficiently and logically on a regional basis. White Bear Lake's goal at the local level is to create a livable community with strong connections, stable neighborhoods, easy access to jobs, connected neighborhoods, and a walkable environment with desirable destinations (recreation, parks (both active and passive), trails, shopping, dining, entertainment, schools and employment opportunities). The current 2030 Comprehensive Plan was prepared with three guiding principles: smart growth, sustainability, and active living, which continue to guide land use decisions and provide a solid framework to prepare the 2040 Comprehensive Plan. The Land Use chapter of the Comprehensive Plan is the official guide for all future land use decisions.

DISCUSSION

Forecasts and Community Designation

The Metropolitan Council forecasts the Twin Cities metropolitan area will grow to 3.7 million residents by 2040, representing a 28% increase over the 2010 population of 2.9 million residents. It is anticipated that these additional 824,000 residents will result from 2/3 natural growth and 1/3 migration and immigrant growth. The region cannot afford to have all of this growth occur simply by expanding further outward into exurban fringe and rural areas. The Metropolitan Council allocates a share of this growth to all metropolitan communities and we must develop a plan on how White Bear Lake will accommodate these additional residents and jobs. The Metropolitan Council has forecasted an increased population of 1,500 additional residents in 1,200 new housing units for White Bear Lake between 2020 and 2040.

White Bear Lake considers itself "Minnesota's First Resort Community" and was a city long before it was absorbed into the Twin Cities' metropolitan fabric. The Metropolitan Council's designation of White Bear Lake as "**Suburban**" reflects the growth of surrounding communities in the 1980's along the I-694/I-494 corridor. This designation requires the Future Land Use Plan to provide for population and household growth at a minimum average new density of 5 units per acre. Much of the City is zoned R-3 Single Family Residential, with an average density of 4

units per acre (10,500 s.f. minimum lot area). It is planned that this increased density will be realized upon through redevelopment of underutilized properties, particularly those sites situated along the future Rush Line transit corridor. Accommodating this growth and redevelopment and balancing the community's desire to retain its small town character will present challenges and opportunities.

Existing and Future Land Use

As a fully built-out community, this projected growth can only be realized through intensification of existing land. The majority of the existing land is already dedicated to single-family residential and there is no intention of changing the land use or character within the City's established neighborhoods. As discussed with the Planning Commission last fall, the growth and change will need to be accommodated on larger properties or assemblages situated along major corridors and on around the perimeter of established neighborhoods. Staff has prepared a draft of the Proposed Land Use changes of the identified "opportunity sites" to begin to analyze how such changes in land use designation will impact the City's projected population and growth. If all the identified properties develop at the minimum densities, the City will create an additional 1,180 dwelling units by 2040.

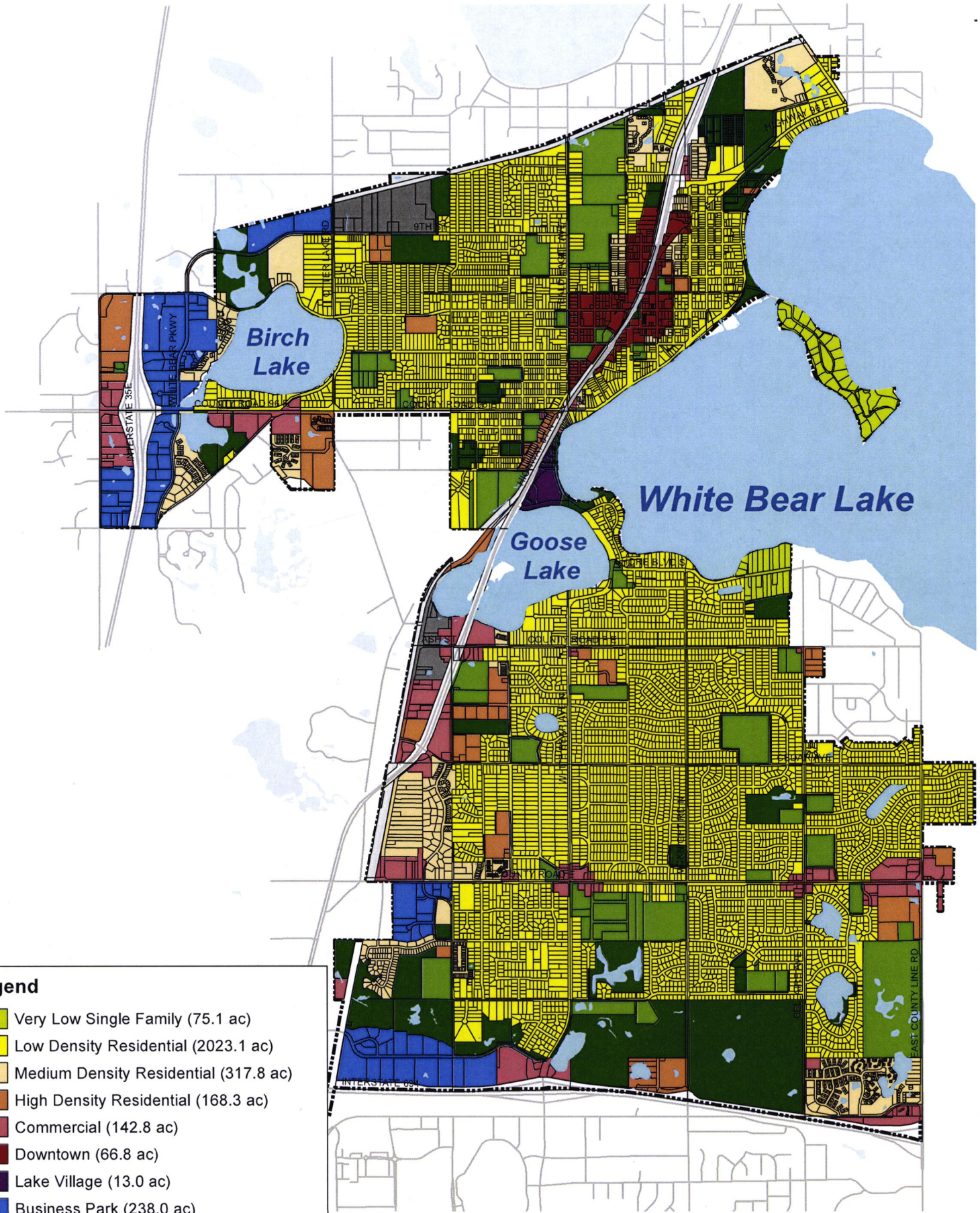
To reflect recent and planned investments in the City, three new Future Land Use Designations are proposed for the 2040 Comprehensive Plan: Arts District, Commercial/Mixed Use, and Transit Oriented Development ("TOD") Mixed Use. The Arts District will include the White Bear Center for the Arts, Lakeshore Players Theater, and the Arts District wetland/passive park north of the Center for the Arts. Commercial Mixed Use is identified for the four corners of County Road E and Bellaire and the current Wildwood Shopping Center, indicating a desire to convert antiquated commercial uses to more intensive retail and residential uses. Increasing the number of households along the County Road E corridor will contribute to the vitality of the remaining commercial and retail uses along the corridor. Finally, the Rush Line Corridor will be conducting an Environmental Analysis over the next 24 months and will include a detailed Station Area Planning effort for the 3-4 stations planned to serve White Bear Lake. All of the TOD Mixed Use parcels fall within the Station Area footprint of ½ mile radius of a planned future transit station. The resulting sub-area plans, with a specific focus on infrastructure improvements, for the Rush Line station areas will then overlay the 2040 Comprehensive Plan although subsequent changes to the Future Land Use designations are not anticipated.

