

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

The City of White Bear Lake Planning Commission will hold its regular monthly meeting on Monday, September 24, 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 September 24, 2018 agenda.
3. Approval of the August 27, 2018 Planning Commission meeting minutes.
4. **CASE ITEMS:**
Unless continued, all cases will go to the City Council meeting on Tuesday, October 9, 2018
 - A. **Case No. 85-11-Sa:** A request by **Matthew Park** for a Conditional Use Permit amendment, per Code Section 1301.050, in order to add an automatic indoor motorcycle wash at 2180 7th Street
 - B. **Case No. 18-14-V:** A request by **John Manship** for a variance to allow 52% rear yard cover, above the 42% allowed per Code Section 1302.030 Subd.4.i.2.e, in order to resurface an existing driveway at 4766 Peggy Lane.
 - C. **Case No. 18-16-V:** A request by **Michael McHugh** for a 5-foot variance from the 25-foot setback required from a side abutting the public right-of-way, per Code Section 1303.060 Subd.5.c.2, in order to build a new single-family residence that is 30 feet wide at its widest point at 2262 11th Street.
 - D. **Case No. 18-15-V:** A request by **Alexa Adams** for a 5-foot variance from the required 10-foot side yard setback per Code section 1303.050 Subd.5.c.2, in order to reconstruct a previously removed deck at 1880 4th Street.
5. **DISCUSSION ITEMS:**
 - A. City Council Meeting Summary from September 11, 2018
 - B. Park Advisory Commission Meeting Minutes from September 20, 2018 – Not Available
6. **ADJOURNMENT**

Next Regular City Council Meeting September 25, 2018
Next Regular Planning Commission Meeting.....October 29, 2018

**MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
August 27, 2018**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, August 27, 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: Jim Berry, Ken Baltzer, Mary Alice Divine, Mark Lynch, Erich Reinhardt, Marvin Reed, and Peter Reis.

MEMBERS EXCUSED: None.

MEMBERS UNEXCUSED: None.

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

OTHERS PRESENT: Steve Kowalski, Sue Kowalski, Shawn Petry, Barbara Mundis, Heather Mundis, Michele Klegin, Jon Gacek, Melissa Glacek, Joe Remley, Janice Remley, Dave Bonne, Bob Bonne, Susan Bonne Anderson, and Dan Bonne.

2. APPROVAL OF THE MONTH AUGUST 27, 2018 AGENDA:

Member Reis moved for approval of the agenda. Member Reed seconded the motion, and the agenda was approved (7-0).

3. APPROVAL OF THE MONTH JULY 30, 2018 PLANNING COMMISSION MEETING MINUTES:

Member Baltzer moved for approval of the minutes. Member Lynch seconded the motion, and the minutes were approved (7-0).

4. CASE ITEMS:

A. **Case No. 18-9-V:** A request by **BCD Homes** for a 7 foot variance from the 25 foot setback required along a side abutting a public right-of-way, per Code Section 1303.060, Subd.5.c.2 and a 10 foot variance from the 30 setback required from the rear property line for an attached garage, per Code Section 1302.030, Subd.4.e for the property located at 4820 Stewart Avenue. (Continued to October 29 meeting at applicant's request.)

B. **Case No. 18-2-LS & 18-12-V:** A request by **Robert, Susan and Dave Bonne** for a lot split and five variances, including a 2,625 square foot variance from the 15,000 square foot

lot size minimum for parcel A and an 85 square foot variance from the 15,000 square foot lot size minimum for parcel B, both per Code Section 1303.040 Subd.5.a; A 13 foot variance from the 80 foot minimum lot width at the OHWL for parcel A and a 12 foot variance from the 80 foot minimum lot width at the OHWL for parcel B, both per Code Section 1303.230, Subd.5a.2; and A 2.92 foot variance from the 100 foot minimum lot width at the street setback for parcel A, per Code Section 1303.040, Subd.5.b, in order to subdivide a property located at 4320 Cottage Park Road into two lots.

