

**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, April 30, 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 April 30, 2018 agenda.
3. Approval of the March 26, 2018 Planning Commission meeting minutes.
4. **CASE ITEMS:**
Unless continued, all cases will go to the City Council meeting on Tuesday, May 8, 2018
 - A. **Case No. 18-2-CUP:** A request by **White Bear Center for the Arts** for a Conditional Use Permit for a community center in a residential zoning district, per Code Section 1303.030, Subd.4.a, in order to construct a parking lot expansion onto the property located at 4962 Division Avenue.
 - B. **Case No. 18-4-V:** A request by the **City of White Bear Lake** for a 6.5 foot variance from the 10-foot setback requirement, per Code Section 1202.040, Subd.2.B, in order to install a freestanding sign 3.5 feet from the property line at the White Bear Lake Sports Center located at 1329 Highway 96.
5. **DISCUSSION ITEMS:**
 - A. Comprehensive Plan: Transportation Element
 - B. Comprehensive Plan: Economic Competitiveness Element
 - C. Elections (current chair and vice both eligible for one more year)
 - D. City Council Meeting Summary from April 10, 2018
 - E. Park Advisory Commission Meeting Minutes from April 19, 2018
6. **ADJOURNMENT**

Next Regular City Council Meeting..... May 8, 2018
Next Regular Planning Commission Meeting..... May 29, 2018

**MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
MARCH 26, 2018**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, March 26, 2018, 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, Mark Lynch.

MEMBERS EXCUSED: Erich Reinhardt.

MEMBERS UNEXCUSED: None.

STAFF PRESENT: Anne Kane, Community Development Director; Samantha Crosby, Planning & Zoning Coordinator; Mark Burch, City Engineer; and, Connie Taillon, Environmental Specialist.

OTHERS PRESENT: Brenda Sweet, Kristie Holman, Dustin Holman, Dave Cebula, Rob Thomas

2. APPROVAL OF THE MARCH 26, 2018 AGENDA:

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

3. APPROVAL OF THE FEBRUARY 26, 2018 PLANNING COMMISSION MEETING MINUTES:

Member Baltzer moved approval of the minutes. Member Reed seconded the motion, and the minutes were approved unanimously (6-0).

4. CASE ITEMS:

A. Case No. 18-1-CUP: An application by **Brenda Sweet** for a Conditional Use Permit, per Code Section 1302.125, for a home accessory apartment in the basement of the property located at 4961 Campbell Avenue

Crosby discussed the case. Staff recommended approval of the conditional use permit subject to the standard conditions.

Berry opened the public hearing.

Brenda Sweet, 4961 Campbell Ave, stated she is the mother-in-law. Sweet commented that she has lived at the property for one year and stated that she has enjoyed it very much, but would like to have her own space.

Dustin Holman, 4961 Campbell Ave, stated that he is Brenda's son-in-law and commented that they moved from a White Bear township to the Campbell address about a year ago. Holman explained that his mother-in-law has been a great support system for him and his wife, and visa versa. He stated that they did not plan on ending up in this situation but are very happy with how it has turned out.

Kristie Holman, 4961 Campbell Ave, stated that she also agreed.

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

Member Reis moved to recommend approval of Case No. 18-1-CUP. Member Lynch seconded the motion. The motion passed by a vote of 6-0.

- B. Case No. 18-3-V:** An application by **Lakeshore Players Theatre** for a 2-foot height variance from the 8-foot height requirement for a fence, per Code Section 1303.130, Subd.4.e.3, in order to retain the existing 6-foot tall wooden privacy fence at 4941 Long Avenue.

Crosby discussed the case. Staff recommended approval of the requested variance subject to the standard conditions.

Berry opened the public hearing.

Dave Cebula, 4952/4946 Division Ave, stated that he owns the two properties behind the theater. Cebula stated that he has raised foster children there for 24 years and stated that he prefers the 8-foot fence requirement. Cebula stated that they had also requested the adjacent art center to have an 8-foot fence. Cebula stated that he felt an 8-foot fence provided more safety for the children.

Berry inquired as to the exact nature of his safety concerns. Cebula responded that a 6-foot fence could be easily seen over and that an 8-foot fence would require a ladder to view over the top of it. Cebula also stated that a 6-foot fence could be more easily climbed, and he requested that those parts of the fence which abutted his property be required to meet the 8-foot height requirement and stated that he did not care if the remainder of the fence were only 6-feet in height.

Reed asked, when it was a nursery what was the height of the fence. Cebula responded that he was not exactly sure. Reed inquired if it was a chain link fence. Cebula responded yes, it was a chain link fence with vinyl slats. Reed inquired if the chain link fence was 6-feet in height. Cebula responded that he did not know for sure but stated that it very well could have been. Cebula commented that it was a private business and stated that the lot was not as open

back then as it will be now with the parking lot in the back of the building. Cebula voiced his concern with more people traveling through that proposed parking lot area.

Reed asked Cebula how many foster children he currently has. Cebula responded that he currently has four foster children and that he has had a total of 187 foster children throughout the past 24 years. Reed inquired how many children Cebula could have at one time. Cebula responded that they could have up to five children at one time. Cebula stated that they have children of all different ages and commented that they have each child for various lengths of time.

Baltzer asked Cebula to further explain why he thought that the taller fence provided more safety for the children. Cebula replied that having an 8-foot fence would make it more difficult for anyone to see into his property and stated it would also make it more difficult for anyone to trespass onto his property.

Reis commented that it would cost substantially more for the owners to replace the existing 6-foot fence with a new 8-foot fence and asked Cebula if he would be willing to share into that cost. Cebula replied that a mistake was made somewhere along the line in order to have gotten a 6-foot fence in the first place and stated that he would not be willing to share in the cost.

Divine questioned whether or not there was room for green space on the theater side along the fence. Crosby replied that there was a 20-foot setback between the fence and the parking lot. Divine further questioned if there were landscape plantings being proposed along that strip. Crosby replied yes and stated that there were sporadic plantings that already existed on site. Divine stated that perhaps planting additional shrubs along the fence would make it more difficult for anybody to access it.

Berry commented that evergreen trees might be a good thing to plant along that area to provide additional screening. Cebula commented that there is a slope there abutting the infiltration area so he was unsure of what could be planted there.

Reed asked Cebula to clarify if he was more concerned with people coming onto his property or more concerned with children wandering off of his property. He also asked Cebula if he has had security issues in the past. Cebula replied that there have not been any security issues, with the nursery, in the past. Cebula then stated that he was concerned with the planned expansion of the White Bear Center for the Arts (WBCA) project into the residential property adjacent to his.

Crosby elaborated on the project that Cebula was referring to: the White Bear Center for the Arts recently purchased a residential property directly behind the WBCA property and north of Cebula's property. Crosby stated that the Center has already made an application, which is scheduled to be discussed on next month's agenda. The request is a conditional use permit to expand their parking lot onto the residential lot.

Member Baltzer questioned if the new WBCA fence would be an 8-foot fence then and suggested that trees be planted along the existing 6-foot fence. Crosby replied that because

WBCA was applying for a conditional use permit on a residentially zoned property, the code only requires a 6-foot fence along that area.

Cebula stated that he also went to a neighborhood meeting regarding the Center for the Arts project and voiced his concern there. At that meeting he was told that they would try to install an 8-foot fence from the garage eastward. Crosby reiterated that the project will be before the Planning Commission on April 30, 2018.

Lynch questioned if Cebula had two houses there. Cebula replied yes and stated that he owned two properties, 4946 and 4952.

Baltzer asked approximately how many feet of his property abutted the properties in question. Cebula replied that his two properties together were under 100 feet.

Berry asked if a two foot height extension on the existing fence would suffice. Cebula replied yes.

Lynch questioned if that would be possible.

Divine questioned if the footings would need to be redone then. Crosby stated that neither the building code nor the zoning code would require the footings to be redone but stated that it was more so a common practice to do so. Crosby also pointed out a jog in Cebula's property line that would make it over 100 feet of lineal frontage.

Berry suggested that the fence could have a lattice addition to the top portion. Cebula agreed.

Rob Thomas, Managing Director at Lakeshore Players Theatre, stated that the theater's goal is to continue to be a growing asset to the community and the surrounding neighborhood. He stated that the theater has worked extensively to construct an aesthetically pleasing building, and he stated that they have also worked extensively to preserve as many neighboring trees as possible. Thomas commented that replacing the fence would be a financial strain on the current construction budget. Thomas explained that the theater had considered adding to the existing fence before requesting a variance and stated that the fencing contractor would not add to the fence without voiding the fence's warranty.

Baltzer inquired about extending only the portion of the fence abutting Cebula's property rather than extending the height of the entire fence. Thomas replied that the theater could certainly get a cost estimate for that. Baltzer questioned if Thomas knew the total length of the existing fence. Thomas replied that he did not. Baltzer asked if the theater would be opposed to making some adjustments to the fence only for the portion that abuts Cebula's property. Thomas replied that the theater would rather not change the fence, but stated that, if necessary, they would certainly look into it.

Reis stated that he felt that the idea of planting conifers would still be good compromise to add an additional visual barrier and commented that there is a 20-foot setback.

Crosby stated that the grade was not clearly shown but said that it could have an affect what could be planted along the fence area.

Lynch questioned if the slope was that steep, would it be more difficult to climb the fence.

Reis stated that he was not trying to diminish Cebula's concerns. Reis stated that the art center has young children and asked if there were security issues on that site. Kane stated that staff was not aware of any issues there and commented that the slope away from the fence appeared to be fairly steep.

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

Divine asked staff to clarify why an 8-foot fence was required here by the code. Crosby replied that in the B-4, commercial zoning district an 8-foot fence is required by code, when abutting residential property.

Lynch questioned what the plan was for the property to the north. Crosby replied that the plan was to tear down the existing home and add approximately 50 parking stalls. Lynch asked if there was any type of formal or informal parking agreement between the theater and the art center. Crosby stated that there was a connecting sidewalk, but that staff was not aware of any formal agreement.

Kane stated that at the time the art center was constructed, the parking was up to code, but the parking need on the site has changed over time with increased popularity and growth.

Lynch stated that an 8-foot fence would have been nice, but stated that due to the existing site conditions, specifically the slope, he feels that an 8-foot fence is not necessary. Lynch then stated that he hears the concerns of Cebula, but he is okay with leaving the existing 6-foot fence due to the site conditions.

Reed stated that he agrees with Lynch and Divine, and he pointed out there have been 24 years with little to no incidents to worry about. He stated he is okay with the 6-foot fence.

Reis pointed out that there will likely be more children on east side of the fence at the theater and the art center; he then said that he is also okay with the existing fence remaining at 6-feet in height.

Member Baltzer moved to recommend approval of Case No. 18-3-V as presented by staff. Member Reis seconded the motion.

The motion passed by a vote of 6-0.

Berry explained that this matter would be addressed by the City Council on April 10, 2018.

5. DISCUSSION ITEMS:

- A. Comprehensive Plan: Transportation Element – postponed to April agenda**

Kane explained that the engineering department takes an extensive street project on each year and stated that the department was very busy with this year's current street project. Kane further explained that there was recently a lengthy public hearing held at the City Council meeting for the project and said that as a result the Transportation Element portion of the Comprehensive Plan update was postponed to next month's Planning Commission meeting to allow for more time to complete the section.

B. Comprehensive Plan: Public Facilities and Services Element

Crosby explained that the Public Facilities and Services Element was very similar to the Public Utilities Element of the last Comprehensive Plan update and stated that the section covers three parts: wastewater, solid waste, and public facilities. Crosby pointed out the table, on page 2 of the draft section, and commented that staff is currently discussing the details of that table with the Metropolitan Council.

Lynch inquired about the legend on the Sewer Infrastructure map. Crosby apologized and stated that the map had been incorrectly updated and it would need to be fixed. Burch clarified that there were two types of lines: force main lines and gravity main lines.

Crosby stated that there are only 20 remaining residences that still utilize private septic systems.

Berry inquired about how septic system remediations were handled. Burch stated that generally the tanks are not fully removed but are cleaned out and filled with sand to remain in place.

Crosby stated that the solid waste part of this element has been largely expanded on from the previous 2030 comprehensive plan and stated that there is a strong focus on organics recovery. Crosby stated that data collection is already occurring for future planning on how to handle organics. Crosby also stated that collection of organics would likely start in a central location and then progress to curb side pickup.

Berry asked if there was an estimated time for when curb side pickup would begin. Crosby replied that 2025 was the estimated year to begin curb side pickup for organics

Berry inquired about the objective, on page 10, to collect textiles from single-family residences and questioned if this would include carpet. Taillon replied that the objective was aimed towards clothing and then stated that they could work with local haulers in the future to coordinate curb side pickup for bulky items such as carpet.

Lynch inquired about the objective, on page 11, to amend top soil requirements for new construction projects and asked how that would be achieved. Taillon replied that MNDOT currently does this in certain road construction projects and commented that composted soils compact differently.

Divine stated that businesses are not currently required to recycle and asked why new commercial buildings are not required to build trash enclosures that are large enough to accommodate recycling to further encourage it. Kane stated that requiring enclosures to accommodate recycling could be a future amendment to the code. Kane explained that after a Comprehensive Plan update is approved the following year typically results in changes and amendments to the zoning code to allow the code to better reflect the goals that were outlined in the plan update.

Taillon commented that current state law requires businesses, including multi-family facilities, to recycle but only if their trash dumpster exceeds a certain size. Taillon also stated that the County's master plan **will be** requiring multi-residential facilities to have recycling by 2020.

Divine stated that future plans should be better designed to accommodate for recycling.

Crosby agreed and went on to explain the Public Facilities part of the element; that a main tenant is to reduce energy use and focus on energy efficient updates.

Lynch asked for an explanation of "cold storage" and inquired which fire station was which. Crosby replied that cold storage referred to non-heated buildings and Station One is in the Public Safety building next to City Hall.

C. Comprehensive Plan: Parks and Recreation Element

Crosby stated that updates to this element include the inventory of the City's parks and open spaces as well as the amenities in these areas. Crosby stated that the maps were updated and pointed out that the maps now include private park amenities and some amenities just outside city limits. Crosby explained that most communities aim for a 10-minute walking distance to the nearest open space area and stated that staff was pleased with the current map, which meets a 5-minute walking distance with only one significant gap area.

Lynch inquired about the gap area and asked how an open space or park could be developed there. Kane explained that there are park dedication fees paid with both residential and commercial developments throughout the city.

Crosby further elaborated and stated that most of the time developers pay these fees but explained that in this case the developer would likely be required to build or dedicate the area.

Kane stated that the walking distance to the tot lots should be reduce down to perhaps a 2 and ½ minute walk versus the current 5-minute walk. This would provide a more refined shape for the gaps areas.

Crosby summarized that, as a fully built-out community, the over-all goals and objectives are primarily focused on maintenance and improvement of existing amenities.

Reis voiced a concern for more benches to be added along the Mark Sather trail; right now there is only one between Matoska Park and Veteran's Park. If the trail is extended all the way around the lake, there should be more opportunities to rest along the way.

Lynch inquired about the exercise stations along the County Road E corridor. Kane explained that this topic has been discussed by the Parks Commission and stated that the county jurisdiction complicates it, and the high traffic and narrow right-of-way may not be conducive either.

Lynch further inquired about art murals and asked if there was any opportunity for the public sector to work with private sectors to encourage more development of them. Kane replied that the White Bear Center for the Arts has an interest in developing these types of enhancements and the City hopes to be able to work with them on incorporating increased opportunity for public art throughout the community.

Lynch inquired about the historic markers and asked what types of markers existed. Kane stated that there are stone based monuments that tell a detailed story. Kane stated that there is a plan which details additional opportunities for future historical markers.

Divine inquired if there were ongoing discussions about the Marina Triangle public space. Kane stated that the public art was recently finished in the plaza and a spring unveiling is planned. She explained that there is a strong desire to make the space more user friendly but that resources are limited.

Berry inquired if the site could accommodate any musical opportunities. Kane stated that the City Council has approved concerts in other public spaces but stated that they have to be mindful of whether or not the events are non-profit or not.

Berry asked if there were further questions, comments, or feedback.

Reis stated that if composting increases as projected, there could be opportunity to use some of that composted material for City projects and improving the open spaces.

D. City Council Meeting Summary from March 13, 2018

No Discussion.

E. Park Advisory Commission Meeting Minutes from March 15, 2018

No Discussion.

5. ADJOURNMENT:

Member Lynch moved to adjourn, seconded by Member Baltzer. The motion passed unanimously (6-0), and the March 26, 2018 Planning Commission meeting was adjourned at 8:41 p.m.



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator

DATE: April 25, 2018 for the April 30, 2018 Planning Commission Meeting

SUBJECT: White Bear Center for the Arts, 4962 Division Avenue - Case No. 18-2-CUP

REQUEST

The White Bear Center for the Arts (WBCA, or the Center), an independent non-profit organization located at 4971 Long Avenue, is under contract to purchase the property at 4962 Division Avenue for the purpose of expanding their parking lot. This requires a conditional use permit for a community center in a residential zoning district. See applicants' narrative.

SITE CHARACTERISTICS

The subject site is located on the east side of Division Avenue, roughly half way between 8th Street and 11th Street. The approximately one acre parcel contains a two-story residence which, according to Ramsey County, was built in 1896. The site is relatively flat and contains many mature trees.

ZONING

The property is zoned R-3 – Single Family Residential, as are the properties to the north, west and south. The White Bear Center for the Arts and Lakeshore Players, both of which are zoned B-4, abut the property to the east. With a conditional use permit, the zoning code allows certain non-residential uses in residential zoning districts, such as religious institutions, schools and community centers. Similar to the YMCA, both Lakeshore Players and the White Bear Center for the Arts are considered community centers.