REQUEST/RECOMMENDATION

Staff requests the Planning Commission review the attached materials and provide any comments and feedback on the outlines, goals and objectives identified for the Land Use chapter of the DRAFT 2040 Comprehensive Plan.

ATTACHMENTS

1. Existing Land Use (2018)
2. Land Use Map Changes (proposed)
3. Future Land Use (2040)
4. Major Accomplishments (2008-2017)
5. 2030 Land Use Goals and Objectives
6. Community Survey Comments



Legend

- Very Low Single Family (75.1 ac)
- Low Density Residential (2023.1 ac)
- Medium Density Residential (317.8 ac)
- High Density Residential (168.3 ac)
- Commercial (142.8 ac)
- Downtown (66.8 ac)
- Lake Village (13.0 ac)
- Business Park (238.0 ac)
- Industrial (67.2 ac)
- Public/Semi-Public (400.1 ac)
- Park, Recreation, & Open Space (784.9 ac)
- Railway (66.1 ac)
- Parcels

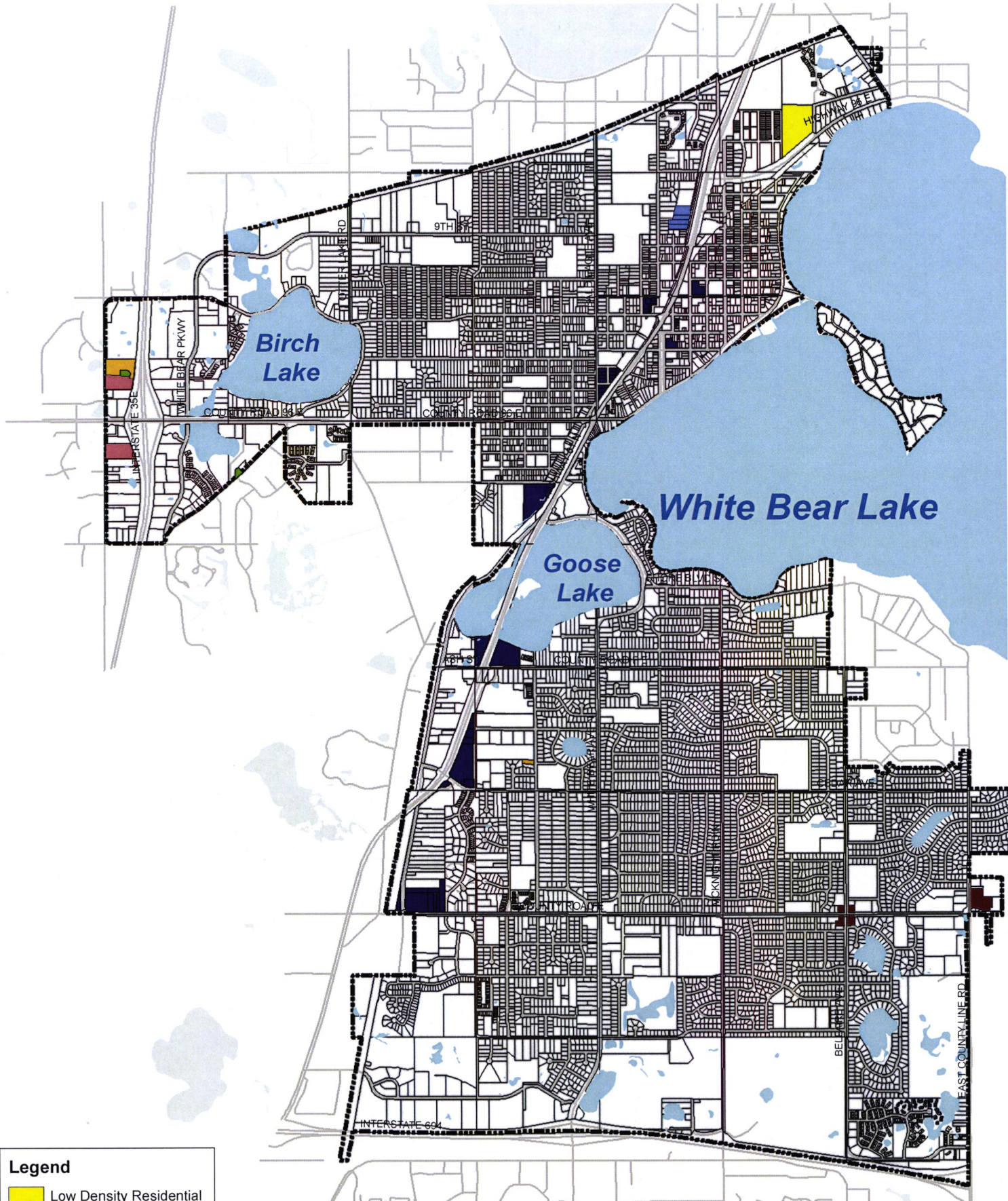


0 0.2 0.4 Miles



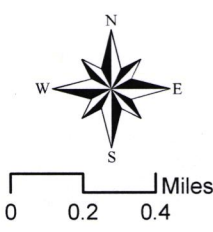
**CITY OF WHITE BEAR LAKE
2040 COMPREHENSIVE PLAN
EXISTING LAND USE**

2018 DRAFT
By the Community Development Department
Utilizing Ramsey County GIS Data
For More Information, Call 651-429-8561