Crosby discussed the case. Staff recommended approval subject to conditions laid out in the staff report.

Member Divine asked about the DNR's role in the granting of variances. Crosby responded that she has had discussions with both the DNR Area Hydrologist and the Watershed District; neither organization had objections.

Member Lynch asked about new buyers and what their knowledge of the building setbacks would be, if the existing home on parcel A would remain, and what would become of the boathouse that appears to straddle the property line. Crosby responded that one of the applicant's sons plans to buy parcel B. In addition, the variances must be recorded and disclosed at the point of sale, so future homeowners should be aware. The existing house will remain for the time being and the boathouse will be moved to meet accessory structure setbacks.

Berry opened the public hearing.

Dave Bonne, applicant, 4292 Cottage Park Road. He stated that the family has their reasons for wanting to split the lot, but many of the neighbors agree it will be a benefit to the neighborhood. Cleaning up the lot and removing the Arborvitae will improve the lake view for everyone.

In exchange for the easement, Bonne tried to negotiate for the area outside of parcel A that is not covered by the road. Crosby responded that the small boulevard is necessary for any future work the City may need to do along the road.

Bonne thanked staff for the recommendation of approval and asked about several specific conditions in the staff report. In regards to the retaining wall, he asked if a cost estimate could be provided, because he is concerned that the project may become cost prohibitive if he is forced to remove a wall that has been there longer than his parents owned the home.

Member Berry responded that it appears the condition is written in a way to allow for flexibility depending on the cost and impact of the project. Bonne stated cost is important to know before going through with the split.

Bonne then asked about underground utilities. He questioned why they are needed when no other house in the neighborhood has them. He was unsure if this applied to both lots. Crosby replied that the underground utilities are required for new construction, so the condition applies to both lots, but not for the existing house. She will clarify the wording in the resolution.

Bonne explained that the house on parcel A has a lot of character, but that many people are currently tearing down lakeside homes and building giant new houses. If the family did not split the lot, someone would buy the property and build a huge house that did not fit in with the character of the neighborhood.

Bonne asked if the five-foot easement on the properties allow for the owners to build a driveway and whether the setback is measured from the road or the edge of the easement. Crosby stated that the property would be permitted access to the road and that the building setback is measured from the edge of the road.

Jonathon Gacek, 4311 Cottage Park. He stated he is in support of the split, but it is important to remember that the Planning Commission and City Council have granted variances very close to the property lines in Cottage Park. He noted that his is the oldest house in Ramsey County, and that it is extremely close to the property line. Cars backing up from the new lot may pose a danger to his property. He then added that the frontage of parcel B is the neighborhood parking area and asked if there are minimum parking regulations.

Member Reinhardt asked if staff received any calls or letters regarding this case. Crosby replied she had not.

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

Steve Kowalski, 4324 Cottage Park. He stated his support for the lot split.

Michele Klegin, 4304 Cottage Park. She also expressed her support for the lot split.

Member Balzer commented on the inability to predict water levels and that if the lake levels rose, the retaining wall may serve a purpose. He suggested that the retaining wall remain and other shoreline stabilization techniques be implemented.

Member Divine asked about the OHW setback and whether the future house on parcel B could be pushed closer to the lake with a variance. Crosby responded that a variance could be sought at a later date.

Member Baltzer moved to recommend approval of Case No. 18-2-LS and 18-12-V with the condition that condition 19 in the staff report omit the language pertaining to the removal of the retaining wall. Member Reinhardt suggested that condition 19 be removed all together. Baltzer accepted Reinhardt's suggestion.

Member Reis seconded the motion.

Member Lynch expressed the need for something to be in place that protects the lake.

Member Reis asked that the Chair call the question.

Without further discussion, the motion passed by a vote of 6-1. Reed opposed.