BACKGROUND

The WBCA was established in 1968 and moved to this location in July of 2013. Since then, membership and enrollment has grown faster than anticipated. While the center meets the zoning code requirements for parking (so additional parking is not being required by the City) the Center wishes to expand the lot to alleviate overflow onto Long Avenue, to better accommodate special events, and to accommodate future enrollment growth.

ANALYSIS

The WBCA proposes a 53 stall lot, with a pedestrian connection between the existing Center and Division Avenue. The design is intentionally conceptual in nature so that it could be responsive to this review and approval process. Engineering will begin once the general layout has been approved.

Setbacks

The code requires that “side yards shall be double that which is required for the district, but no greater than 40 feet”. The code requires a 5 foot hard surface setback from the side and rear, so double that would be 10 feet, but a 20 foot setback has been provided. A 15 foot setback is required along the front; double that would be 30 feet and 60 feet has been provided. The additional setback both accommodates the walking path and provides additional buffer for the neighbors. The area will also be useful for rain gardens, if needed for stormwater purposes.

Access

As stated in the applicant’s narrative, the parking lot will not provide vehicular access to Division Avenue, except for emergency vehicles. The drive area for emergency vehicles would be a geo grid system with grass, so it’d essentially be hidden except for the curb cut. Vehicular traffic will not increase along Division Avenue due to the parking lot. What may increase is pedestrian traffic between the high school and the Center and between the middle school and the Center. The walking path should be designed so that the curb cut for the emergency access also serves as ADA access. Also, WBCA has reason to believe that off-site parking at the high school during their special events will be more successful once a pedestrian connection has been provided. The Center has heard that having to rely on the timing of a shuttle was a deterrent to parking at the high school. Finally, the WBCA has indicated a willingness to share the proposed parking with the neighboring Lakeshore Players Theater, as evidenced by the connection of the walking path to their site. A formal agreement is not currently in discussion; however, it is highly likely that the amenity will benefit the neighborhood by alleviating parking needs for both uses the majority of the time.

Screening

The code requires screening from abutting residential uses in the form of either a 6 foot tall fence or a green belt planting strip. The applicant is proposing to install a 6 foot tall wooden privacy fence to match the style of the existing fence on site, which also happens to match the style of Lakeshore Player’s fence.

Lighting

The applicant is proposing four (4), 16-foot tall, double-arm, light poles down the center island and some lower-profile bollards near the walking path around the exterior. The applicant is proposing that the lighting be turned off within an hour after the Center closes. Staff has received a call from a nearby resident expressing safety concerns in regards to an empty, unlit lot secluded from eyes by 6 foot tall fences. Consequently, staff has asked the Center to investigate the feasibility of using motion sensors on the lights, to deter undesired activity, so long as the sensitivity of the sensors can be adjusted so that they do not create a nuisance for the neighbors by turning on for every rabbit and squirrel.

Tree Preservation

The applicant has indicated a desire to save as many of the mature trees as possible, which will be challenging due to some of them being located in the middle of the lot. The code states that a tree shall be considered lost as a result of development if the grade is altered more than one foot, or if compaction of more than 6 inches, occurs within 60% or more of the tree's root zone. Consequently, it appears that many of the trees in the center island would be considered lost as currently designed. While additional analysis is necessary, some adjustments will likely need to be made in order to comply with the tree preservation requirements of the code. A variance from the tree preservation requirement is not being requested at this time. Since it is a condition that the two properties may not be sold separately without prior City approval, replacement trees may be planted on the 4971 Long Avenue property. Also, the applicant has indicated a willingness to reduce the number of stalls, in order to comply with the tree preservation regulations.

Landscaping

All parking lots exceeding 20 stalls must provide 144 square feet of landscaped island for every 10 parking stalls. At 55 parking stalls 792 square feet of landscaped island is required. The current design contains 6 islands that vary in size between 300 and 500 square feet. While this is sufficient, staff suspects that the size of the islands will increase due to tree preservation, discussed above. Perimeter parking lot landscaping is not required because the fence provides the intended screen.

Stormwater

The parking lot is approximately 25,000 square feet in size, therefore stormwater management is required. The drive aisles are proposed to be asphalt that drains to porous paver parking stalls. The porous pavers alone may be sufficient to meet infiltration requirements, however, just to be safe, the plan shows some areas where rain gardens could be installed in case additional capacity is needed.

Other

Plowing and other lot maintenance, such as street sweeping, should be limited to regular construction hours as much as possible.

SUMMARY

Staff is sensitive to the sentiment that a use that is often perceived as commercial in nature is extending into a residential area. Potential issues, such as light and noise, that such a change might generate, are exactly what zoning is intended to control. Staff finds that, with the increased setbacks and park-like design around the perimeter, the proposal is responsive to its context and compatible with the neighborhood.

DISCRETION

The City's discretion in approving or denying a conditional use permit amendment is limited to whether or not the changes meet the standards outlined in the Zoning Ordinance. The City may impose reasonable conditions if the City deems it necessary to promote the general health, safety and welfare of the community and surrounding area. Staff has reviewed the proposed request against the standards and finds that, subject to final plan approval and conditions outlined below, the standards have been met.

RECOMMENDATION

Staff recommends approval of the conditional use permit subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit.
2. Per Section 1301.050, Subd.4, if within one (1) year after granting the conditional use permit, the use as allowed by the permit shall not have been completed or utilized, the permit shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be submitted in writing at least one month prior to the expiration date.
3. This conditional use permit shall become effective upon the applicant tendering proof to the City of filing a certified copy of this permit with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the herein-stated conditions.
4. The parcel is to be considered a part of and may not be sold separately from the WBCA without prior approval from the City.
5. The emergency vehicle access shall be maintained free of snow and other obstacles year round. Plowing should be limited to construction hours as much as possible (7:00 am to 10:00 pm), and street sweeping should be conducted only between 8:00 am to 9:00 pm.
6. The existing well shall be properly abandoned, and the sewer and water capped.
7. The applicant shall obtain any necessary permits prior to construction of the parking lot.

Prior to the issuance of a construction permit, the applicant shall:

8. Provide a final grading, drainage and erosion control plan, subject to review and approval by the City Engineer, including porous paver details, soil borings and infiltration calculations.
9. Provide a final site plan and final landscape plan, subject to staff review and approval. The ADA stalls shall be relocated near the building entrance.
10. Provide a final tree preservation plan and calculations for staff review and approval. Tree protection fencing shall be installed around the trees to be preserved prior to issuance of a permit.
11. Provide a final lighting plan with photometric and fixture details, subject to staff review and approval. The concrete base for the light poles shall be minimized in either width, or height, or otherwise camouflaged. Maximum height for the light fixture on the poles shall be 16'. The applicant shall explore the possibility of motion sensors on the light poles, subject to staff approval, and the lights shall be on a timer that shuts off automatically within one hour after close - or no later than 10:00 pm Sunday through Thursday and

Midnight Friday and Saturday - whichever occurs first.

12. Extend a letter of credit, which renews automatically every 6 months, as a surety for the installation of the proposed exterior improvements. Amount of letter to be approved by city staff, based on a cost estimate provided by the applicant, prior to the issuance of the letter of credit.
13. Provide proof of project approval from the appropriate Watershed District.

Prior to the release of the letter of credit:

14. Provide an as-built plan for the stormwater system.
15. Enter into a Stormwater Operation and Maintenance Agreement with the City.
16. All exterior improvements must be installed.
17. All landscaping must have survived at least one full year.
18. The applicant shall provide proof of having recorded the following documents with the County Recorder's office:
 - a. The Stormwater Operation and Maintenance Agreement
 - b. The Certified copy of the Conditional Use Permit Resolution of Approval.

Attachments:

1. Draft Resolution of Approval
2. Location/Zoning Map
3. Narrative Request dated March 13, 2018
4. Site Plans: Index and 5 pages dated March 1, 2018
5. Preliminary Photovoltaic Study
6. Fence and Fire Access Examples
7. Richmond Letter dated April 26, 2018

RESOLUTION NO. _____

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT
FOR 4962 DIVISION AVENUE
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (18-2-CUP) has been submitted by The White Bear Center for the Arts to the City Council requesting approval of a conditional use permit for the following location:

LOCATION: 4962 Division Avenue

LEGAL DESCRIPTION: Lot 13, Block 3, Auditor's Subdivision No. 48, Ramsey County, MN (PID # 143022110050)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A conditional use permit to allow a community center in a residential zoning district, per Code Section 1303.030, Subd.4.a, in order to construct a parking lot expansion; and

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on April 30, 2018; and

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

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

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

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

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit.
2. Per Section 1301.050, Subd.4, if within one (1) year after granting the conditional use permit, the use as allowed by the permit shall not have been completed or utilized, the permit shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be submitted in writing at least one month prior to the expiration date.
3. This conditional use permit shall become effective upon the applicant tendering proof to the City of filing a certified copy of this permit with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the herein-stated conditions.
4. The parcel is to be considered a part of and may not be sold separately from the WBCA without prior approval from the City.
5. The emergency vehicle access shall be maintained free of snow and other obstacles year round. Plowing should be limited to construction hours as much as possible (7:00 am to 10:00 pm), and street sweeping should be conducted only between 8:00 am to 9:00 pm.
6. The existing well shall be properly abandoned, and the sewer and water capped.
7. The applicant shall obtain any necessary permits prior to construction of the parking lot.

Prior to the issuance of a construction permit, the applicant shall:

8. Provide a final grading, drainage and erosion control plan, subject to review and approval by the City Engineer, including porous paver details, soil borings and infiltration calculations.
9. Provide a final site plan and final landscape plan, subject to staff review and approval. The ADA stalls shall be relocated near the building entrance.
10. Provide a final tree preservation plan and calculations for staff review and approval. Tree protection fencing shall be installed around the trees to be preserved prior to issuance of a permit.
11. Provide a final lighting plan with photometric and fixture details, subject to staff review and approval. The concrete base for the light poles shall be minimized in either width, or height, or otherwise camouflaged. Maximum height for the light fixture on the poles shall be 16'. The applicant shall explore the possibility of motion sensors on the light poles, subject to staff approval, and the lights shall be on a timer that shuts off automatically within one hour

after close - or no later than 10:00 pm Sunday through Thursday and Midnight Friday and Saturday - whichever occurs first.

- 12. Extend a letter of credit, which renews automatically every 6 months, as a surety for the installation of the proposed exterior improvements. Amount of letter to be approved by city staff, based on a cost estimate provided by the applicant, prior to the issuance of the letter of credit.
- 13. Provide proof of project approval from the appropriate Watershed District.

Prior to the release of the letter of credit:

- 14. Provide an as-built plan for the stormwater system.
- 15. Enter into a Stormwater Operation and Maintenance Agreement with the City.
- 16. All exterior improvements must be installed.
- 17. All landscaping must have survived at least one full year.
- 18. The applicant shall provide proof of having recorded the following documents with the County Recorder's office:
 - a. The Stormwater Operation and Maintenance Agreement
 - b. The Certified copy of the Conditional Use Permit Resolution of Approval.

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

Ayes:
 Nays:
 Passed:

 Jo Emerson, Mayor

ATTEST:

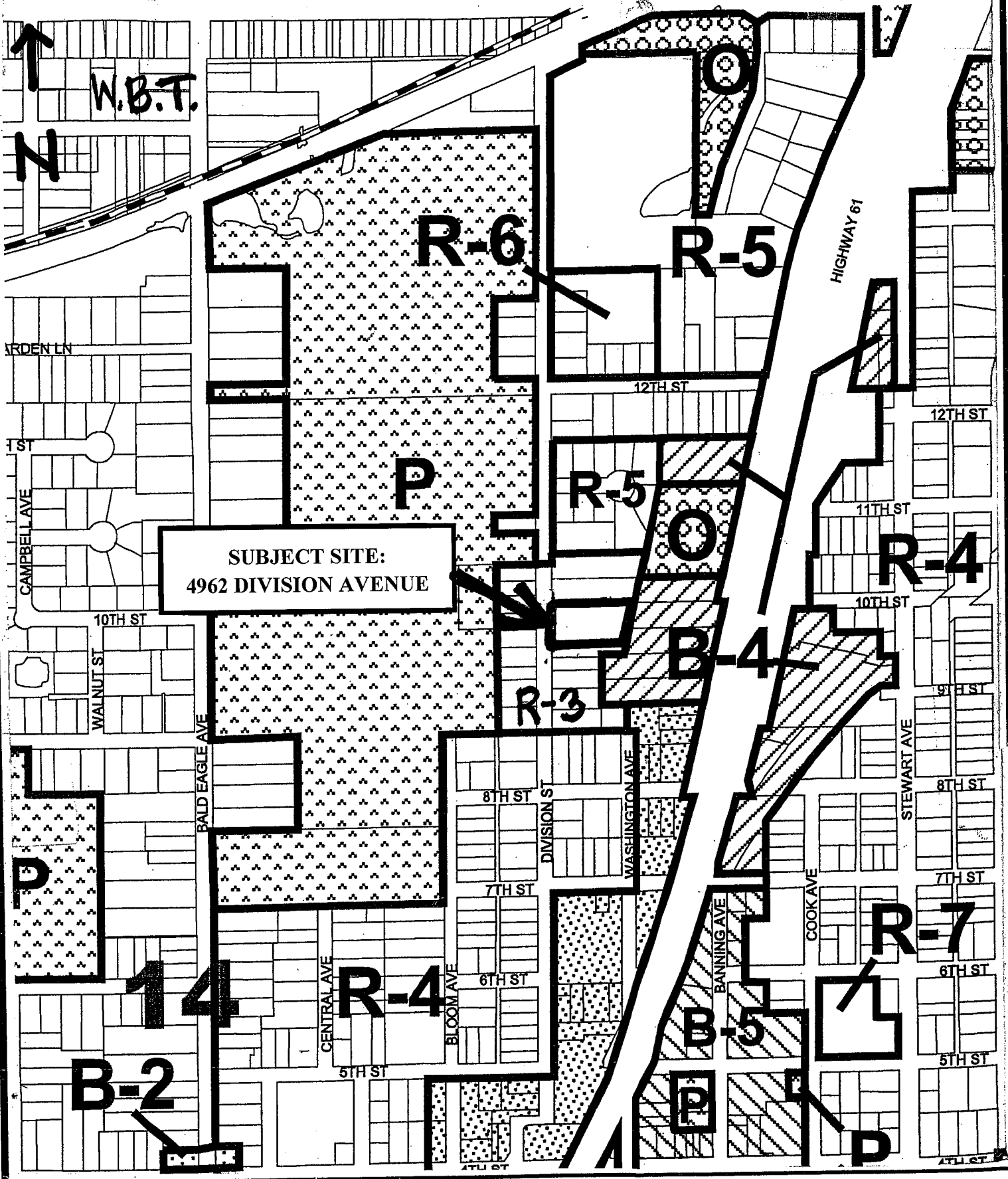
 Kara Coustry, City Clerk

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.

Suzi Hudson, Executive Director

Date



SUBJECT SITE:
4962 DIVISION AVENUE

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

CASE NO. : 18-2-CUP
CASE NAME : White Bear Center for the Arts
DATE : April 30, 2018



WHITE BEAR
Center
for the
Arts

Board of Directors

Alan Kantrud
Chair
Kim Ford
Vice Chair
Sara Nephew
Treasurer
Alex Legeros
Secretary
Nor Olson
Ex-Officio Director

Judith Benham
Donna Bruhl
Mitch Cooper
Katherine Curran
Jazi Foreman
Cindy Ihlenfeld
Damalie Jeffries
Karen Kepple
Peter Kramer
Karl Sevig
Mark Shavlik
Bon Sommerville
Bill Weigel
Steve Wolgamot

Emeritus Directors

Sue Ahlcrona
Robert Cuerden
Mary Gove
Roberta Johnson
Mary Levins

Executive Director

Suzi Hudson

The mission of White Bear Center for the Arts is to provide a gateway to diverse arts experiences. Educate • Cultivate • Celebrate

4971 Long Avenue
White Bear Lake, MN 55110

T: 651.407.0597
F: 651.429.1569

www.WhiteBearArts.org
wbca@WhiteBearArts.org

DATED: April 24, 2018

I write to introduce a proposal to expand White Bear Center for the Arts (WBCA) campus onto the lot adjacent to the west.

Since moving into its new location in 2013, at 4971 Long Avenue, the membership and enrollment at the WBCA has grown dramatically, serving over 30,000 people per year and attracting over 10,000 unique visitors to its new building.

Due to this growth WBCA is challenged daily to provide adequate and safe parking for members and the public while attending classes and community events. Efforts to provide shuttle services during special events have not yielded good participation or relieved parking strains on Long Avenue. Since the WBCA is landlocked in three directions: protected wetlands to the north; Long Avenue and the railroad to the east; and the Hanifl Performing Arts Center to the south, the only option to provide additional safe parking is by expanding the current parking lot to the west. Additionally, with the opening of the beautiful new Hanifl Performing Arts Center: we are preparing for the transformation of the area into a thriving and vibrant arts district including the logistical challenges we are seeking to alleviate through this project.

After many conversations with the neighbors to the west, WBCA has obtained a signed purchase agreement for property located at 4962 Division Street from current owner. The sale is contingent on the successful securing of a CUP from White Bear Lake to create a parking lot for approximately 55 cars which would tie directly into WBCA's current parking lot. This would approximately double its current parking capacity. Currently, cars are being forced to park along Long Ave. during peak class periods and community events.