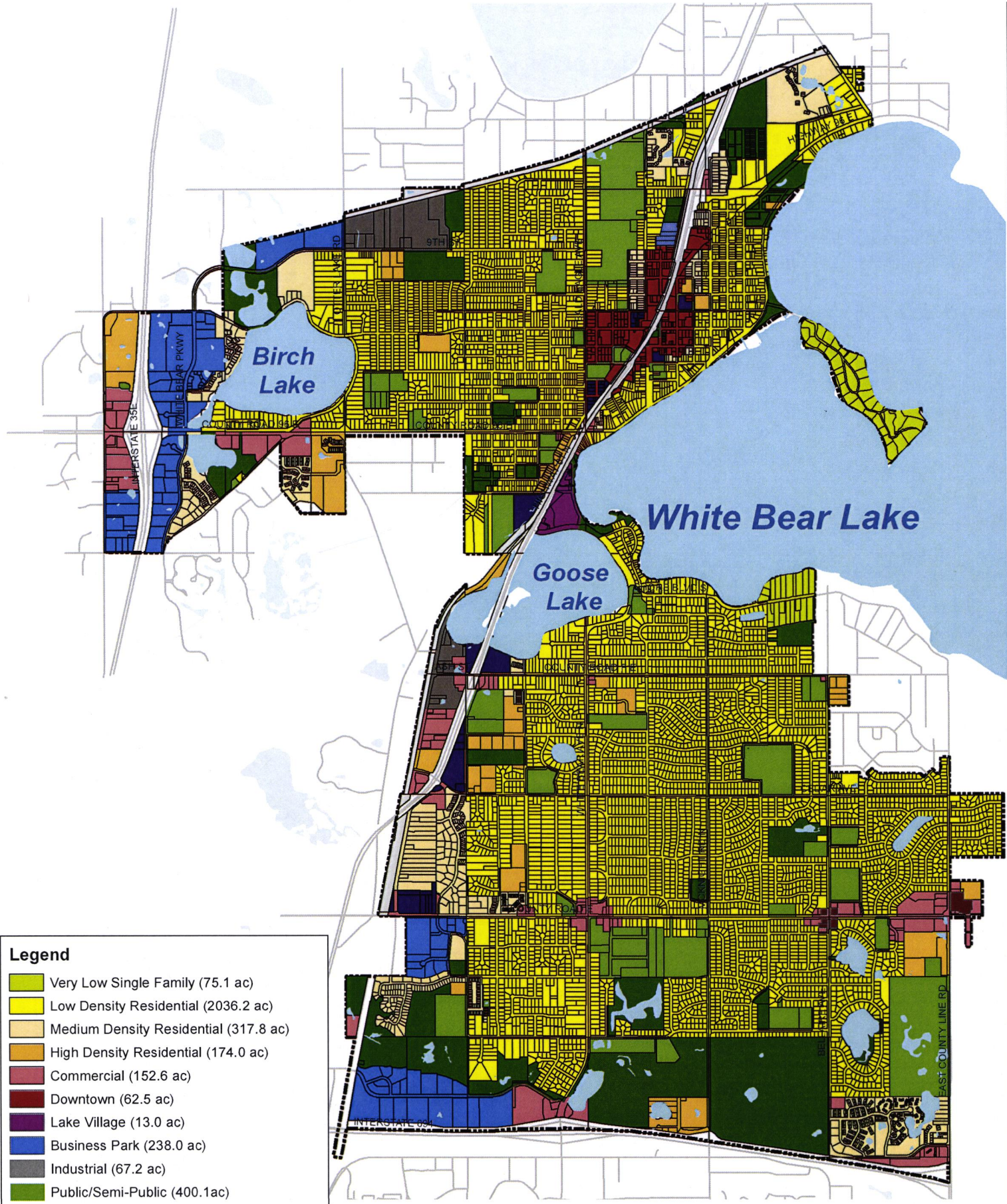
Legend

- Low Density Residential
- High Density Residential
- Commercial
- Commercial Mixed Use
- Arts District
- TOD Mixed Use
- Parcels



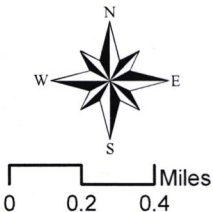
**CITY OF WHITE BEAR LAKE
2040 COMPREHENSIVE PLAN
PROPOSED MAP CHANGES**

2018 DRAFT
By the Community Development Department
Utilizing Ramsey County GIS Data
For More Information, Call 651-429-8561



Legend

| | |
|--|---|
| | Very Low Single Family (75.1 ac) |
| | Low Density Residential (2036.2 ac) |
| | Medium Density Residential (317.8 ac) |
| | High Density Residential (174.0 ac) |
| | Commercial (152.6 ac) |
| | Downtown (62.5 ac) |
| | Lake Village (13.0 ac) |
| | Business Park (238.0 ac) |
| | Industrial (67.2 ac) |
| | Public/Semi-Public (400.1 ac) |
| | Park, Recreation, & Open Space (784.9 ac) |
| | Railway (66.1 ac) |
| | Arts District (4.3 ac) |
| | TOD Mixed Use (45.4 ac) |
| | Commercial Mixed Use (6.44 ac) |
| | Parcels |



**CITY OF WHITE BEAR LAKE
2040 COMPREHENSIVE PLAN
FUTURE LAND USE MAP**

2018 DRAFT
By the Community Development Department
Utilizing Ramsey County GIS Data
For More Information, Call 651-429-8561

Major Accomplishments

2008 - 2017

- Extended the downtown design standards to the west side of Highway 61.
- Revised the Revolving Loan and Grant Program to allow the grant to be awarded without the loan, to encourage preservation and beautification of downtown facades.
- Adopted neighborhood appropriate height and massing regulations for the Old White Bear neighborhood.
- Extended the tree preservation requirement to single-family development.
- Adopted 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.
- Increased the size of sheds allowed for properties with detached garages.
- Adopted an ordinance to allow solar panels on commercially and industrially zoned properties. Also allow ground-mounted panels on residential properties by administrative variance.
- Adopted a backyard bees ordinance and a backyard hens ordinance, for single- and two- family residential properties.
- Adopted bicycle parking requirements for commercial and industrial development.
- Adopted a landscaping ordinance for commercial and industrial development.
- Adopted a dynamic display sign ordinance for commercially and industrially zoned properties.
- Increased flexibility for rear yard coverage limits by allowing increases by administrative variance.
- Adopted microbrewery and liquor lounge ordinances.
- The Rambler Revolution remodel demonstration project.
- The Boatworks Commons public/private partnership - the first Marina Triangle redevelopment.
- The Waters Senior Housing redevelopment.
- White Bear Marketplace redevelopment.
- Tower Crossings (White Bear Heights Senior Housing and Lunds & Byerlys) development.
- Prelude Senior Housing development.