- C. **Case No. 18-5-CUP:** A request by **Brian Hanson** for a Conditional Use Permit for three curb cuts, per Code Section 1302.050, Subd.4.h.9, in order to build a U-shaped driveway on the property located at 4779 Lake Avenue North. (Withdrawn at applicant's request.)
- D. **Case No. 18-6-CUP & 18-13-V:** A request by **Barbara Mundis** for a Conditional Use Permit for a kennel and a 6 foot variance from the 50 foot setback from the west property line for an existing building, both per Code Section 1302.130 Subd.3, in order to operate a pet hotel and daycare in the B-4 zoning district at the property located at 1340 Highway 96.

Crosby discussed the case. Staff recommended approval of the conditional use permit and variance subject to conditions in the staff report.

Member Lynch asked about the waste going to the sanitary sewer from the parking lot. Crosby responded that an indoor connection will be required eventually.

Member Divine brought up condition seven in the staff report and asked if there is a timeframe for the applicant to connect to the sewer. She also asked what would be done with the animal waste in the winter. Crosby stated she anticipates it will be next spring when the City will require sanitary sewer hookup, and that during the winter, the business will be scooping and shoveling the outdoor area.

Member Divine then discussed the lack of detail in the City's kennel regulations. She wondered why the code does not have regulations pertaining to kennel size and the number of dogs allowed and thought this may be an issue the City wants to address.

Member Reed expressed surprise that the kennel code was so vague considering the precision of the chicken ordinance.

Member Berry asked if the black top in the parking lot would be dug up. He also questioned the decision to put the play area along the south, and thus, warmest side of the building. Crosby responded that there are no plans to dig into the asphalt at this time. The location of the play area is based on the current design of the interior, which is one of the reasons the applicant has chosen this building. It is cost prohibitive to have the outdoor area on another side of the building.

Member Reis voiced his concern with tying the outdoor play area into the sanitary sewer. It is not ideal for rain runoff to end up in the sanitary sewer. Crosby agreed and reported that some sort of engineering solution will be needed to prevent rain from entering the sanitary sewer.

Member Lynch echoed the concern with runoff, particularly in the winter. He questioned if there is a plan for preventing a sheet of ice from forming.

Berry opened the public hearing.

Barbara Mundis, applicant. She stated she has been working with City Staff on all of these issues.

Member Reinhardt asked if there are state regulations regarding kennels. Mundis replied that the State allows for a great number of dogs to be kept in a relatively small space, which is not her intention for this business. She wants to provide ample space for the dogs, so the State regulations do not apply.

Member Reed asked the applicant when she plans on opening. Mundis replied that they are aiming to be open by Thanksgiving.

Member Reis asked about the operating hours of the business. Mundis responded that there will be a difference between operating hours and staff hours. The dogs will be alone for six to seven hours at a maximum, but staff will be accommodating. She emphasized that the pet hotel will specialize in elder dog care, and therefore will be open to providing more staff time if needed.

Member Lynch requested information on how animal waste will be addressed in winter. Mundis reiterated that they will not be able to spray the play area off, but snow will help to dilute the liquid waste. She stated that a more specialized disinfectant and a shopvac will be utilized for cleaning, and that solid waste will always be picked up immediately.

Joe Remley, 4823 Lake Avenue. He joked that this business cannot produce more runoff than what already comes from the dogs being walked along Lake Avenue.

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

Member Reis moved to recommend approval of Case No. 18-6-CUP and 18-13-V. Member Reed seconded the motion. The motion passed by a vote of 7-0.

- E. **Case No. 18-1-LS:** A request by **Shawn Petry and the Welch Family** to transfer a 7.6-foot strip of land between neighbors, per Code Section 1407.040, at the properties located at 4777 Wood Avenue and 1891 4th Street.

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

There were no questions of staff. Member Lynch appreciates that neighbors are able to work together.

Member Lynch moved to recommend approval of Case No. 18-1-LS. Member Reinhardt seconded the motion. The motion passed by a vote of 7-0.

5. **DISCUSSION ITEMS:**

- A. City Council Meeting Minutes of August 15, 2018.
No discussion.
- B. Park Advisory Commission Meeting Minutes of August 16, 2018 – not available.