On February 1, 2018, WBCA held a public meeting with its neighbors to share concept plans and to consider any and all concerns before drafting final plans. All neighbors within 350' of the Center were invited by post mail. We believe the proposed plan addresses many of the concerns raised by the neighbors with the following details:

- **Fencing and Screening.** A 6 foot privacy fence (following residential code) is planned for the north and south borders of the property with parking lot setbacks between both side yards and Division that meet /or exceed all code requirements. The fence will match and tie into WBCA's current privacy fence.
- **Lighting-**All lighting will be well within or below code requirements. Lighting will be designed to meet the need for safety and security, and with special concern and sensitivity of neighboring residential properties. While final design has not yet been engineered, lighting will either be directed away from side yards and/or screened

minimize impact on neighboring properties. Lighting on poles will be timed to turn off within ½ hour after closing business hours.

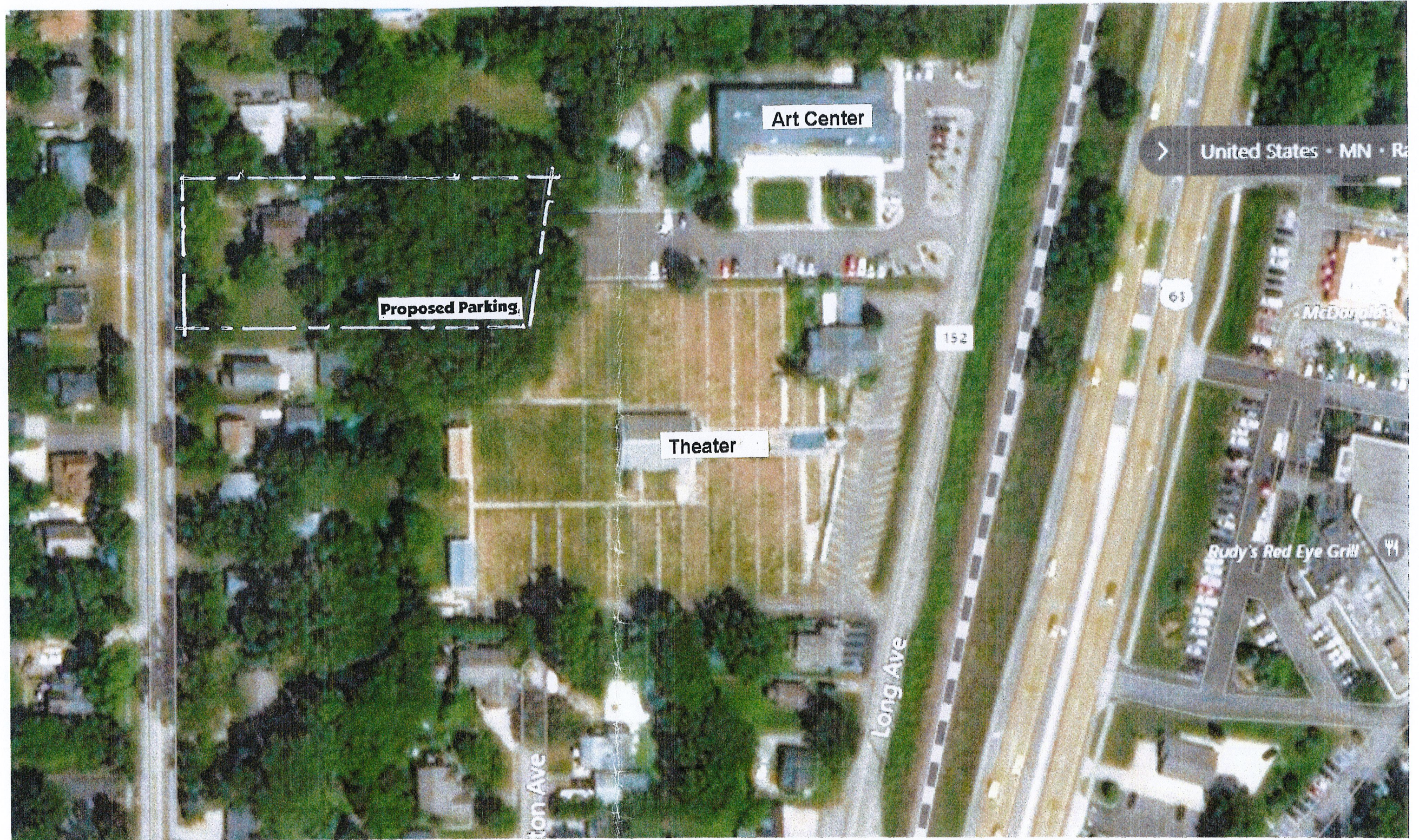
- **Trees**-Parking lot plan is designed to have minimum impact on the removal of current trees. The required replacement of new trees will be met. Once the site has been fully engineered it may reduce the final number of parking spots to ensure tree preservation and/or replacement plan.
- **Rain and stormwater retention.** Parking lot material will be a combination of impervious asphalt on all drive areas, while using a GEO grid system (or pervious asphalt) in all parking stalls, thus minimizing storm water runoff and optimizing natural irrigation flow to trees and plantings. The plan identifies where storm water and raingarden ponds will be located as well. Note: WBCA's current raingardens received an award from Rice Creek Watershed District in 2013 for their esthetic beauty and functionality. WBCA would apply similar standards and esthetic goals to the new property.
- **Restricted residential access.** The parking lot will *not* provide vehicular ingress or egress to Division Ave. except for emergency vehicles. The drive area for emergency access will be a GEO grid system with grass planting so it will appear to be lawn from Division Avenue. Traffic will not be impacted or increased along Division Avenue due to the parking lot.
- **Noise.** WBCA will comply with all City regulations. The parking lot will be open during normal business hours, 9:00 a.m-9:00, M-F. Weekend hours are generally 9:30-5:30. Note: WBCA activities have never generated a complaint from any neighbor.
- **Security.** WBCA will consider installing a gate or chain to prohibit cars from entering the back parking lot after hours if deemed necessary.
- **Pedestrian friendly.** The plan includes a walking path around the parking lot, providing safe and scenic walkways linking the parking area to paths on current property. The plan also includes a path to Hanifl Performing Arts Center to allow for overflow parking use as needed during performances.

Our goal continues to be to simply adhere to our Mission Statement "To provide a gateway to diverse arts experiences" and in the process be good and responsible neighbors. This project is an example of that commitment at work as it alleviates stress on area streets and provides safe access to not only the WBCA but also to the adjacent Hanifl Center going forward. The project has been embraced by not only the Board of the WBCA but through the generous funding of our donors and the continued efforts by our volunteers.

We will have a small group of representatives available to answer any questions you have about the project.

SIGNED:





Peter Kramer
 Architect
 1500 Delos
 Saint Paul
 55107

White Bear Center for the Arts, Proposed Parking.

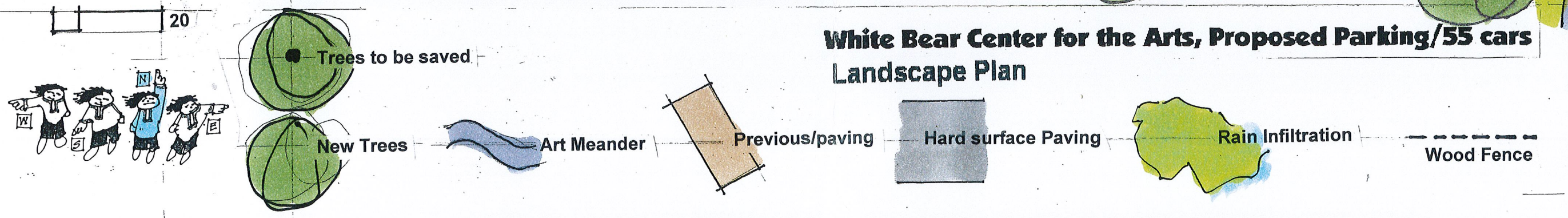
Index

- Arial photo/location plan
- 1. Certificate of Survey
- 2. Parking layout plan
- 3. Landscape Plan
- 4. Preliminary photovoltaic study
- 5. Tree preservation plan

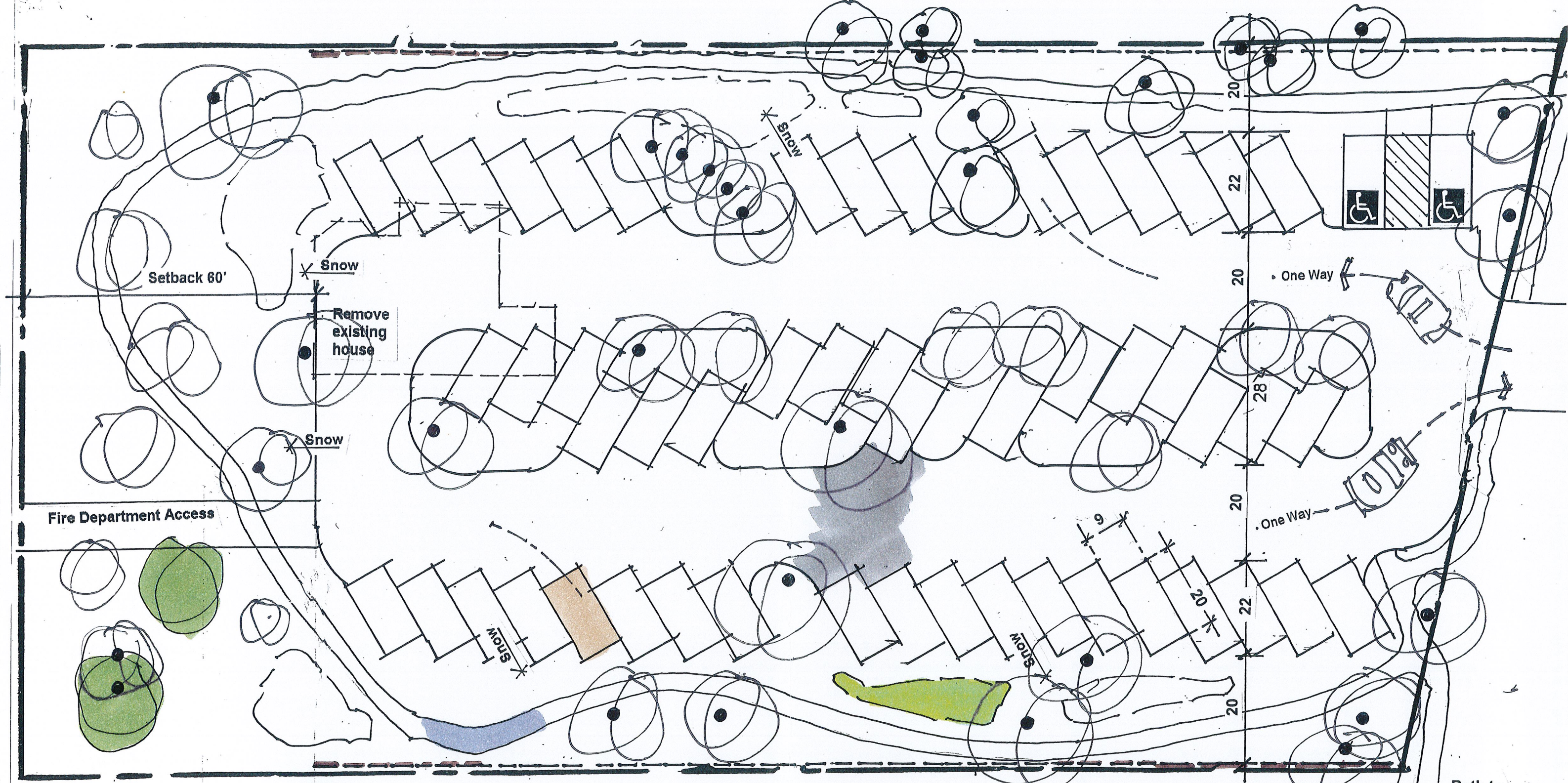




**White Bear Center for the Arts, Proposed Parking/55 cars
Landscape Plan**



*3 of 5
3.1.18*



Fire Department Access

Setback 60'

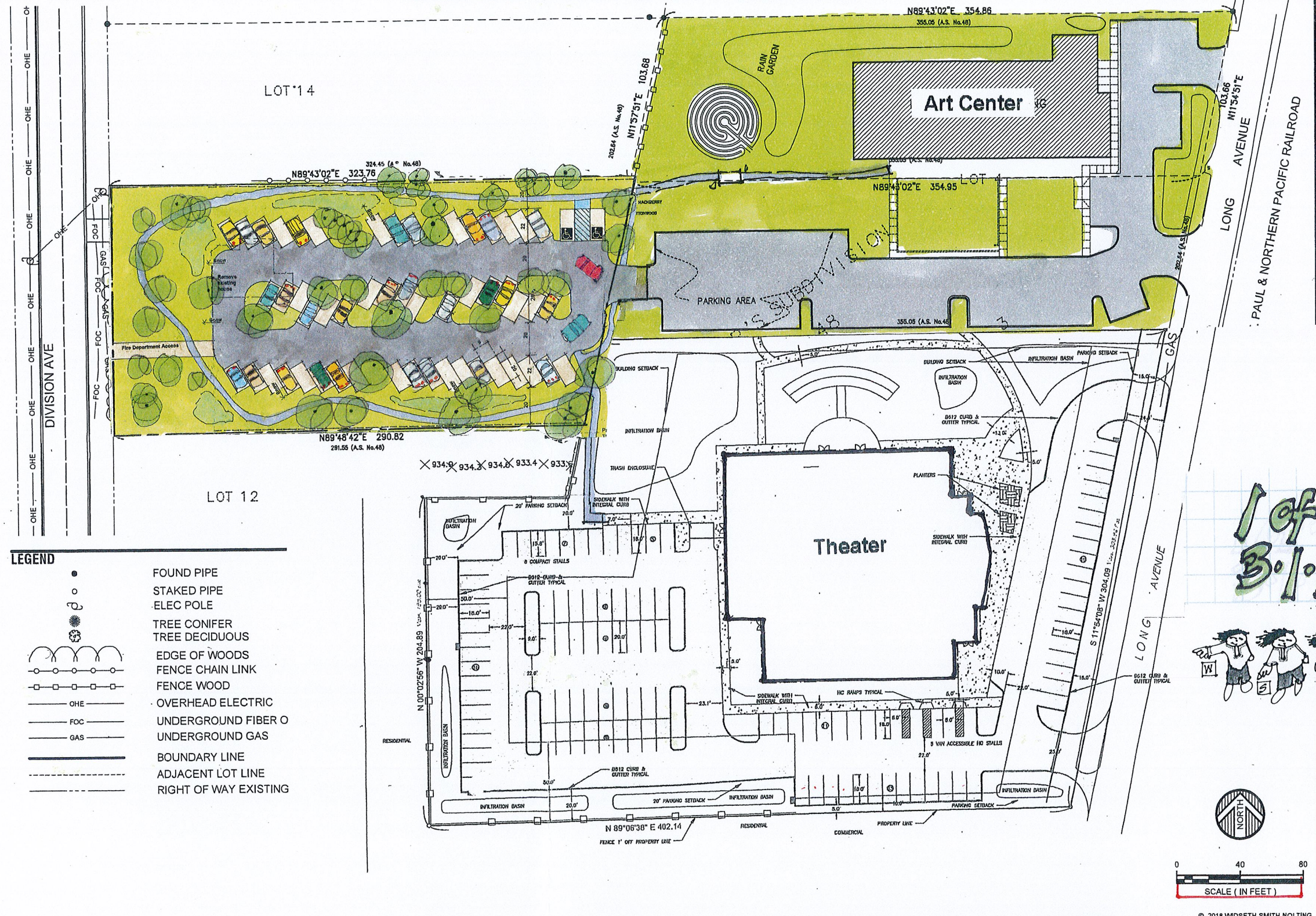
Remove existing house

White Bear Center for the Arts, Proposed Parking/55 cars
Parking layout plan



2 of 5
 3-1-18

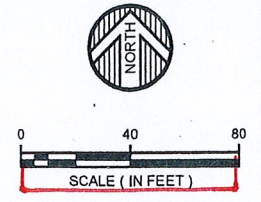
CERTIFICATE OF SURVEY



LEGEND

	FOUND PIPE
	STAKED PIPE
	ELEC POLE
	TREE CONIFER
	TREE DECIDUOUS
	EDGE OF WOODS
	FENCE CHAIN LINK
	FENCE WOOD
	OVERHEAD ELECTRIC
	UNDERGROUND FIBER
	UNDERGROUND GAS
	BOUNDARY LINE
	ADJACENT LOT LINE
	RIGHT OF WAY EXISTING