LAND USE OBJECTIVES AND IMPLEMENTATION **(2030 COMPREHENSIVE PLAN)**

Goal 1: Reduced dependence upon fossil fuels, underground metals, and minerals

Objectives:

1. Promote and encourage compact development that minimizes the need to drive. (ongoing)
2. Provide a mix of integrated community uses – housing, shops workplaces, schools parks, civic facilities – within walking or bicycling distance. (ongoing)
3. Design human-scaled development that is pedestrian friendly. (ongoing)
4. Develop around public transit. (ongoing)
5. Facilitate home-based occupations and work that reduce the need to commute. (ongoing)
6. Support local food production and agriculture that reduces need for long-range transport of food. (ongoing)

Goal 2: Reduction of activities that encroach upon nature

Objectives:

1. Guide development to existing developed areas and away from natural resources. (ongoing)
2. Remediate and redevelop brownfield sites and other developed lands that suffer from environmental or other constraints. (as opportunities arise)
3. Promote design that respects the local and regional ecosystems and their natural functions. (ongoing)
4. Create financial and regulatory incentives for infill development; eliminate disincentives. (short-term)

Goal 3: Protect and promote options for the employment of solar energy.

Explanation: The City of White Bear Lake has long been aware of the need to encourage and protect the right to utilize solar energy. The City's 1980 Comprehensive plan has several references to this effect. The City continues its interest in preserving and promoting the use of solar technology.

Objectives:

1. Encourage the protection of existing solar collectors from shading by development and vegetation on adjoining parcels. (ongoing)
2. Discourage new development from prohibiting use of solar technologies through protective covenants. (ongoing)
3. Consider solar access in the formulation of plans for public and private landscaping. (ongoing)
4. Consider variances to zoning and subdivision standards to promote the use of solar energy. (ongoing)
5. Encourage and support public awareness of technological advancements in the use of solar technology. (ongoing)

Goal 4: Ensure compatibility and functional relationships among land uses.

Explanation: Community development should not occur on a piecemeal and fragmented basis through investments by private individuals. The function of government in this process is to coordinate, relate, and control private development for the health, safety, and protection of the individual and community. The means by which government executes this function is its comprehensive plan, notably the land use elements and development controls such as zoning and subdivision ordinances.

In order to correct existing deficiencies and prevent future problems, a land use plan and supportive ordinances are formulated to guide development and ensure proper placement and relationships of uses. The plan and supportive ordinances include the establishment of planning districts within the community which are based upon and create logical units such as natural and manmade physical barriers and homogenous land use characteristics.

Objectives:

1. Where possible, reduce the impact of physical barriers by providing intermodal transportation connections between presently segregated areas. (ongoing)
2. Locate related and compatible land uses in compact, functional districts. (ongoing)
3. Provide transitional zones between distinctly differing and incompatible land use activities. (as opportunities arise/ongoing)
4. Reduce the impact of incompatible land uses, wherever possible, through redevelopment and/or relocation. (ongoing)
5. Wherever possible, transitions in land use should occur at borders of areas created by major urban and natural barriers to ensure that similar uses front on the same street. (ongoing)

Goal 5: Prevent overcrowding and over-intensification of land uses.

Explanation: Overcrowding and over-intensification of land use is created where development controls are not properly enforced. To ensure reasonable development which does not cause disruption or create excessive demands on the community, a land use plan is formulated to relate uses and activities with required services and facilities.

Objective: Research the options for parking area design and standards for commercial and mixed-use development to minimize its visual and physical impact on the built and pedestrian environments.

Goal 6: Preserve and upgrade land uses.

Explanation: In order to maintain the quality of residential, commercial and industrial areas, the city should take steps to encourage and promote rehabilitation and/or redevelopment of all substandard properties. Infill development of underutilized properties should also be studied.

Objectives:

1. Analyze undeveloped and underutilized and/or blighted parcels on an individual basis to determine how they can best be utilized within the context of the area it is located and the community as a whole. (ongoing)
2. Upgrade or redevelop substandard and deteriorated commercial, industrial, and residential structures through private means and/or public assistance. (as opportunities arise)
3. Promote high quality development which makes efficient use of remaining lands. (ongoing)
4. Vigorously enforce maintenance standards. (ongoing)
5. Ensure that all new development is properly and adequately related to transportation and service needs and priorities. (ongoing)
6. Continue to promote the orderly infill of underutilized properties. (ongoing)
7. Continue to support the City's strategic acquisition of blighted and/or underutilized parcels for future redevelopment through the City's Housing Redevelopment Authority. (ongoing)
8. Continue to use the planned unit development (PUD) process to foster innovative development in the City's best interest. (ongoing)

Goal 7: Preserve downtown as is the community's primary retail and service focal point.

Objectives:

1. The city should continue to strengthen the critical mass of retail, office, residential, and entertainment offerings in the downtown while strongly discouraging rezoning for additional retail and service businesses throughout the rest of the city. (ongoing)
2. Study the applicability of extending downtown zoning and design standards to the west side of Highway 61. (short-term)
3. Consider opportunities for the creation of municipal parking facilities in the Downtown West redevelopment areas. (short-term)

Goal 8: Encourage the preservation and enhancement of historically significant areas, structures, and archaeological sites.

Objectives:

1. Include consideration of historic, cultural and archaeological concerns and values in the development process. (ongoing)
2. Consider giving additional incentives to developers and owners of downtown properties in order to encourage preservation of the downtown character. (ongoing)
3. Consider the development of an overlay zone to protect historic properties and to include the establishment of design standards for historic or culturally significant buildings. (short-term)
4. Work with owners of historically significant structures downtown to identify potential technical and financial resources for rehabilitating the buildings. (ongoing)
5. Continue to fund the City's low-interest, rehabilitation loan program for downtown building restorations. Consider additional funds for genuine historic renovation. (ongoing)
6. Promote public improvements which enhance the historic nature of the downtown. (ongoing)
7. Ensure that redevelopment and infill development activities in and around the downtown are compatible with the architectural character of the downtown. (ongoing)
8. Ensure that development activities undertaken in close proximity to archaeologically significant sites are done in the most unobtrusive manner possible. (ongoing)

Goal 9: Reinforce and maintain the character of individual neighborhoods.

Explanation: Each neighborhood within the community should be protected from encroachment by undesirable uses and buffered from other types of uses. Physical barriers which serve to separate and segregate neighborhoods from other sections of the community should be dealt with in such a way so as to reduce their impact on the neighborhood.