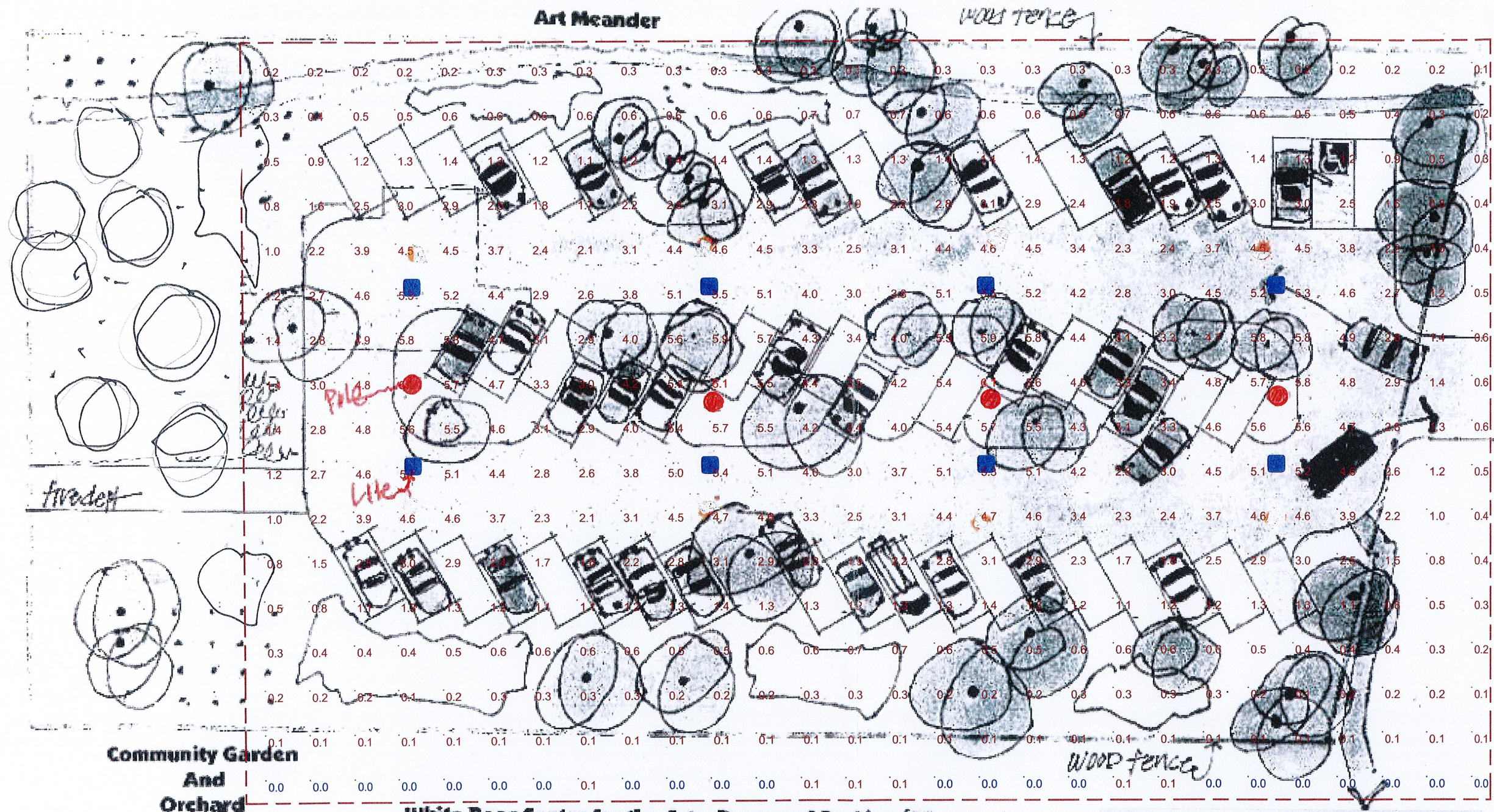
1 of 5
3-1-18



DATE: JANUARY 04, 2018	DATE:	AMENDMENTS:	BY: PREPARED FOR: White Bear Center for the Arts
SCALE: AS SHOWN			HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN BY: SW			<i>Kathy L. Jordan</i>
CHECKED BY: KJ			Kathy L. Jordan
FILE NUMBER: 1290F0451.000			DATE: 01-04-18 LIC. NO.: 42648


White Bear Center for the Arts, Proposed Parking.

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

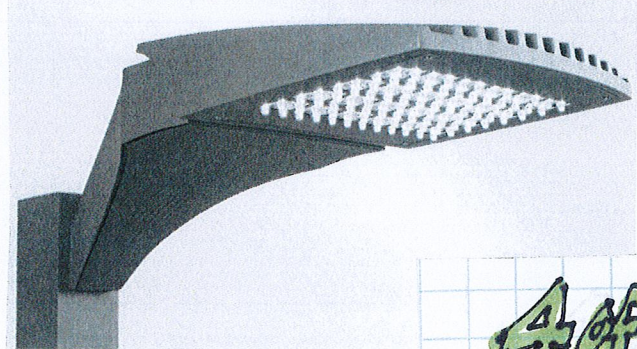


White Bear Center for the Arts, Proposed Parking/55 cars

Preliminary Photovoltaic Study

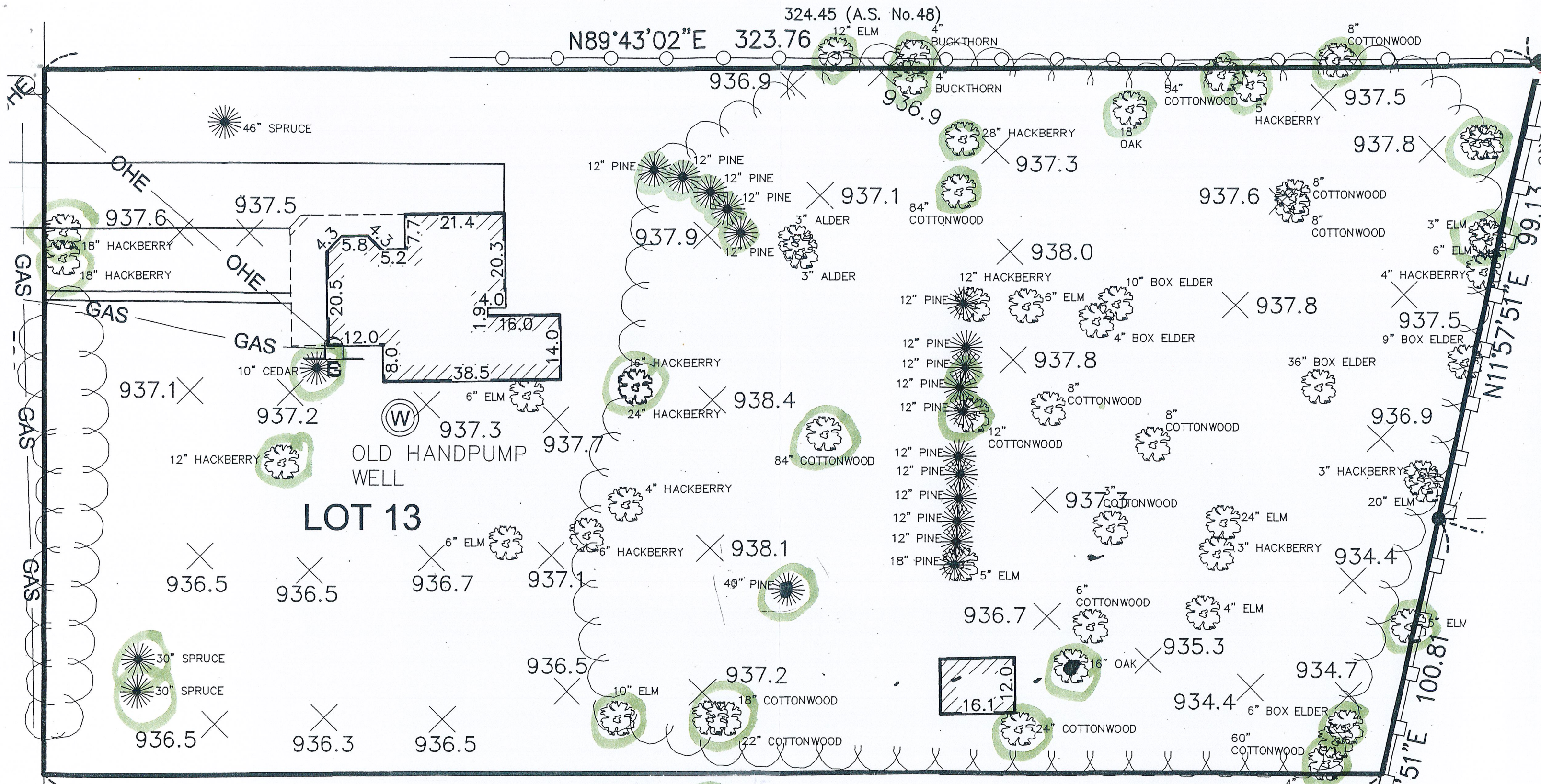
Schedule								
Symbol	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	8	Visionaire Lighting LLC	VMX-1-T5-64LC-5-3K-UNV	31.5 in L x 15 in W x 11.75 in H	1	14134	0.9	107

Values 0.0 - 0.3 at property lines
 4.0 - 5.0 at center of parking area
 Additional path lighting at art meander



4 of 5
3/1/18

Designer
Date
3/2/2018
Scale
Not to Scale
Drawing No.
Summary

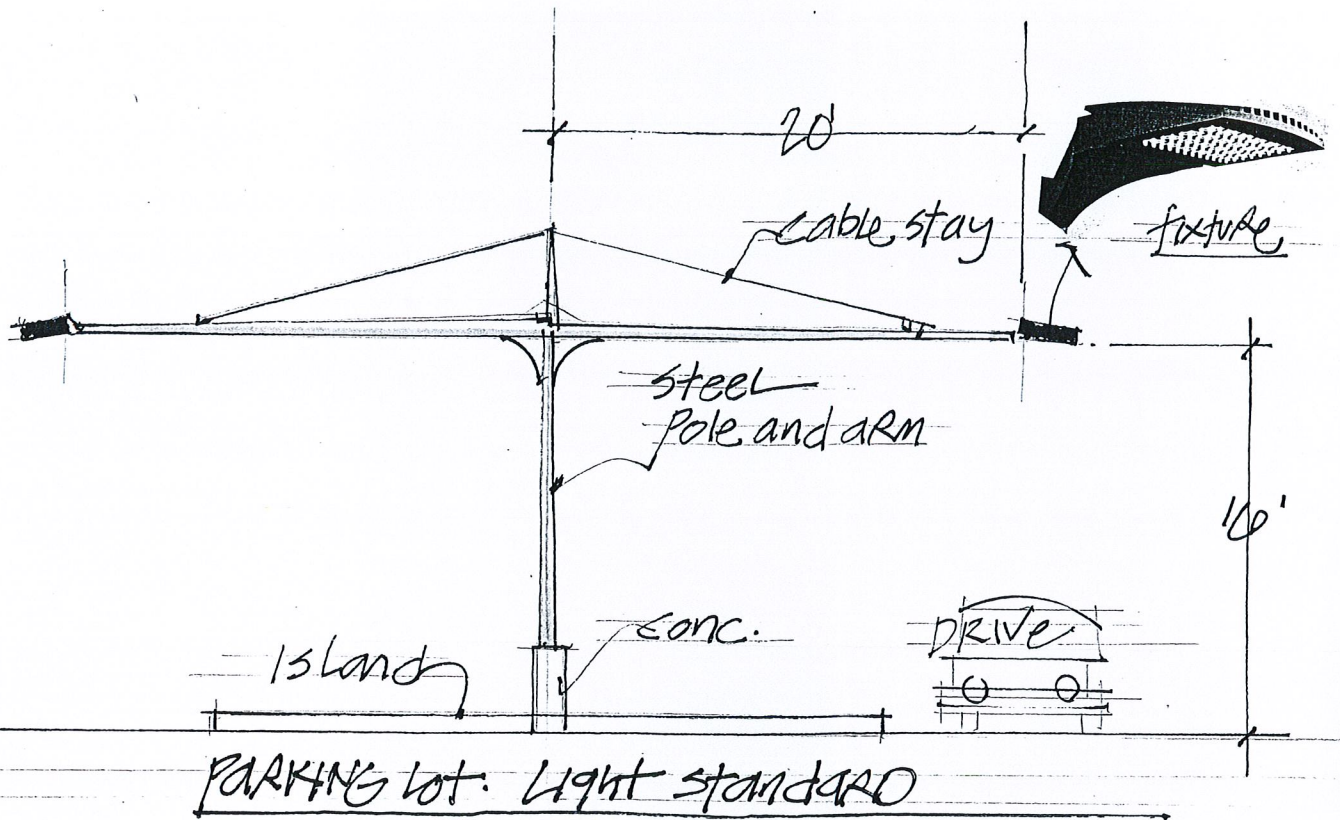


Note:
 Any pines and hardwoods removed will be recycled for use in any new structures.

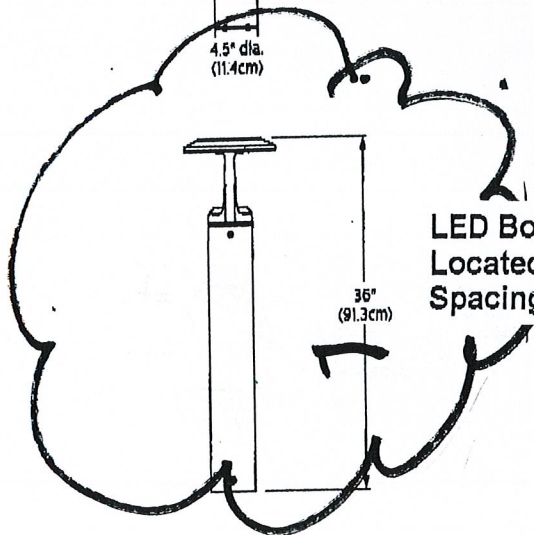
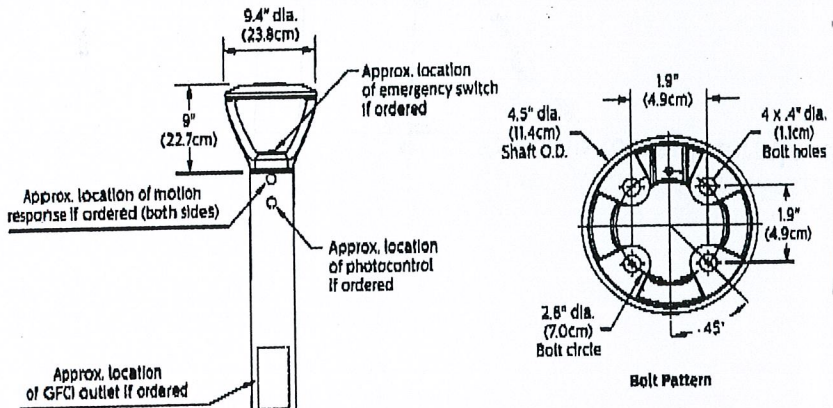
Tree preservation plan
 Existing trees to be saved if possible with selective pruning, control of grade and protection of root structure.

5 of 5
3-1-16

White Bear Center for the Arts, Proposed Parking/55 cars



Twin Mast light pole, with visionair VMX led fixture



LED Bollaro lights, Phillips PBL
 Located on the Art Meander Path
 Spacing to be determined

White Bear Center for the Arts, Proposed Parking/55 cars

Preliminary Photovoltaic Study

Existing Fence Style



Fire Access Examples



To the White Bear Lake Planning Commission and City Counsel

I am writing this in response to "A request by the White Bear Center for the Arts for a Conditional Use Permit for a community center in a residential zoning district in order to construct a parking lot expansion."

I believe the above proposal is a poor idea because it removes that barrier that has kept the Division Avenue Neighborhood a neighborhood, it makes the residents of said neighborhood pay the consequences of the Center of the Arts poor planning, drastically devalues our property and it is an irresponsible use of our resources in a time when the water levels of White Bear Lake should remind us of how important it is to conserve and share.

Our Division Avenue Neighborhood is protected from highway 61, and the strip of commercial activity on either side by two city blocks of residential neighborhood with its narrowest point being the three lots directly across from our house. One of these lots is a double lot and is the proposed lot for this parking. During the school days from 6:30 am to 3:30 pm this is indeed a busy neighborhood. However, in the evenings, weekends and the summertime it is everything you would want in a quiet neighborhood. This proposed parking would rip a double lot hole through the gut of our neighborhood bringing the sound, light, foot traffic and commotion of the arts community and highway 61 right up to our front door. We would no longer have space from the evening, weekend and summer commotion. We would feel all of it all the time. We would lose our neighborhood and it will devalue all of our property.

The residential neighborhood does not want to lose our residential neighborhood feel. We have no desire to become part of the commercial activity. We like our trees and the boundary that separates us. The day we received this notice I was unable to sleep. I walked into my living room to peer out the windows at the proposed lot. It was dark and quiet and only the lights from the Performing Arts center sifted through the trees. If this proposal goes through I will be closing the curtains to keep the new parking lot light pollution from flooding my living room and when I look out I will likely see lights, asphalt, cars, traffic, concrete buildings and the golden arches of McDonalds. In the last couple days I have talked with my neighbors and I have yet to hear one voice in favor of such a proposal.

My second objection is the source of this proposal. The paint has not even dried yet at the Performing Arts center now the Center for the Arts is asking for more land for more parking. They just built the Center for Arts five years ago. This can only mean one of two things. Either one, they did a horrible job in their original planning for the parking they would need and if that is the case the residents in the neighborhood should not have to pay for their poor planning. Or two, they believed before they broke ground that they would be able to not only secure the residential land, but also get whatever support needed to bypass the residential zoning, rip down the residences and trees and get their parking lot. There seems to be little investment in protecting the neighborhood that they are part of as their proposal will create unneeded financial hardship drastically reducing the property values of our homes.

Based upon their activity and signage I would assume that they are actively moving toward systematically deconstructing the entire neighborhood and replacing us with their vision of a robust "Art District." For whatever reason it appears they are anti-neighborhood. I didn't know any such position existed.



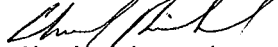
My third objection is the extreme lack of awareness that this proposal shows for the state of our natural resources here in White Bear Lake. As we in our city and residential neighborhoods consider creative ways to be more ecologically responsible, such as water bans or rain collection barrels, this permit desires to take away our residential land and replace it with a commercial parking lot. Albert Einstein said that problems "cannot be solved at the same level of consciousness that created them." We are in deep need of a new level of consciousness, one that values the community we live in over personal convenience.

There is a huge (brand new) Performing Arts parking lot just south of the Arts Center. Parking lots as a rule go unused more than they are used. I believe that five sixths of The Performing Arts parking lot will go unused ninety five percent of the year. Instead of the fence that they put up between their two parking lots maybe they could build a walking path. There are parking lots littering both sides of 61 from McDonalds to City Hall, as well as the community education building, Central middle school, North High School and the bus garage. Stop the madness. We don't need another parking lot. We can share. Isn't this what we try to teach our children? The constant need for having our own everything got us into this mess. At what point are we going to turn this around? It seems odd to me that in a town where we are wringing our hands each year hoping that the water level on the lake rises, and when it doesn't we spend our energy pointing fingers and assessing blame and handing out lawsuits, that we are now entertaining the idea of taking more residential land, cutting down trees and covering the majority of the land with a parking lot.

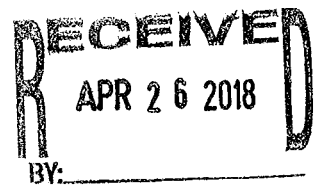
A parking lot created by tearing down homes in a Residential Zone and connecting that neighborhood to the sounds, smells and views of the commercial district while creating more water, noise and light pollution is anti-neighborhood and anti-Residential. I ask you to send this back to the creative minds at the White Bear Center for the Arts to be a little more creative and come up with a plan that preserves our neighborhood and keeps their parking on their side of the fence and trees.

Albert Einstein also said that it is an optical delusion that we are separate from each other and from our environment. We all will feel the effects of these decisions. Those of us who are living here will be immediately and directly affected by the decisions made here but we will all be directly effected as we continued to prioritize convenience over environment, neighborhoods and people. I ask anyone in power to make these decisions to visualize your neighbor's home being torn down and replaced with a parking lot. Like it was your neighborhood that was having its residential rights sold off. Like it was your home that would drastically lose its value and was going to have unwanted commercial pollution, noise, light and traffic getting dumped at your front door. Because if you are in any place of power then we are your neighbors and you should be making the same decisions that you would if this was your front or back yard.

Thank you for your time.



Chuck Richmond
4965 Division Ave





City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Anne Kane, Community Development Director

DATE: April 26, 2018 for the April 30, 2018 Planning Commission Meeting

**SUBJECT: WHITE BEAR LAKE SPORTS CENTER/Sign Variance
1328 Highway 96 – Case No. 18-4-V**

REQUEST

The City of White Bear Lake is requesting a 6.5 foot variance from the Sign Code to reduce the 10 foot setback from a property line allow a new monument sign with a dynamic display message area to be installed near the Highway 96 entrance in conjunction with the renovation of the Sport Center.

ZONING

The subject property is comprised of three parcels zoned P – Public Facilities and is located within the S – Shoreland Overlay district of Birch Lake. The properties to the north along Highway 96 are zoned B-4 – General Business and to the south along Birch Lake Blvd. are zoned R-1 Suburban Residential in White Bear Township.

SITE CHARACTERISTICS

The 20.55 acre site is situated along the southeast shore of Birch Lake’s southwestern bay. The site is generally flat and encompasses much of the lake located south of Highway 96. The sports center building itself is situated in the center of the irregular shaped property with a 72 space parking lot to the south and 39 space lot to the north of the ice arena. Overflow parking is also provided within a wooded area located along the western edge of the property. Access to Highway 96 is provided through a narrow “flagpole” connection with a shared drive that also provides access to the Birch Lake Shopping Center and McNamara Insurance properties.

BACKGROUND

The property was originally constructed as the White Bear Racquet Club in 1974 with an addition for racquetball courts built in 1979. The City acquired the property in 1988 and converted it to an ice arena the following year. In 2002, the City purchased excess commercial property north of facility from Birch Lake Square Shopping Center to afford future expansion opportunities. The vacant parcels situated west of the sports center were acquired from Rottlund Homes in conjunction with the development of the Birch Bay neighborhood in 1993. Conversations with the White Bear Lake skating community, with particular focus on the reliability of the existing refrigeration system, began last year with a shared desire to see the overall facility renovated. Capital improvements currently underway include enhanced exterior building elevations, interior improvements including full accessibility

upgrades, and new mechanical systems to bring the facility into compliance with federal regulations which are phasing out the use of Freon-based refrigeration systems due to environmental impacts. Completion of the project is expected in September.

APPLICANT'S PRACTICAL DIFFICULTY

The Sign Code requires monument signs in the P-Public zoning district to be set back a minimum of 10 feet from all property lines. The existing curb line of the entrance drive to the Sports Center is just 8 feet west of the eastern property line; therefore, it is not physically possible for the sign to provide the 10 foot setback from the property line. While it appears there is additional space available west of the entry drive to meet the 10 foot setback – the presence of other signs and mature landscaping would result in a less visible and less effective sign.

ANALYSIS

Staff believes a monument sign along the Highway 96 frontage is quite important given the high number of visitors who may be first-time or infrequent guests to the Sports Center for various sporting events and tournaments. The building itself is setback more than 600 feet from the roadway and the frontage on Highway 96 is just 60 feet in width – easy to miss at 40 miles an hour. The remaining aspects of the sign will comply with the Sign Code: 10 foot setback from the right-of-way, 10 foot maximum height, 50 square foot maximum sign face and dynamic display that does not exceed 70% of the sign face nor 25 square feet. To the casual observer, the setback from the property line is not discernable. In addition, the existing non-conforming ground sign and off-site sign panel located on Birch Lake Shopping Center's multi-tenant sign will be removed, bring the site's overall signage into greater compliance with the City's Sign Code.

The regulations for dynamic display signs, crafted in close collaboration with the Chamber of Commerce's task force in 2016, resulted in provisions that allow digital technology to benefit our local businesses and organizations with appropriate standards that ensure such signs do not detract from the community character or distract passersby. Admittedly conservative, it was the general consensus of city staff, the business community, the Planning Commission and the City Council to enter this arena somewhat cautiously. The following are important standards that allow digital display signs to be integrated into the community while enhancing the commercial corridors:

STANDARD	REQUIRED	PROPOSED
Message Duration	Five (5) minute minimum	Five (5) minute static display
Resolution	Maximum 12 mm pixel pitch	10 mm pixel pitch
Transition	Instantaneous/No movement	Instantaneous/No movement
Brightness	Maximum 0.3 footcandles	Maximum 0.3 footcandles
Spacing	100 foot from nearest home	220 feet to nearest home
Design	Integral to monument sign	Integral to monument sign
Size/Ratio	70% max or 25 SF	48% sign area / 24 SF

DISCUSSION

At the April 24th City Council meeting, there was consensus among the Council that the City needs to develop a consistent branding program. Once created, a City-wide Sign Program will be prepared. The branding and sign plan will then be reflected into a REVISED design for the Sports Center's digital display message sign. So construction of the permanent monument sign is "on hold" until the City adopts a more formalized branding policy/program; however, given that Notice for the Public Hearing has been provided, Staff still wishes to proceed with consideration of the variance request to

reduce the setback, since the sign placement will not change as a result of design revisions. Overall, the other dimensional standards prescribed by the Sign Code will be met (i.e. 50 square foot maximum sign face and 10 foot maximum height).

The concept design that Spectrum Signs prepared complies with the Sign Code in that it incorporates the building design and materials of the arena; however the Council wants to ensure all our City-owned properties have some consistency among the signs. While this causes a delay and may require a temporary sign in place for the grand re-opening, staff believes the right thing to have in the long run is a great monument sign design that proudly reflects “White Bear Lake”.

SUMMARY

The City has a high level of discretion when considering a variance request 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 and 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 sign code, then the criteria have been met.

RECOMMENDATION

Staff recommends **APPROVAL** of a 6.5 foot variance from the 10 foot setback for a new monument sign to be located 3.5 feet from the eastern property line at the White Bear Lake Sports Center, subject to the following conditions:

1. The site plan and landscape plan submitted in this application shall become part of the sign permit. The overall design of the monument is subject to the City’s broader effort to establish a branding program and shall otherwise comply with all applicable dimensional and operational standards for a freestanding monument sign that incorporates a dynamic display component.
2. To allow for the establishment of a comprehensive branding standard for the City, the variance shall become null and void if the project has not been completed or utilized within two (2) calendar years after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. The applicant shall obtain a sign permit prior to installing the new sign.
4. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
5. The existing ground sign and off-site sign panel for the Sports Center shall be removed prior to initiating the electronic message board component of the new sign.
6. The applicant understands and agrees that no temporary banners, signs, or sandwich boards may be displayed on a property with a digital display sign.
7. The applicant understands and agrees to turn off the digital display sign within one business day of notice of non-compliance by City.
8. In addition to other remedies available through the Municipal Code, multiple failures to comply with any standard of the Sign Code shall constitute sufficient cause the dynamic display sign,

as determined by the City Council following a public hearing.

ATTACHMENTS

1. Draft Resolution of Approval
2. Zoning/Location Map
3. Aerial Photo Site Plan
4. Conceptual Sign Design and Specifications, prepared by Spectrum Sign Systems, dated 4/12/18
5. Landscape Plan, dated March 22, 2018

RESOLUTION NO. _____

**RESOLUTION GRANTING A SETBACK VARIANCE
FOR THE FREE STANDING MONUMENT SIGN
LOCATED AT 1328 HIGHWAY 96
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA
(WHITE BEAR LAKE SPORTS CENTER)**

WHEREAS, a proposal (18-4-V) has been submitted by the City of White Bear Lake to the City Council requesting approval of a sign variances from the Sign Code of the City of White Bear Lake for the following location:

LOCATION: 1328 Highway 96

LEGAL DESCRIPTION: On file at City Hall.

WHEREAS, the Planning Commission recommends approval of a 6.5 foot variance to replace the existing ground sign with a 50 square foot freestanding monument sign located 3.5 feet west of the property line at the north entrance drive to the Sports Center; and

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on April 30, 2018; and

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

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

1. The requested variance will not:
 - a. Impair an adequate supply of light and air to adjacent property.
 - b. Unreasonably increase the congestion in the public street.
 - c. Increase the danger of fire or endanger the public safety.
 - d. Unreasonably diminish or impair established property values within the neighborhood or in any way be contrary to the intent of this Code.
2. The variance is a reasonable use of the land or building and is the minimum required to accomplish this purpose.
3. The variance will be in harmony with the general purpose and intent of the City Code 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 use 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. The site plan and landscape plan submitted in this application shall become part of the sign permit. The overall design of the monument is subject to the City's broader effort to establish a branding program and shall otherwise comply with all applicable dimensional and operational standards for a freestanding monument sign that incorporates a dynamic display component.
2. To allow for the establishment of a comprehensive branding standard for the City, the variance shall become null and void if the project has not been completed or utilized within two (2) calendar years after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. The applicant shall obtain a sign permit prior to installing the new sign.
4. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
5. The existing ground sign and off-site sign panel for the Sports Center shall be removed prior to initiating the electronic message board component of the new sign.
6. The applicant understands and agrees that no temporary banners, signs, or sandwich boards may be displayed on a property with a digital display sign.
7. The applicant understands and agrees to turn off the digital display sign within one business day of notice of non-compliance by City.
8. In addition to other remedies available through the Municipal Code, multiple failures to comply with any standard of the Sign Code shall constitute sufficient cause the dynamic display sign, as determined by the City Council following a public hearing.

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.

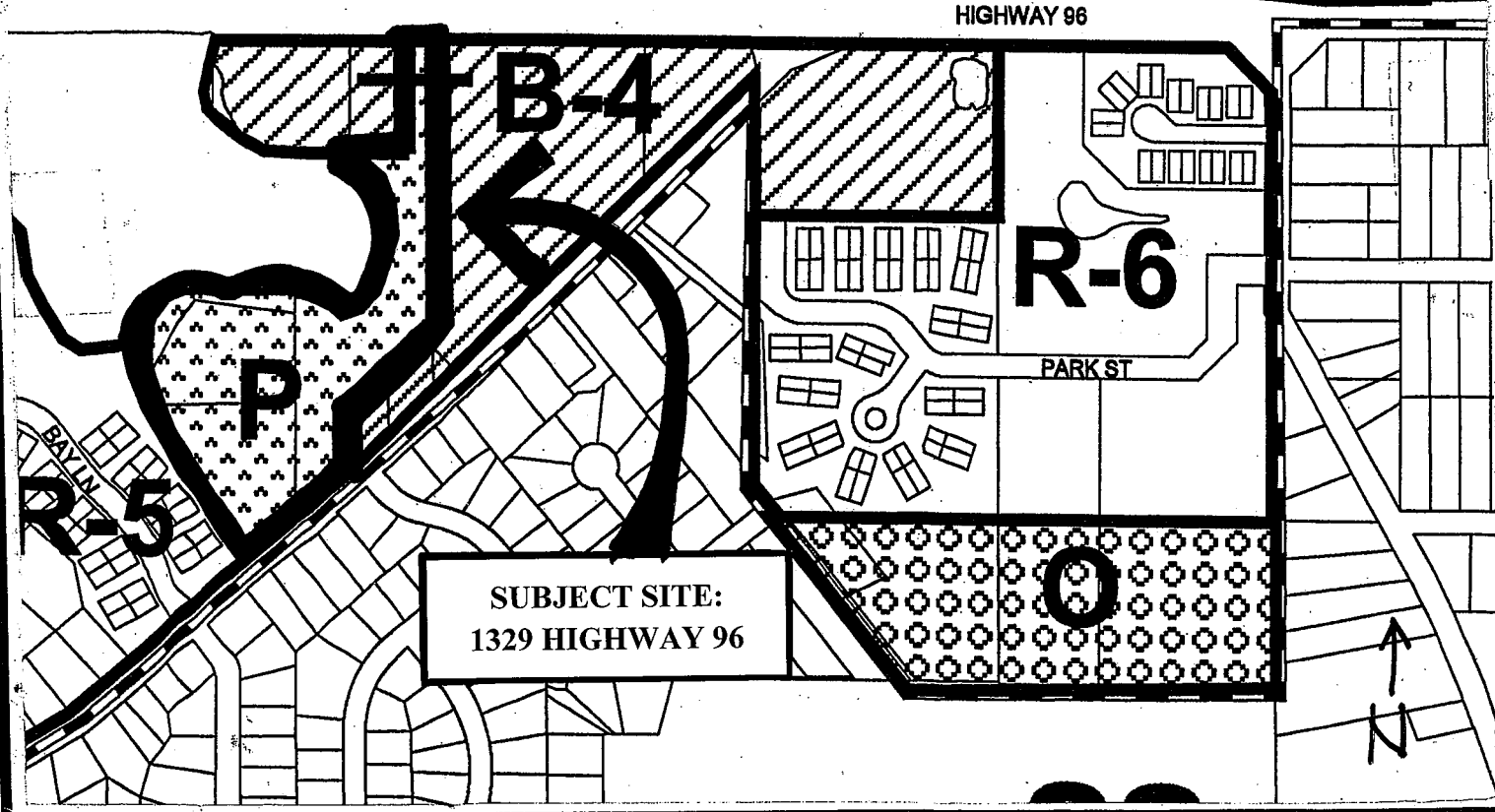
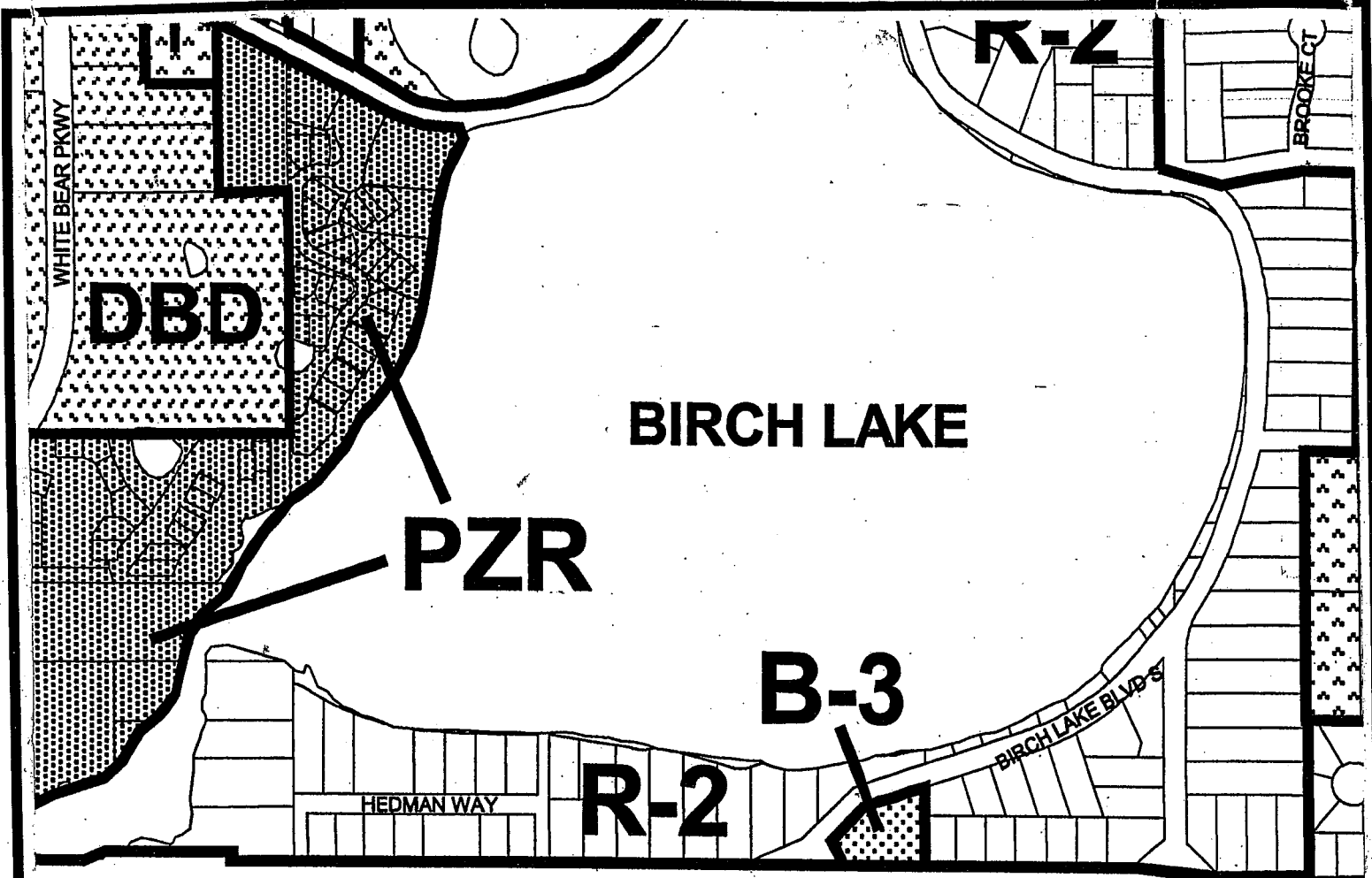
I have read and agree to the conditions of this resolution as outlined above.