Objectives:

1. Protect residential neighborhoods from penetration by through traffic. (ongoing)
2. Adopt massing and height averaging regulations for residential structures in the Old White Bear Neighborhood and other appropriate neighborhoods. (immediate)
3. Analyze existing zoning regulations and their potential impact on historic development patterns. (short-term)
4. Develop a program of incentives to aide homeowners in their efforts to maintain their properties. These might include educational opportunities as well as include design guidance / technical assistance and financial tools aimed at reinvestment, such as offering low interest loans and grants. The goal of the program should be to preserve and protect the character of the neighborhood. Home remodeling seminars could focus on maintaining the design integrity of the existing housing stock while promoting energy efficiency and environmentally sensitive remodeling practices. (mid-term)
5. Continue to take a lead role in street reconstruction and utility replacement. The City's investment in the public realm will pay dividends by catalyzing private investment in housing rehabilitation and property enhancements. (ongoing)

Goal 10: Preserve and protect the environmental integrity of the community.

Explanation: Lakes, wetlands, and woodlands contribute enormously to the quality of life in the city. The city should continue to enforce preservation of these resources through its ordinances and policies.

Objectives:

1. Consider extending tree preservation regulations to single family developments. (short-term)
2. Strengthen our wetland standards by requiring a setback from the wetlands. (short-term)
3. Create additional impervious area regulations beyond the Shoreland District boundaries in the City's historic neighborhoods. (short-term)
4. Explore the possibility of establishing standards whereby certain best management practices can be implemented to achieve an "effective" level of porosity within the shoreland overlay

district, rather than a strict adherence to a physical measurement of impervious surface. (short-term)

5. Balance development and redevelopment with environmental and historic preservation. (ongoing)
6. Research the feasibility of basing building permit fees on energy calculations, not construction value. (short-term)
7. Provide incentives for developers to participate in the green star program. (short-term)
8. Encourage developers to utilize low impact development (LID) techniques for stormwater management. (ongoing)
9. Continue to support the efforts of the Birch Lake Homeowner's Association and their improvement district's study and enhancement of the lake. (ongoing)
10. Register "right of first refusal" at the County to insure City has the opportunity to make an offer on parcels it is interested in obtaining.
11. Coordinate with MPCA on development review of former gas stations and other possibly contaminated sites (www.pca.state.mn.us/backyard/neighborhood.html) on a case-by-case basis. (ongoing)
12. Continue to review and evaluate development standards and regulations as they relate to the potential for negative environmental impacts.

Goal 11: Enhance connectivity

Objectives:

1. Amend the code to require bicycle parking spaces with each new development, similar to car parking spaces. (short-term)
2. Require new and major redevelopment projects to provide sidewalks, when appropriate. (ongoing)

Comprehensive Plan Survey Responses

Land Use

- Reduce light pollution, especially from auto dealerships just south of Goose Lake (2)
 - Cap street lights to direct light down rather than in people's eyes
- Update buildings to the right of Kowalski's. Put something new in.
- Hold on to our job producing and tax producing land uses for fiscal balance and sustainability
- Building Height
 - Don't approve huge buildings blocking the lake or in the middle of neighborhoods
 - Keep buildings 3 stories or less (2)
 - Keep and make the highway 61 and downtown area clean and classy without building high rises that are out of sync with the city's personality. Keep it classy but not pretentious.
 - Don't build up too much or make too many physical changes
 - Fewer large apartment buildings
 - Limit high rises
- Long term vision to improve land use and build smart
- Preserve existing open space



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Jacquell Nissen, Housing and Economic Development Coordinator

DATE: January 25, 2018 for the January 29, 2018 Planning Commission Meeting

SUBJECT: 2040 Comprehensive Plan – Housing Element

BACKGROUND

As part of the 2040 Comprehensive Plan, the Housing Chapter is a key element that addresses the current housing stock, future housing needs, and preserving the existing housing stock. The City of White Bear Lake has a broad range of residents who enjoy the benefits of living in a community with many housing options. The City's housing stock has developed over the past 150 years and is still growing and diversifying. Made up almost exclusively of single-family homes until after the 1960's, the city's housing supply has greatly expanded in number and type over the past 50 years, including townhomes, apartments and condominiums, as well as a growing supply of affordable, assisted and life-cycle housing. The variety of the existing housing stock is a community asset which helps meet the needs of an increasingly diverse population.

DISCUSSION

The current 2030 Comprehensive Plan was written with respect to the same principles understanding the current housing stock, future housing need, and policies for maintaining our current housing stock and future growth. This foundation provides a strong base upon which to build. Since 2008, 479 single family and multifamily units were developed. A majority of the housing unit growth was from various multifamily projects completed. Those projects include: Hoffman Place Apartments, Wild Marsh Townhomes, BoatWorks Common Apartments, The Waters Senior Housing, and White Bear Heights Senior Housing.

The City's direction over the next 20 years with respect to its housing program will help to strengthen the quality, quantity and type of residential options available to its residents. Housing quality and neighborhood character preservation will present on-going challenges as the City's rental and for-sale units continue to age.

As we understand the current housing needs, we need to address how to maintain a growing population and accommodate future growth in a fully built out community. As a fully built out community, the projected housing need will be accommodated by the intensification of existing developed land and redevelopment. The land use plan will identify key areas for transit-oriented development (TOD), and opportunity sites for redevelopment. Much of the residential growth is projected to occur in these designated areas in the TOD or other opportunity sites. The projected affordable housing units account for one sixth of the projected housing unit need. Future

housing growth should respectfully balance a variety of lifestyle housing options with both rental and ownership opportunities.

To encourage preservation of existing housing and accommodate for projected housing needs, the following goals will be explored: maintain current affordable housing while exploring new affordable housing development opportunities, explore redevelopment projects, and preserve existing housing stock and neighborhoods. These are goals that have guided current housing development. However, there are additional policies that can be explored to strengthen the goals of the Housing Chapter.

REQUEST/RECOMMENDATION

Staff requests the Planning Commission review the attached materials and provide any comments and feedback on the projected housing need, goals and policies identified for the Housing chapter of the DRAFT 2040 Comprehensive Plan.

Attachments:

1. Housing Assessment
2. Project Housing Need
3. Goals and Policies
4. Comprehensive Plan Survey Responses-Housing

HOUSING ASSESSMENT

Affordability

| | Total Units Affordable | Percentage of Total Housing Units |
|---|------------------------|-----------------------------------|
| Households with income at or below 30% of AMI | 498 | 4.70% |
| Households with income 31% to 50% of AMI | 2010 | 19.00% |
| Households with income 51% to 80% of AMI | 6232 | 58.90% |
| Total | 8743 | 82.60% |

Source: Metropolitan Council

Tenure

| Ownership Units | Rental Units |
|-----------------|--------------|
| 7252 | 3334 |

Source: Metropolitan Council

Dwelling By Type

| DWELLING TYPE | NUMBER | PERCENT | CHANGE* |
|----------------|--------|---------|---------|
| Single Family | 6,848 | 60.9 | 0.80% |
| Townhouse | 1,272 | 11.3 | 3.20% |
| Apartments | 1,894 | 16.9 | 8.30% |
| Senior Housing | 1,220 | 10.9 | 24.90% |
| TOTAL UNITS | 11,234 | 100 | |

Source: City of White Bear Lake Building and Planning Data

Publically Subsidized Units

| Publically Subsidized Senior Units | Publically Subsidized Units for people with disabilities | Publically subsidized units: All others | All Publically Subsidized Units |
|------------------------------------|--|---|---------------------------------|
| 126 | 0 | 264 | 390 |

Source: Metropolitan Council

Cost Burdened Households

| COST BURDENED HOUSEHOLDS | | |
|----------------------------|---------------------------|---------------------------|
| Income at or below 30% AMI | Income between 31-50% AMI | Income between 51-80% AMI |
| 808 | 1247 | 717 |

Source: Metropolitan Council

PROJECTED HOUSING NEED

Forecasted Growth

| Forecast Year | Population | Households | Employment |
|---------------|------------|------------|------------|
| 2010 | 23,797 | 9,945 | 11,269 |
| 2020 | 24,300 | 10,500 | 12,000 |
| 2030 | 25,000 | 11,200 | 12,300 |
| 2040 | 25,800 | 11,700 | 12,500 |

Source: Met Council

Affordable Housing Need Allocation

| Income at or below 30% AMI | Income between 31-50% AMI | Income between 51-80% AMI |
|----------------------------|---------------------------|---------------------------|
| 113 | 71 | 16 |

Source: Met Council

Affordable Rent Based on Income Levels

| Number of bedrooms: | Affordable Rent Including Utilities | | |
|---------------------|-------------------------------------|---------------------------|---------------------------|
| | Income at or below 30% AMI | Income between 31-50% AMI | Income between 51-80% AMI |
| 1-Bedroom | Rent <\$509 | Rent \$510-\$905 | Rent \$906-\$1275 |
| 2-Bedroom | Rent <\$610 | Rent \$611-\$1018 | Rent \$1019-\$1530 |
| 3-Bedroom | Rent <\$711 | Rent \$712-\$1176 | Rent \$1177-\$1768 |
| 4-Bedroom | Rent <\$786 | Rent \$787-\$1311 | Rent \$1312-\$1972 |

Based on HUD's standards for an affordable housing, and Ramsey County Income Restrictions

Affordable Home Price Based on Income Levels

| | Income at or below 30% AMI Annual Household Income <\$24,400 | Income between 31-50% AMI Annual Household Income <\$40,7000 | Income between 51-80% AMI Annual Household Income <\$61,200 |
|-----------------------|---|---|--|
| 2 Bedroom Home | \$87,000 | \$157,000 | \$244,500 |

Based on HUD's standards for an affordable housing unit- 2 bedroom home, 3 person household and Ramsey County Income Restrictions

GOALS AND POLICIES

GOAL 1: White Bear Lake will continue to seek opportunities for redevelopment for new housing options.

Existing Policies:

- Support the development and redevelopment of medium and high density housing on or near primary transportation corridors. (ongoing)
- Find infill opportunities as a means to create greater density where appropriate. (ongoing)
- Consider, and implement where appropriate, financial incentives to promote redevelopment and infill projects. (ongoing)
- Promote the development of housing in a broad range of types to accommodate the needs of and attract all age groups, abilities and income levels. (ongoing)

Possible New Policies:

***Inclusionary Housing Policy:* 10-18% of project must be designated for affordable 10+ units (depending on the level of affordability) or designate a percent of project cost to a pool for affordable housing, or designate units on a separate development elsewhere in the City. Must include a 25+ years affordability standard.**

***Lower Development Cost:* Consider making publicly owned land available for little or no cost to provide incentives that can help offset the cost of affordable housing construction.**

***Tax Increment Finance:* TIF has also become an extremely useful tool for development of low and moderate income housing. TIF bond proceeds can be used to make housing more affordable for lower income households by subsidizing the cost of the development of the housing or of infrastructure required for the housing. TIF can be a great tool for redevelopment of “blighted” areas in White Bear Lake. An example of an area that would qualify is County Road E and Bellaire Avenue.**

GOAL 2: White Bear Lake will protect the quality and character of its residential neighborhoods through housing maintenance, preservation and sustainable building practices.

Existing Policies

- Preserve neighborhoods through proactive enforcement of the City’s maintenance and zoning regulations. (ongoing)
- Promote the incorporation of Green Star or LEED standards in new construction and remodeling projects pursuant to the City’s commitment to sustainability. (short-term)

- Promote sustainable site design and best management practices in new construction and remodel/expansion projects. (short-term)
- Expand the City's housing licensing and inspection program to include all rental units. (ongoing)
- Review development proposals in terms of their compatibility with existing neighborhoods. (ongoing)
- As opportunities arise, consider the feasibility of acquiring blighted and vacant properties in targeted neighborhoods to make lots available for new affordable housing units. (ongoing)
- Support rehabilitation, adaptive reuse and sensitive renovation of older housing stock. (ongoing)
- Ensure the safety, livability and longevity of the City's housing stock through enforcement of the Minnesota State Building Code. (ongoing)
- Continue to invest in neighborhood infrastructure through street reconstruction and by strengthening pedestrian connectivity. (ongoing)
- Promote the use of local home improvement loan programs. (ongoing)

Possible New Policies:

Consider Zoning Flexibility: Consider zoning flexibility in certain neighborhoods to encourage investment.

Truth-in-housing inspection: A homeowner will need to contact a licensed independent evaluator to evaluate their property before it's sold. The evaluator will conduct a visual inspection of all aspects of the house and garage and rate them, based on current codes, and provide the City with a copy of report.

A Local Owner Occupied Housing Improvement Program: Possibly similar to the Commercial RLGP that offers incentives to homeowners to invest in their homes verses moving elsewhere or tearing down their existing home and building new. After the evaluation has been completed, the evaluator will file a Truth-in-Housing Disclosure Report with the City, as well as provide you with the homeowner with a copy. Seller must make this report available to potential buyers.