Applicant's Signature

Date

Print Name

Title

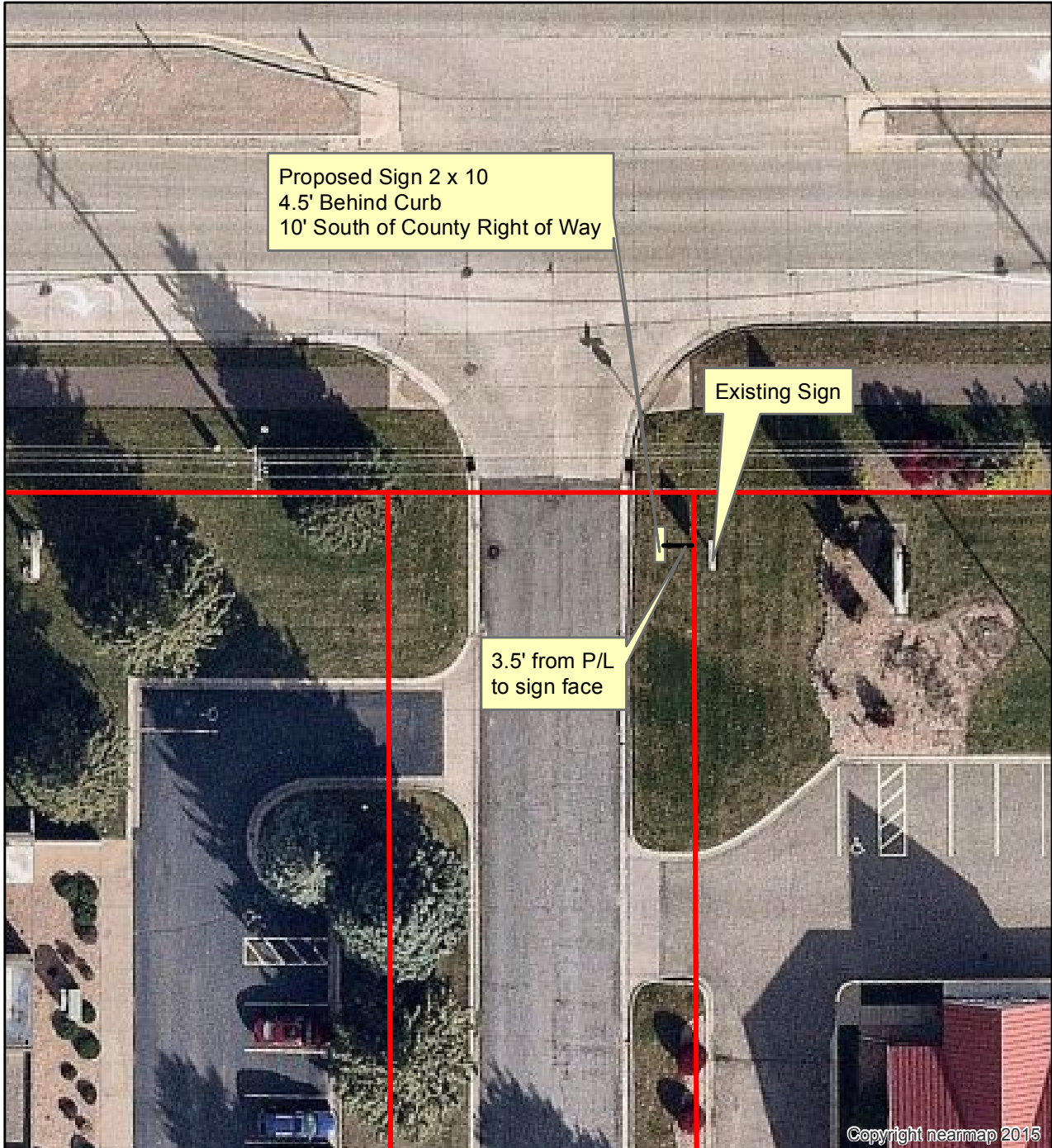


City of
White Bear Lake
Planning and Zoning Office
(612)-429-8561

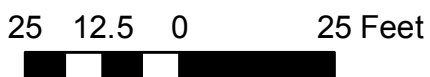
CASE NO. : 18.4.V
CASE NAME : Sports Center Sign
DATE : April 30, 2018




Sports Center Sign



Note: Distances that are called out are to center of proposed sign



Legend

 Property Lines

1 White Bear Lake Sports Center

180032

SPECTRUM
SIGN SYSTEMS, INC.
9278 Isanti St. NE
Blaine, MN 55449
763.432.7447 OFFICE
763.208.9159 FAX
www.spectrum-signs.com

CLIENT INFORMATION

WBLSC
Attn: Bruce Bates
1328 Highway 96 East
White Bear Lake, MN 55110

PHONE
651-429-8571

JOBSITE
1328 Highway 96 East
White Bear Lake, MN 55110

DATE/REVISIONS
4-2-18

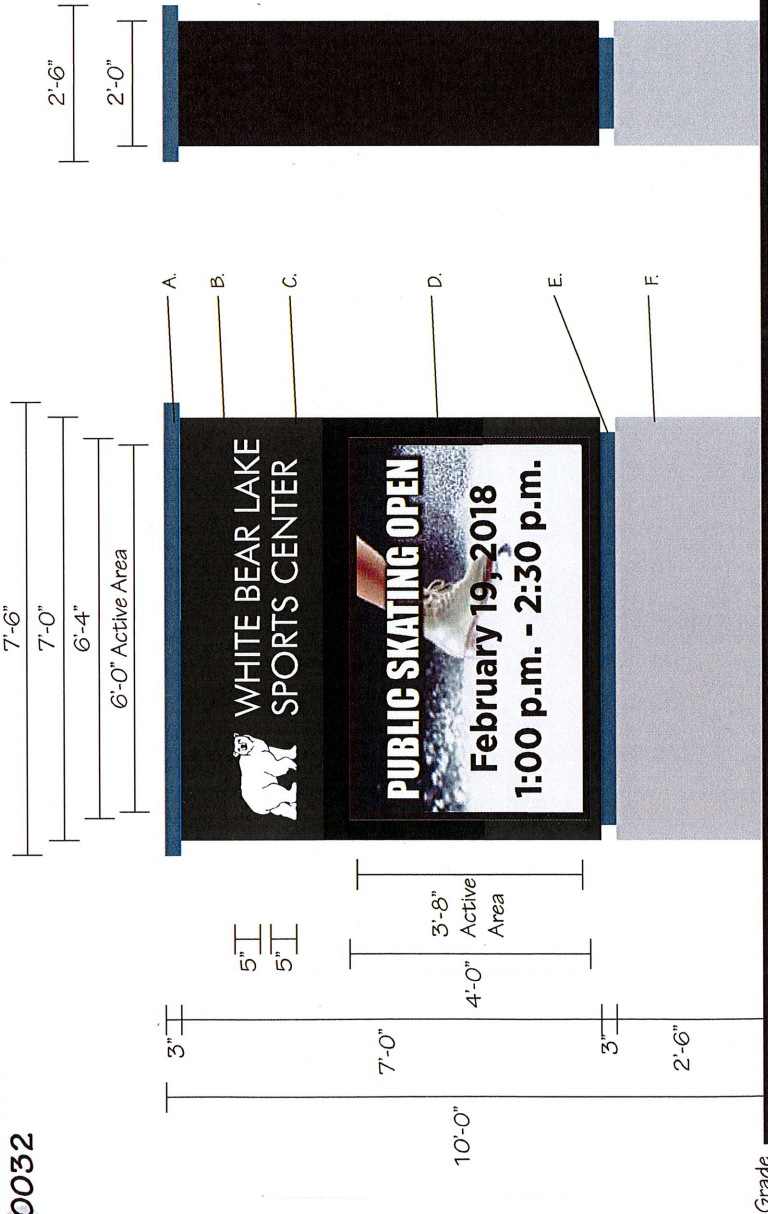
DESIGNER
Patrick Woller
SALESPERSON
Rick Ferraro

This drawing is the exclusive property of Spectrum Sign Systems, Inc. It is not to be produced or duplicated without the written consent of Spectrum Sign Systems, Inc. Distribution of this drawing for the purpose of constructing the sign by anyone other than Spectrum Sign Systems, Inc. is strictly prohibited. If such an event occurs Spectrum Sign Systems will be reimbursed \$1,000.00 per occurrence.

Case #
18.4.4.V

Customer Approval

Date



Furnish and Install (1) 7'-0" x 7'-0" D/F LED Illuminated Monument Sign

- A. Decorative Aluminum Cap Finished to Match - Metal Sales 24-GA Tahoe Blue (W71)
- B. Aluminum Cabinet Finished to Match - Firestone Una-Clad Kynar 500 Matte Black
- C. Routed Aluminum Face Finished to Match - Firestone Una-Clad Kynar 500 Matte Black - Backed with White Acrylic First Surface Matte Black Vinyl on Logo
- D. 4'-0" x 6'-4" Full Color 10mm Message Center
21.6 Square Feet Graphic Area
5 Minute Increment of Change
- E. Aluminum Reveal Finished to Match - Metal Sales 24-GA Tahoe Blue (W71)
- F. Aluminum Pole Cover Finished to Match - Firestone Una-Clad Kynar 500 Cityscape

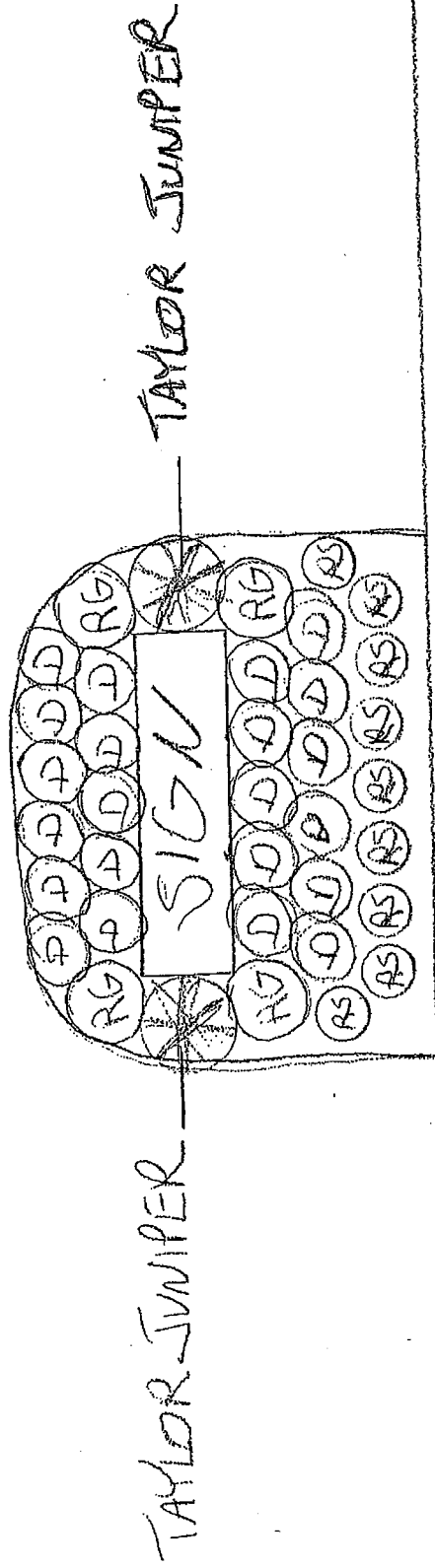
- Due to variances among color monitors, the colors shown may vary from actual finish color -

RG - RARL FORESTER
REED GRASS

D - DAYLILY 'HAPPY RETURNS

RS - RUSSY STELLA DAYLILY

1" = 4'





City of White Bear Lake
Community Development Department

MEMORANDUM

To: Planning Commission

From: Jacquell Nissen, Housing and Economic Development Coordinator

Date: April 26, 2018 for the April 30, 2018 Planning Commission Meeting

Subject: **COMPREHENSIVE PLAN – Economic Competiveness Section**

BACKGROUND

The Metropolitan Council state's that Economic competitiveness in the context of comprehensive planning refers to examining and strengthening the ability of the region to compete effectively and prosper in the global economy. As White Bear Lake plans for 2040 in our next Comprehensive plan, staff looks at all areas of our community and how we should plan for growth. Local and regional economic competitiveness is a core element to our Community's sustained prosperity. Locally, we must provide opportunities for businesses to succeed in order to maintain jobs and a commercial tax base. Economic Competiveness in the context of comprehensive planning refers to examining and strengthening the ability of the region to compete effectively and prosper in the global economy.

DISCUSSION

It is vital to White Bear Lake that we identify our strengths and weaknesses in terms of local and regional economic competitiveness. Areas that are important to address in this section of the comprehensive plan include:

1. Key Industries of Employment

Employment is the backbone of a healthy and functioning economy, thus an understanding of the dynamics of our community's existing and future employment base – and where and why employers locate where they do - is essential to maintaining and improving local economic vitality and regional economic competitiveness.

2. Redevelopment Opportunities

The redevelopment of underutilized or disinvested properties and districts is a complex but critical opportunity impacting local and regional economic competitiveness. The land use element of the comprehensive plan will contain objectives, policies, standards, and programs to guide redevelopment and preservation for all lands and waters within the jurisdiction of White Bear Lake government.

3. Education and Workforce

In order to remain competitive in attracting, retaining, and developing businesses that have

historically served as catalysts to our local economic vitality, our plan should examine and relate to existing education and training programs and resources available to the current and future workforce, and seek to integrate policies and programs aimed at sustaining and growing a well-equipped workforce.

4. Business Development

The business community is an important asset to our local growth and prosperity. The comprehensive plan should identify goals, actions, and policies directly targeted at the retention, attraction, and creation of businesses in our community.

5. Economic Information, Monitoring, and Strategic Initiatives

The comprehensive plan provides an opportunity to identify important data, policies, and strategies that can help to inform and shape our communities approach to economic competitiveness.

RREQUEST/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 Economic Competiveness chapter of the DRAFT 2040 Comprehensive Plan.

ATTACHMENTS

Comprehensive Plan - Economic Competiveness Draft

Economic Competitiveness

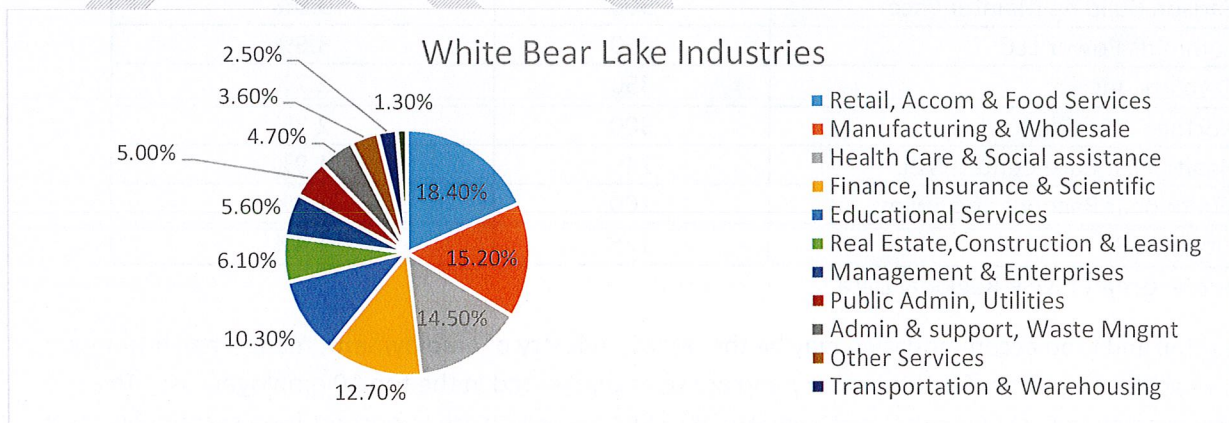
OVERVIEW

White Bear Lake is just 20 minutes from Minneapolis or St. Paul, and is distinguished for its downtown historic commercial core, quality of life, variety of housing options and convenient transportation that attracts workforce and employers. The city features a highly supported school district, private schools, a vibrant Arts District, and one of the largest 2-year community and technical colleges in Minnesota - Century College. The City thrives on employment sectors in manufacturing, wholesale, education, healthcare, social services, and retail and accommodation services.