GOAL 3: White Bear Lake will seek opportunities to maintain its current affordable housing.

Existing Policies:

- Promote the development of housing suitable for people and households in all life stages. (ongoing)
- Promote the development of housing for people and households at varying income levels. (ongoing)

- Maintain an adequate supply of rental housing, as measured by metropolitan averages and vacancy rates. (ongoing)
- Seek financial incentives for developers of multi-family projects to encourage a reasonable number of affordable/work-force units at or below 50% of median income. (ongoing)
- Foster partnerships with experienced housing developers, financial institutions, non-profit agencies and faith-based organizations to expand the City's capacity to create and maintain affordable housing. (ongoing)
- Work to meet or exceed Metropolitan Council's goal for the city's share of the region's need for affordable housing.
- Work to provide and maintain affordable housing for both rental and ownership sectors at a wide range of income levels. (ongoing)
- Maintain existing and promote the development of new housing with support services where needed. (ongoing)
- Participate in federal, state and regional housing programs to help meet the community's housing goals. (ongoing)
- Continue to own and maintain Pioneer Manor as an affordable senior housing project and explore the need for additional services as residents age in place. (ongoing)

Possible New Policies:

Tax Abatement: Abatements or exemptions can be structured in a variety of ways including freezing or reducing the property's taxable assessed value, reducing the rate at which a property is assessed, or reducing overall property taxes owed. Other jurisdictions participate only if specifically agreeing to the abatement.

Advance Notice of Sale: An Advance Notice of Sale policy would require owners of residential rental properties to give advance notice to the city prior to entering into a purchase agreement for the sale of any building. This would provide the city with information about the sale of properties with rents affordable to low-income tenants in order to support strategies to preserve the affordability of these properties.

Non-Discrimination Based on the use of Housing Choice Vouchers (Section 8) or Other Government Programs: Although landlord participation in the Section 8 Housing Choice Voucher program is generally considered voluntary, a number of local and state jurisdictions have been adopted laws that prohibit excluding applicants simply because they use a rent subsidy

***White Bear Lake currently has 12 out of its 40 properties that allow Section 8 Housing Vouchers, a total of 644 units, and with 133 vouchers currently used in the City**

Total number of housing vouchers by City:

- White Bear Lake -133

- **Gem Lake - 0**
- **Maplewood - 446**
- **Vadnais Heights - 61**
- **White Bear Township - 4**

Local Program Offering Rehab Financing in Return for Affordability Commitments: A program that would provide attractive financing to rental property owners for rehab or major capital improvements in exchange for a commitment for units affordable for occupancy by low and moderate-income households.

Options could include:

- **A City Revolving Loan and Grant Program (Leverage local private funds, and offer grants to those completing qualified exterior improvements)**
- **A program designated for Duplexes to Four flexes (This market is currently not served by County Programs or MN Housing)**

Comprehensive Plan Survey Responses

Housing

- More market rate rental housing
- Housing that appeals to younger families (2)
- Property taxes and home values are going up at a higher rate than income
- Have programs to help homeowners in old homes to upgrade and update their older homes (5)
- Incentivize residents to update old homes
- Residential code enforcement/proactive code enforcement (4)
 - o Recreation vehicles parking in front yard
 - o Junk in yards
 - o Mowing
 - o Garbage bins
- Affordable housing
 - o More affordable rental units (3)
 - o More affordable housing (2)
 - o More affordable housing for young and old (2)
 - o Residential renovation/keep older homes in good condition (2)
 - o Housing for people with disabilities (affordable rental) (2)
 - o More units for extremely low income
 - o Stop building affordable housing
- Senior Housing
 - o One level housing for seniors (not just apartments)
 - o No more senior housing (2)
 - o Affordable senior housing (3)
 - o Accessible senior housing
 - o Shared housing in existing units for seniors to age in place
- Update neighborhoods to attract young families
- Less apartments and townhouses
- Energy efficient housing

CITY COUNCIL MEETING SUMMARY

Tuesday, January 9, 2018

APPROVAL OF MINUTES – Approved

OATH OF OFFICE

***** OATH OF OFFICE *****

**Mayor Jo Emerson – At Large
Councilmember Doug Biehn – Ward 2
Councilmember Kevin Edberg – Ward 4**

APPROVAL OF AGENDA – Approved

VISITORS AND PRESENTATIONS – Nothing scheduled

PUBLIC HEARINGS – Nothing scheduled

LAND USE

A. Consent - Approved

1. Consideration of a Planning Commission recommendation for approval of a request by Karen Smith for a variance to construct a third accessory structure for the property at 1817 Richard Court. (Case No. 17-24-V). **Resolution No. 12145**
2. Consideration of a Planning Commission recommendation for approval of a request by Joe Prigelmeier for two variances in order to construct a detached garage for the property at 2628 Riviera Court. (Case No. 17-25-V). **Resolution No. 12146**

UNFINISHED BUSINESS – Nothing scheduled

ORDINANCES – A was approved, B vote will occur on February 13.

- A. Second reading of an ordinance establishing gas and electric fees. **Resolution No. 12147** establishing title and summary approval of **Ordinance No. 18-01-2028, Ordinance No. 18-01-2029 and Ordinance No. 18-01-2030**
- B. Second reading of an ordinance establishing right-of-way for small cell permits. Vote postponed to allow staff time to fine tune language. No one spoke at the Public Hearing.

NEW BUSINESS – Approved

- A. Resolution electing Chair of the City Council – **Councilmember Edberg**
- B. Resolution designating City Attorney – Prosecutor and Counselor for 2018 **Olson/Pratt**
- C. Resolution appointing Administrative Hearing Officer and setting 2018 administrative fines **Kathleen Marac**

D. Resolution appointing City representatives to Ramsey County League of Local Governments, Ramsey County Dispatch Policy Committee, Vadnais Lake Area Water Management Organization and Rush Line Task Force

| <u>Organization</u> | <u>Representative</u> | <u>Alternate</u> |
|---|-----------------------|------------------|
| Rush Line | Emerson | Edberg |
| Vadnais Lake Area Water Management Organization | Jones | Walsh |
| Ramsey County League of Local Governments | Biehn | Engstran |
| Ramsey County Dispatch Policy Committee | Biehn | Jones |

E. Resolution naming the official newspaper to perform official publications – **Press Publications**

F. Resolution accepting quotes and ordering purchase of a new dump truck chassis

G. Resolution authorizing a service agreement with Northeast Youth and Family Services

H. Resolution authorizing controller upgrades on the City's emergency sirens

HOUSING AND REDEVELOPMENT AUTHORITY - Approved

A. Call to Order / Roll Call

B. Approval of the December 12, 2017 meeting minutes

C. Approval of the Agenda

D. Election of a Chair and Vice Chair of HRA (**Biehn/Jones**)

E. Adjournment

CONSENT – Approved

A. Acceptance of November Environmental Advisory Commission Minutes; December Planning Commission Minutes.

B. Resolution establishing regular meeting nights of the City Council of the City of White Bear Lake. **Resolution No. 12157**

C. Resolution authorizing City Manager to invest and transfer funds for the City, designation of bond depository, and depositing for investments. **Resolution No. 12158**

- D. Resolution fixing surety bonds for various City Officials and providing for approval of the same. **Resolution No. 12159**
- E. Resolution authorizing the City Manager to pay claims made against the City. **Resolution No. 12160**
- F. Resolution authorizing 2018 travel reimbursement amounts. **Resolution No. 12161**
- G. Resolution approving massage therapist licenses. **Resolution No. 12162**
- H. Resolution approving an agreement with the Ramsey County Housing and Redevelopment Authority for a Community Development Block Grant to fund a shingle roof replacement at the Community Counseling Center Building. **Resolution No. 12163**
- I. Resolution amending the Union contract with Law Enforcement Labor Services for White Bear Lake Police Department Sergeants. **Resolution No. 12164**

DISCUSSION – Nothing scheduled

COMMUNICATIONS FROM THE CITY MANAGER

- 2018 Work Session Calendar - Ms. Richter confirmed the proposed dates except the May Redevelopment/Housing Work Session. After attempts to reschedule the May work session were unsuccessful, she agreed to return to Council with additional alternate dates for the Redevelopment/Housing work session.
- Fire Station #2 Furnace Failure - Ms. Richter reported furnace failure at Fire Station #2. City Engineer Burch explained that the control module failed on the old furnaces, which caused air intake in the old generator, leading to an ice plug in the lift station, which broke and released wastewater in the area. The area has been cleaned and furnaces will be delivered tomorrow and should be operational by Friday.
- February 3rd Events – In partnership with Explore White Bear, Fishing for Life and the Lions Club, the VFW will be holding a fishing tournament on February 3rd beginning at 1:00 p.m. to piggy-back off of the Barely Open event which begins at noon. The Barely Open is a fundraiser for the Food Shelf. Public Safety personnel will be on-hand to monitor traffic and Public Works personnel will assist with trash pick-up. The events expect to draw 700 attendees.
- Extended Freeze – Ms. Richter reminded Council of the extended cold temperatures in 2013, which caused over 100 pipes to freeze in White Bear Lake. The city has not had a lot of snow coverage to provide a buffer against the extreme cold, which has put the frost level down to four (4) feet. It would not take much to cause another foot to freeze, which could cause service lines to freeze. The city will be placing information on the website for residents related to prevention.

City Engineer Burch explained that the city has notified a list of residents who have experienced problems with frozen lines in the past. They have instructions for things they can do to mitigate issues resulting from the freeze. The city maintains the main line in the street, but service to the house is the homeowner's responsibility. If residents experience issues, please contact the city's engineering or public works departments.

- Street Improvements – City Engineer Burch explained that the engineering department is preparing the 2018 Feasibility Report for 2018 Street Improvement Projects. Staff will be recommending adding a couple of additional sidewalks including the south side of 11th Street from Stewart Avenue to Johnson, which will bring people to West Park. The sidewalk will not be reconstructed on the north side of 9th Street, from Stewart Avenue to Johnson. The City will be looking to finish the trail segment on Birch Lake Blvd South to extend around Birch Lake and continue the trail segment on Old White Bear Avenue from South Shore to Cottage Park Road.
- City Engineer Burch shared renderings from JLG Architects of the Sports Center with new translucent panels and a much-improved appearance. Staff has been busy securing contracts with just 2.5 months away from starting the project.
- Community Development Director Kane shared a Comp Plan calendar for the year for those who may have an interest in attending on a particular topic. Ms. Kane reviewed six required elements of the plan as Land Use, Transportation, Water Resources, Parks & Trails, Housing and Implementation; and two optional elements, which are resiliency and economic competitiveness. Over the next six month, each element will be explored in more detail with their respective commissions as follows:
 - Resilience/Sustainability: Parks Commission on January 18, 2018
 - Housing/Land Use: Planning Commission on January 29, 2018
 - Parks: Parks Commission on February 15, 2018
 - Natural Resources: Environmental Commission on February 21, 2018
 - Economic Competitiveness: Economic Development Corporation on March 8, 2018
 - Transportation/Utilities: Planning Commission on March 26, 2018
 - Implementation/Draft Plan: Planning Commission on April 30, 2018
 - Review Draft Plan: City Council on May 8, 2018
 - Public Hearing: Planning Commission on May 28, 2018
 - Adjacent Community Review begins June 30, 2018
 - Submit Draft Plan: Metropolitan Council on December 31, 2018
 - City Council within 9 months will adopt a final plan

ADJOURNMENT – 8:18 p.m.

Park Advisory Commission Meeting Minutes

NOVEMBER 16, 2017

5:30 P.M.

SOUTH SHORE TRINITY LUTHERAN

MEMBERS PRESENT Anastacia Davis, Bryan Belisle, Dan Louismet, Mike Shepard, Don Torgerson,
MEMBERS ABSENT Bill Ganzlin, Joann Toth
STAFF PRESENT Mark Burch, Mike Natterstad
VISITORS
NOTE TAKER Mark Burch

AGENDA TOPICS

1. CALL TO ORDER

There was no formal meeting. Park Advisory Commission Members attended a community meeting regarding plans to construct a trail along South Shore Boulevard. Meeting was held at South Shore Trinity Lutheran.

2. APPROVAL OF MINUTES

Approval of the minutes from October 19, 2017 was moved by Bryan Belisle and seconded by Mike Shepard. Motion carried.

3. APPROVAL OF AGENDA

Approval of the November 16, 2017 agenda was moved by Bryan Belisle and seconded by Mike Shepard. Motion carried.

4. COMMITTEE REPORTS

None.

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

- a) Attend Lake Links Extension Open House at South Shore Trinity Lutheran Church at 2480 South Shore Boulevard from 5:30 pm to

7. OTHER STAFF REPORTS

None.

8. COMMISSION REPORTS

None.

9. OTHER BUSINESS

None.

10. ADJOURNMENT

The next meeting will be held on January 18, 2018 at 6:30 p.m. at City Hall.

There being no further business to come before the Park Commission, the meeting was adjourned. Moved by Bryan Belisle and seconded by Mike Shepard.