Looking forward, White Bear Lake will need to focus on retaining the variety of employment opportunities the community offers, continuing to build relationships with businesses and local community groups, connecting educational institutions with business needs, intensify underused sites, and fostering a sustainable environment to maintain and improve White Bear Lake's position as an economic engine in the northeast metro.

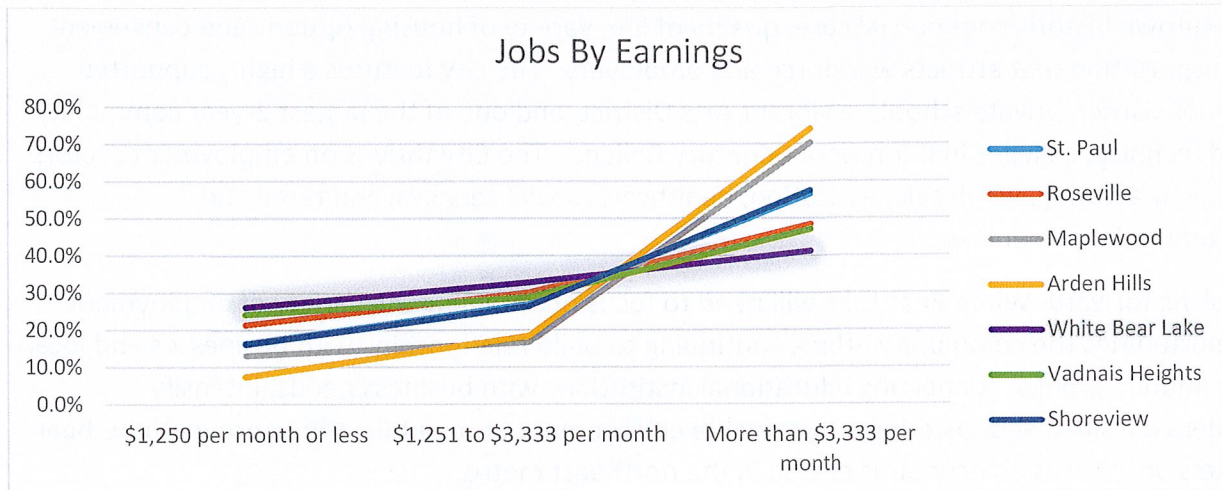
White Bear Lake's Economic Profile

White Bear Lake attracts a majority of its workforce from White Bear Lake, followed by nearby communities in Ramsey County. White Bear Lake has a large number of retail and food accommodation jobs with an active downtown and neighborhood retail centers throughout the community. Retail, Food Accommodation, Professional Services, Construction and Management are all industries White Bear Lake has a higher percentage of its jobs than the Ramsey County area averages.



Source – MN Compass, United States Census

White Bear Lake employers provide jobs with wages for all varieties of professional and educational backgrounds, compared to the wages of jobs in other nearby communities. Evenly distributed jobs by earnings allows for a well-balanced local economy, and jobs that can attract a variety of nearby residents.



Source – MN Compass, United States Census

TOP 10 EMPLOYERS

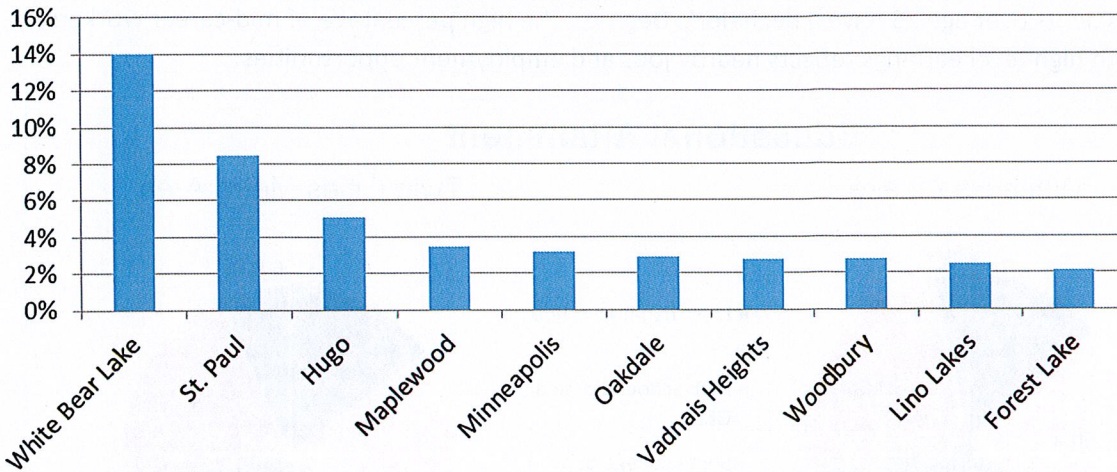
Employer	Employees (#)	Employees (% of city employees)
Independent School District 624	1,000	7.8%
Century College	750	5.9%
NE Metro School District 916	650	5.1%
Carlson Building Maintenance	500	3.9%
Cummins Power LLC	450	3.5%
Taymark, Inc.	350	2.7%
Northeast Residence Inc.	300	2.3%
Health East Care Center WBL	240	1.9%
White Bear Racquet and Swim	200	1.6%
City of WBL	178	1.4%

Source: Greater MSP Regional Data

As retail and food accommodation may be the largest industry of employment, many small businesses serve as the employers for this industry and are not represented in the top 10 employers list. The largest employers shown represent a variety of industries, which are important for a sustainable local economy. As industries cycle over time, the community is at less risk of losing more than one of its largest employers at a time in the event of industry shifts. Health care, education, and public service jobs are highly stable and reliable jobs for the future as they all provide a service versus a product to the local population.

CONNECTION OF WORKPLACE AND HOMEPLACE

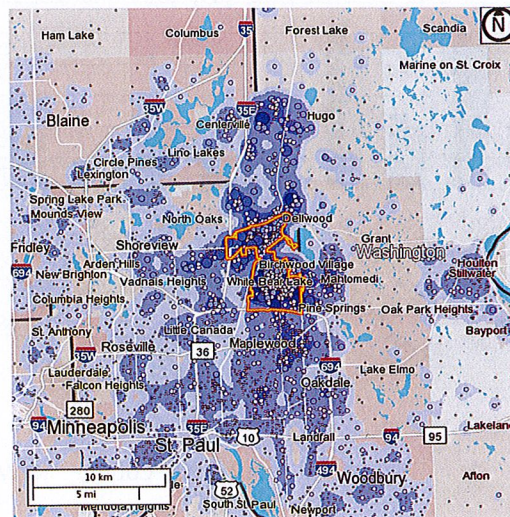
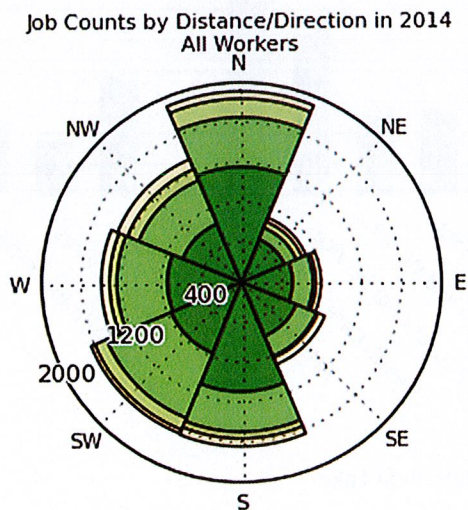
Where the Workforce Lives



Source – Department of Employment and Economic Development

White Bear Lake workers are most likely to live in White Bear Lake than any other city, followed by St. Paul, Hugo, Maplewood, Minneapolis, and Oakdale. Since 2002, White Bear Lake has decreased 0.4% per year as a proportion of home locations of area workers. The largest increase in home location has been Hugo. White Bear Lake has a unique opportunity to foster a live and work environment if a majority of the workforce continues to live in the community as well.

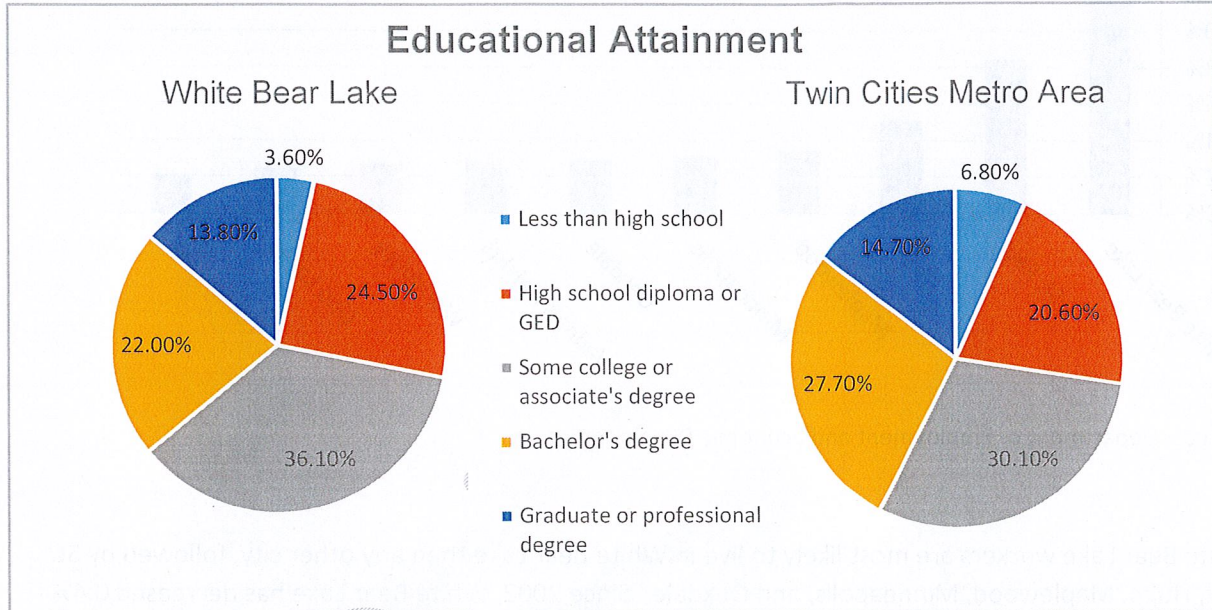
Commuting patterns of employees favor transportation infrastructure along I-35E, I-694, Highway 61/Future Rush Line corridor given that a large number of the workforces comes from the I-35E or Highway 61 corridor and the I-694



Source – Department of Employment and Economic Development

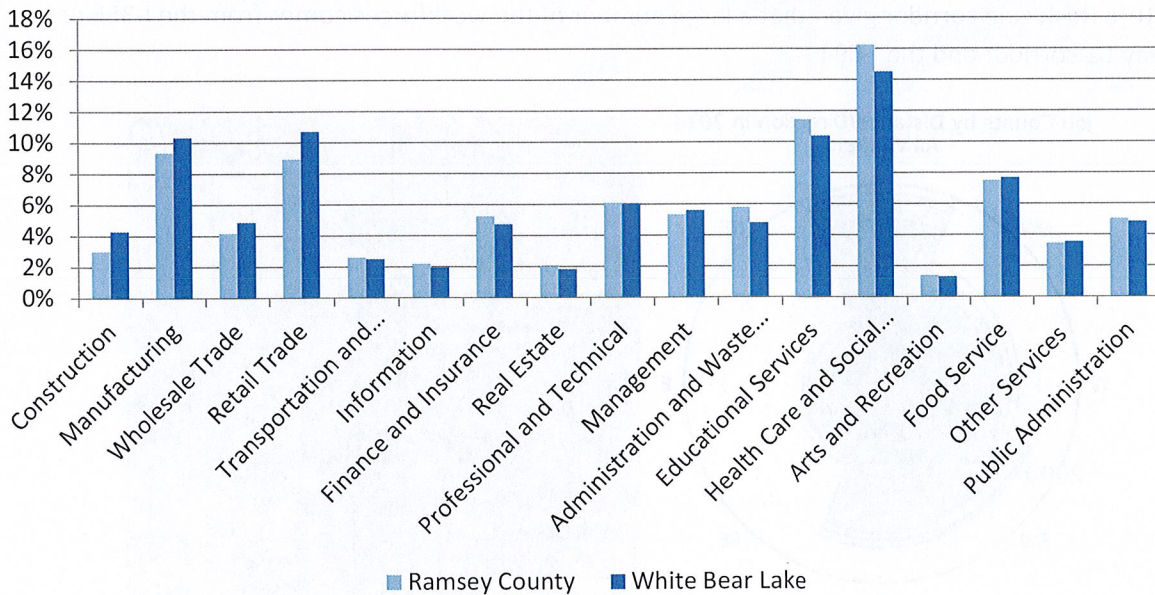
RESIDENT DEMOGRAPHICS

- Educational attainment of White Bear Lake residents is higher than the state average. In fact, 95% of residents over the age of 25 have a high school diploma or higher. In addition, 28% of residents over age 25 have a Bachelor's Degree. The high percentage of mid-career workers with high-level earnings reflects nearby jobs and employment opportunities.



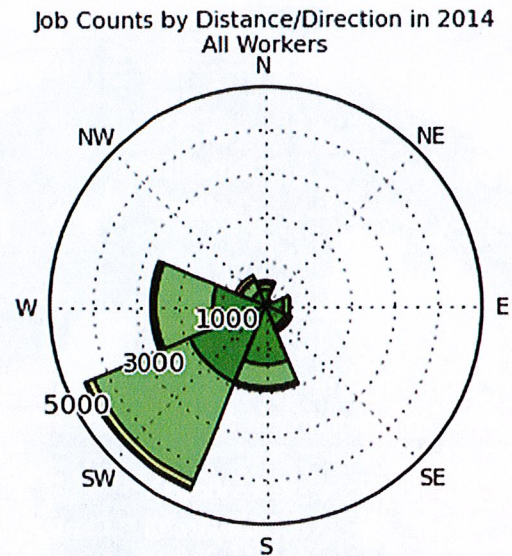
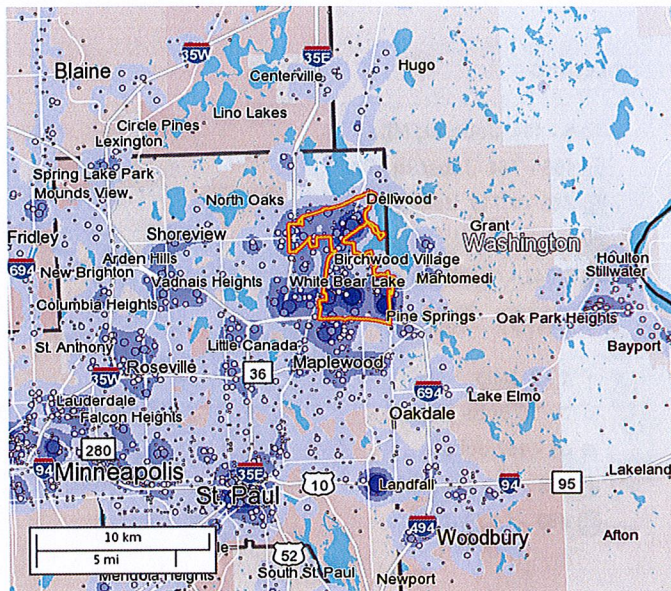
Source: MN Compass, United States Census

What jobs to residents have?



Source: MN Compass, United States Census

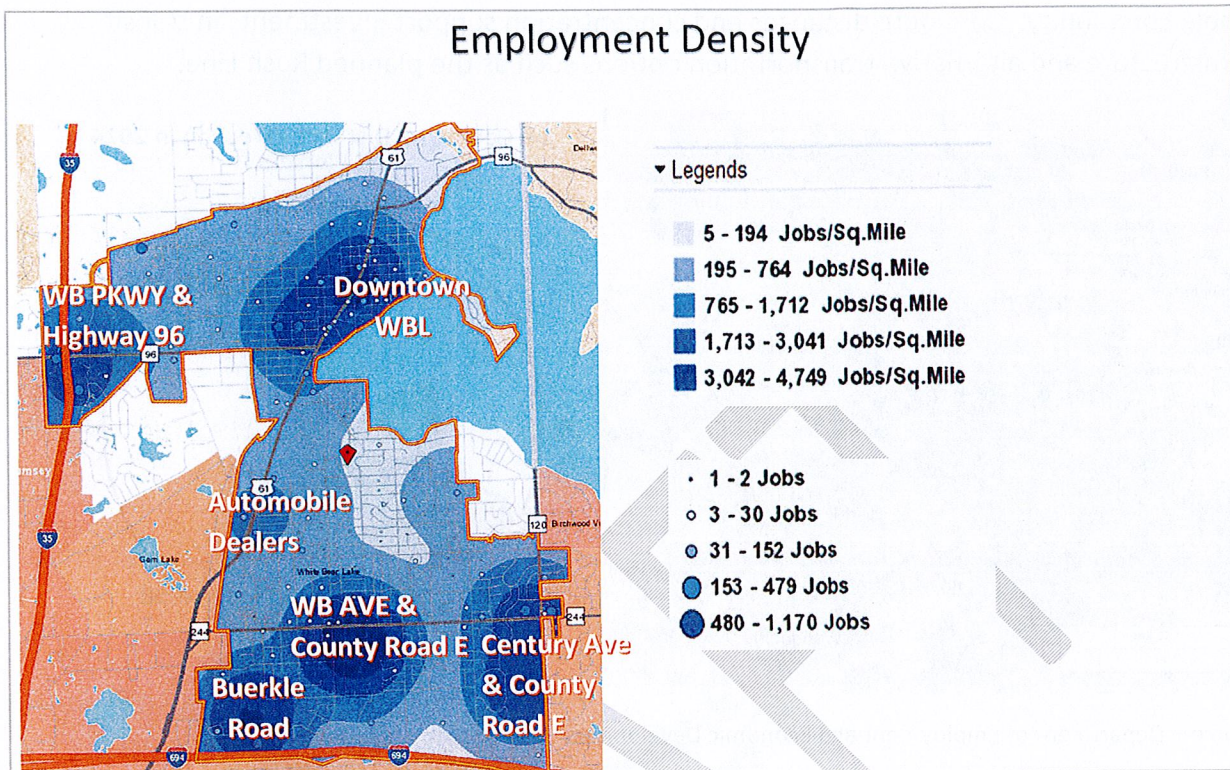
A large proportion of residents are mid-career professionals with earnings that reflects a stable, livable community. Commute distances and concentration support investments in transit infrastructure and alternative transportation options such as the planned Rush Line.



Source – Department of Employment and Economic Development

- ✓ 50% of population between the ages 18-54
- ✓ 32% of households with one or more children under 18
- ✓ 76% of the population attended some level of college
- ✓ 33% of residents have incomes \$100,000+
- ✓ 69% of residents own their home
- ✓ 64% of households are those of families

KEY ECONOMIC AREAS



Source – Department of Employment and Economic Development

White Bear Lake has distinctive employment concentration areas that provide a variety of jobs and should have individualized economic goals and strategies. The employment density reflects directly to the importance of each economic area in White Bear Lake.

Downtown

White Bear Lake's downtown area developed in the late 1800's along the active railroad. Many locally owned and unique businesses attract nearby residents and visitors to the area. The downtown remains historic in character while continuing to attract new users and strong investment. The Downtown district hosts many community events, the largest event being Marketfest a summer weeknight event that draws people and outside vendors downtown to support the local economy and enjoy all the family friendly activities.

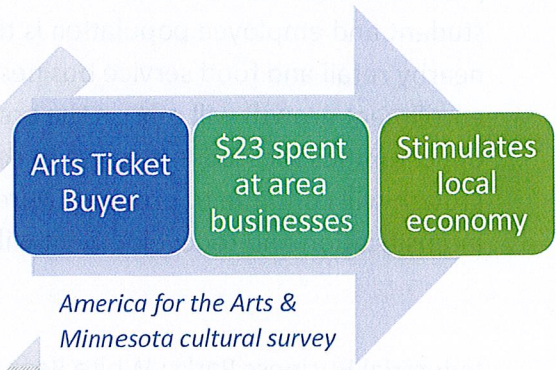
Marina Triangle

The Marina Triangle is a master planned development staged for future redevelopment of the area's 10 underutilized acres. The most recent redevelopment on the north portion of the

Marina Triangle was the BoatWorks Commons-redevelopment. A development that features a market-rate multi-family apartment building, new public parking, new multi-tenant retail building with a lakefront restaurant user, public art, restrooms, and a public boardwalk along the City's Marina area. With 10 lakeside restaurants and retail on this site, the Marina Triangle allows consumers to enjoy the area's prized recreational assets.

Arts District

The arts are a driving force in Minnesota and even closer to home in our White Bear Lake community. White Bear Lake has a sophisticated arts culture including visual arts, performing arts, arts education, and many local artists living in the community. The Arts are as important and integral to the unique nature of White Bear Lake as are the schools, businesses, non-profits, and local organizations. The Hanifl performing Arts Center (Lakeshore Players Theater & Children's Performing Arts Center) and The White Bear Center for the Arts create a destination arts district that the community will continue to embrace. The Lake Shore Players Theatre serves as the premier performing arts center for the northeast Twin Cities metro area and is one of the oldest continuously operating theaters in Minnesota. The White Bear Center for the Arts offers year round exhibits, art classes and events



Automobile Dealerships along Highway 61

The automotive dealer stretch along highway 61 starts in Maplewood with dealers also in Vadnais Heights, Gem Lake and White Bear Lake. The automotive dealers draw traffic and awareness into the community as a destination for car shopping. The destination traffic into the White Bear Lake area supports local retail centers such as the Downtown and County Road E. The automotive dealers provide jobs and synergy with other automotive related businesses that have located in the community because of the proximity to many potential or current dealership clients.

County Road E

The County Road E corridor is a key transportation route between Vadnais Heights, White Bear Lake, and Mahtomedi. This stretch funnels traffic from Interstate 35E, 694 and Highway 61. With high traffic counts, nearby residential and large employers, this corridor has developed neighborhood retail centers throughout. The two largest neighborhood centers at the intersections of White Bear Avenue/ County Road E and Century Avenue/County Road E provide a large number of jobs in the area as well as providing services. Century College's student and employee population is the other key area economic driver that supports the nearby retail and food service businesses on the corridor. Century College's planned enrollment growth will rely on the area's ability to provide alternate transportation opportunities for students to get to campus, along with attainable housing. Century College's growth will continue to provide future jobs and support area businesses. While land intensification and redevelopment will add rooftops to support nearby retail services.

Industrial Business Parks: White Bear Parkway, 9th Street & Buerkle Road

The large commercial and industrial employment areas houses some of the City's largest employers such as Taymark, Smart Carte, Trane and Cummins. The diversified business development areas have seen low vacancies and strong business presence over the years because of their locations off I-35E, I-694, Highway 96 and 61.

OPPORTUNITIES IN WHITE BEAR LAKE

- White Bear Lake is known for its quality of life and recreational opportunities. The Lake Links Trail completion will attract more visitors and residents to the community to enjoy the lake. The Lake Links Trail will connect to a vast majority of existing state, regional and county trails. This will support the City's largest industry: retail, food and accommodation services, especially downtown.
- According to Metropolitan Council, White Bear Lake is projected to grow by approximately 1600 individuals and 800 employees by 2040.
- Population growth projected to be in younger individuals and families purchasing a large majority of the community's single-family homes after the empty-nester population downsizes
- Strong K-12 Education opportunities (private and public schools) that will continue to attract young families to the community.
- Century College: 21,000 annual students, potential workforce in a variety of entry level and skilled professions, along with future residents.

- Household growth in neighboring northern communities and local redevelopment will support the Downtown retail, service and food accommodation businesses, while also growing the nearby workforce.
- White Bear Lake is a GreenStep City operated by the Minnesota Pollution Control Agency, and awards ratings to cities who satisfy the criteria. White Bear Lake has been awarded step three of the five-step program, and working towards the final step.
- White Bear Lake’s housing stock provides a variety of lifecycle housing that will continue to attract a variety of residents from different socio-economic backgrounds to support local area employers and businesses.
- The future Rush Line corridor will allow residents and employers an alternative transportation option. The Rush Line planned transit stations (Downtown, Marina Triangle, and County Road E) provide opportunities for redevelopment. The Rush Line will also allow an alternative transportation option for customers visiting Downtown White Bear Lake.
- White Bear Lake has a strong volunteerism presence from its residents and organizations.
 - Many local events, celebrations and non-profits rely off solely volunteers

STRATEGIC GOALS

Downtown

- Maintain a mix of unique and locally owned retail tenants and restaurants as the retail market continues to shift to e-commerce and challenge the brick and mortar stores
- As the McComb study in 2014 revealed, Downtown competes with Grand Avenue and Downtown Stillwater for some of the same customers, maintain a competitive downtown by understanding White Bear Lake’s Downtown strengths and weaknesses
 - White Bear Lake has a unique edge over both of its competitors – a full service downtown with a large variety of businesses and a highly walkable destination
 - Grand Avenue and Stillwater both have more clothing or unique retail stores, and less personal care/service businesses
 - Shopping Centers benefit from both the errand goer, convenience shopper, and destination shopper. The personal service/care businesses draw customers to the area that may have not otherwise stopped there. However too little of retail clothing and good stores will prevent less destination shoppers from visiting. Maintain a mix of retail that attracts not only all types of customers, but all types of shopping patterns

- Parking
 - McComb study in 2014 established that about 50% of downtown parking is from employees
 - 700 parking stalls remain for customer parking
 - Evaluate specific parking needs
 - Short term parking needs may consist of the following – add time limits to designated parking stalls, create a designated employee parking lot utilizing empty parking lots on the west side of downtown
 - Long term parking- acquire property east of 61 for more parking (specific home at Cook 3rd Street), implement public parking incrementally into redevelopment projects
- Signage
 - Explore the opportunity for Downtown wayfinding signage from 61 for parking, stores, Downtown, etc.
 - Signage to connect the lake front and Lake Links trail to downtown
- Area Beautification
 - Continue to encourage property owners to invest in their building, make respectful façade enhancements and maintain the charm of downtown
 - Ensure the RLGP remains a viable option for business and property owners downtown to make improvements to their property
 - Maintain and invest in downtown sidewalks, lampposts, and signage as needed
- Maintain and update infrastructure while preserving the downtown district character

Marina Triangle

- Encourage strategic redevelopment of the White Bear Lake Shopping Center site that aligns with the area master plan and underlining zoning
- Encourage pedestrian and bicycle activity on the lake
- Enhance the district as a major community focal point
- Enhance linkages to downtown and neighborhoods
- The expansion of the Lake Links Trail will bring people through this site to support local businesses
- Foster the retail and public areas of the district to maintain a vibrant Marina Triangle

Arts District

- Create a zoning designation that encourages related uses – see land use plan for more information
- Establish more recognition for the arts district through nearby redevelopment, signage, road improvements, and district beautification

- Encourage a Sculpture walk, arts commission, art crawl, artists residence, artist studio/retail, Studio cooperative, and public art (see the parks section of the comprehensive plan for more detail)
- Leverage state and local funds to contribute to the success of the arts district with the following support:
 - Every \$1 in state funds generates a return on investment of \$11
 - The average ticket buyer spends \$23 in in area business, i.e., restaurants, parking, cocktails, etc., when attending an event

Car Dealerships along Highway 61

- As the automotive industry changes, shifts in the car sales footprint is expected to shift in the next 20 years. Maintain connected with the transportation industry to understand how future transportation will effect automobile sales sites
- Encouraging partial or full redevelopment of these sites. Site intensification will be important, as the inventory of sites available along highway 61 will continue to be minimal.
- Develop industry and stakeholder partnerships to enhance the understanding of the community's role with the changes in the automotive industry.

County Road E

- A corridor comprised currently of two large neighborhood retail centers/commercial nodes (White Bear Parkway/County Road E Shopping Center & Century Avenue/County Road E Shopping Center) supported primarily by surrounding single family residences
- Encourage investment into existing properties through the RLGP and other local incentives
- Encourage the intensification of sites through redevelopment to create future residential, office, or intuitional space which will in turn support area retail and service oriented businesses

Industrial Development

- Continue to work with businesses and understand their location or expansion needs before proceeding to Commission and Council. This will help identify potential issues and create a more streamlined process
- Continue to review and advance recommendations on ordinance amendments to assure City regulations are current and in step with industrial and commercial owner desires, needs, and technology advances

- Continue to monitor gaps in housing and transportation needs for residents and the local workforce. Workforce housing and alternative transportation options are both important to supporting local area businesses
- White Bear Lake will work closely with local schools and Century College to create awareness to commercial industries, especially those with labor shortages. Facilitate partnerships between the schools and business community

Business Interaction

- Maintain a business communication by continuing business retention and expansion efforts
- Address Business's concerns
- Understand and support local business needs
- Maintain a business friendly community
- Encourage small businesses, connect with local entrepreneurs
- Incorporate businesses better into community functions
- Continue to partner with local business organizations and stakeholders
- Continue the promotion of the Revolving Loan and Grant Program open to all businesses in the County Road E and Downtown District areas

Rush Line

- Land use plan allows for future transit oriented mixed-use along the corridor
- Develop a financial incentive policy along this corridor to prepare for future costly redevelopment, as the cost of land will only increase in value with the future transit plans
- Understand the economic factors that will contribute to the four planned station areas in White Bear Lake
- Encourage employer and workforce engagement into the transit planning process to maximize the utilization of the future Rush Line

Closing Statements

White Bear Lake strives to remain a viable community where residents can live, work and enjoy the recreational opportunities the community has to offer. Annual economic development matrixes will be presents to track progress.

CITY COUNCIL MEETING SUMMARY

Tuesday, April 10, 2018

APPROVAL OF MINUTES – Approved

APPROVAL OF AGENDA – Approved

VISITORS AND PRESENTATIONS

- A. White Bear Lake Lions – Soldier’s Memorial Flagpole Monument (donated \$33,000)
- B. Swearing in Officer Marc Verrill
- C. Retirement recognition of Tom Ballis and Mike Turnbull
- D. Swearing in new Assistant Fire Chiefs Rick Current and Joel Schmidt

PUBLIC HEARINGS – Nothing scheduled

LAND USE

A. Consent - Approved

- 1. Consideration of Planning Commission recommendation for a resolution granting a conditional use permit for 4961 Campbell Avenue (18-1-CUP) Resolution No. 12205

B. Non-Consent – Approved

- 1. Consideration of a Planning Commission recommendation for a resolution granting a fence height variance for 4941 Long Avenue (18-3-V). **Resolution No. 12206**

UNFINISHED BUSINESS - Approved

A. Dog exercise area at Matoska Park. **Resolution No. 12207**

ORDINANCES – Nothing scheduled

NEW BUSINESS – Approved

A. Resolution approving cooperative construction agreement with Metropolitan Council.
Resolution No. 12208

B. Resolution accepting bids and awarding contract for the 2018 Street Reconstruction Project, City Project Nos. 17-06, 18-01, 18-06. **Resolution No. 12209**

C. Resolution accepting bids and awarding contract for the 2018 Mill and Overlay Project, City Project No. 17-13. **Resolution No. 12210**

D. Resolution Ordering Project, Approving Plan and Authorizing Advertisement for Bids for the 2018 Sanitary Sewer Lining Program, City Project No. 18-07. **Resolution No. 12211**

CONSENT – Approved

- A. Acceptance of minutes: February White Bear Lake Conservation District; February Environmental Advisory Commission; February Park Advisory Commission; March Planning Commission Minutes
- B. Resolution approving massage therapist licenses. **Resolution No. 12212**
- C. Resolution approving coin operated amusement device license for Kohler Coin, LLC. **Resolution No. 12213**
- D. Resolution accepting donations from the White Bear Lake Lions Club for the Soldiers Memorial Flagpole Monument project. **Resolution No. 12214**

DISCUSSION – Nothing scheduled

COMMUNICATIONS FROM THE CITY MANAGER

- Fire Department Banquet
The Fire Department Banquet is on April 21, at 5:00 p.m.
- Deer Count map
Ramsey County surveys deer populations annually. This map conveys deer counts and concentrations throughout the City.
- Closed Session for Lake Level Litigation
A closed session to discuss Lake Level Litigation will occur at 6:00 p.m. prior to the April 24, regular City Council meeting.
- White Bear Facts
A new publisher was used to create the most recent City newsletter, which is reaching homes today. The City spent only \$700 more in this endeavor, but garnered 12 pages of content as opposed to four (4) pages using the previous publisher.
- Fall retirement of City Engineer
City Engineer Burch plans to retire this fall. In anticipation of this, the City has been redefining some positions in Public Works. Through shuffling and without adding positions, the City intends to appoint a Park and Facilities manager within the Parks Division of Public Works to assume some of these responsibilities.
- Engineer updates by Mark Burch
 - In addition to street projects, the department has been coordinating work related to the Centerville Road improvement project for which a public hearing is scheduled at the next Council meeting.
 - The Sports Center demolition is completed and the renovation project is underway with ductwork installed in the ceiling.
- Community Development updates by Anne Kane

- Rush Line reminder emails were sent about stakeholder interviews for next Tuesday from 4 – 5 pm. If Council would like to participate, interviews would be about 30 minutes in length with the Portland, Oregon based design firm who will help with station area planning. Ms. Kane offered to establish time slots for interested Councilmembers.

ADJOURNMENT – 10:04 p.m.

Park Advisory Commission Meeting Minutes

APRIL 19, 2018

6:30 P.M.

CITY HALL

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

AGENDA TOPICS

1. CALL TO ORDER

Bill Ganzlin called the meeting to order at 6:30 pm.

2. APPROVAL OF MINUTES

Approval of the minutes from February 15, 2018 was moved by Brian Belisle and seconded by Dan Louismet. Motion carried.

3. APPROVAL OF AGENDA

Approval of the March 15, 2018 agenda was moved by Dan Louismet and seconded by Brian Belisle. Motion carried.

4. COMMITTEE REPORTS

None.

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

a) Arbor Day Activities – May 5, 2018

Mark Burch updated the Park Advisory Commission on 2018 Arbor Day Project at Rotary Park. Arbor Day festivities will include planting 40 deciduous trees and 90 evergreen seedlings.

b) Summer Park Tours

The Park Advisory Commission selected parks for inspection during the summer of 2018.

- May – Spruce Park
- June – Lakewood Hills Park
- July – Dan’s Boat - Boatworks
- August – Sports Center
- September – Podvin Park

7. OTHER STAFF REPORTS

a) Ash Tree Inventory

Mark Burch updated the Commission on activities the City is pursuing with respect to managing the Emerald Ash Borer (EAB) arrival in the southern portion of the City. An inventory of all ash trees in City parks, on City properties and boulevards has been completed. The City of White Bear Lake and Rainbow Tree Company have a contract for arborist services for the City and private property starting in early May. Rainbow Tree Company will also be educating residents on management techniques to deal with EAB.

8. COMMISSION REPORTS

None.

9. OTHER BUSINESS

None.

10. ADJOURNMENT

The next meeting will be held on May 17, 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 Dan Louismet and seconded by Bryan Belisle.