6. **ADJOURNMENT:**

Member Baltzer moved to adjourn, seconded by Member Reis. The motion passed unanimously (7-0), and the August 27, 2018 Planning Commission meeting was adjourned at 8:08 p.m.

DRAFT



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator

DATE: September 19, 2018 for the September 24, 2018 Planning Commission Meeting

SUBJECT: **Hog Wash, Conditional Use Permit Amendment 2180 7th Street - Case No. 85-11-Sa**

REQUEST

The applicant, Matthew Park, owner of the existing indoor car wash at 2180 7th Street, is requesting a Conditional Use Permit Amendment in order to add an automatic indoor motorcycle wash in addition to the existing mechanical equipment. See applicant's narrative. [Note that a water billing cycle is a 3 month period.]

SITE CHARACTERISTICS

The subject site is approximately 31,500 square feet in size and is located on the southwest corner of 7th Street and Highway 61. The site contains a 13,500 square foot principal building. The use has very little stacking on site and relies heavily upon the Washington Avenue right-of-way for customer stacking.

ZONING

The subject site is zoned DCB – Diversified Central Business, as are the properties to the north and west. The properties across Highway 61, to the east and southeast are zoned B-5 Central Business. The DCB district allows residential development and the property directly to the west is The Arbors of White Bear. There is also some single-family residential to the northwest across both Washington and 7th.

BACKGROUND

In September of 1985 the City approved a Conditional Use Permit “to establish an automatic full-service indoor car wash” and the wash was constructed in 1986. At the time, the property was zoned B-4 – General Business. In 1989 the City re-zoned the property to DCB, a district which prohibits car washes. The property became a legal non-conforming use at that time and as such is not to be expanded or intensified. The previous owner asked to install exterior vacuuming stations, which were denied as the use is strictly limited to an indoor car wash.

ANALYSIS

The applicant has kept all proposed changes inside the building. The exterior will not be modified in any way and the traffic patterns will not change except there will likely be two stacking lanes instead of one. (They won't naturally co-mingle because motorcycle wash will have a different timing to the vehicle wash cycle so the bikes will advance at a different rate than the cars.)

The use is specifically listed by the DCB district as prohibited. The responsibility is on the applicant to prove that the proposed changes will not expand or intensify the manner of operation. The applicant has not provided any historical data on the number of vehicles processed per day. Instead, he has tried to estimate this information based on City water billing records. The water billing records include all water consumption, including sinks and toilets, so using it alone likely over-estimates the car wash function. The applicant's analysis uses the maximum past billing cycle to calculate that the car wash previously cycled up to 40 vehicles per hour in their hay day. The original conditional use permit was based on a thru-put of 8 vehicles per hour. There is evidence in the file that the wash may have been upgraded to accommodate 24 vehicles per hour. In comparison, 40 seems inaccurately high, as the maximum past billing cycle may have been a year where the meter was broken or there was a leak in the line. Staff believes that a more accurate historical representation would utilize the average billing cycle rather than the maximum billing cycle, which results in 15 to 30 cars per hour.

The motorcycle wash has a 5 minute and 10 second cycle. The applicant estimates a 2 minute load time with a 2 minute unload time. Staff finds this excessive. Allowing a minute and 20 seconds for both loading and unloading, the motorcycle wash can process approximately 9 vehicles per hour. This is a relatively minor increase that reduced hours of operation would likely off-set.

The original conditional use permit did not regulate the hours of operation for the business. As an assurance to help limit the impact of the proposed changes on the neighbors, the applicant is proposing to limit the hours of operation to:

Monday thru Saturday 7:00 am to 10:00 pm

Sunday 8:00 am to 8:00 pm

Such a restriction would be helpful, but staff believes that the proposed hours are not any less than the previous business was open. In fact, they may be longer (see attached photo). Consequently, staff recommends that the hours be:

Monday thru Saturday 8:00 am to 8:00 pm

Sunday 10:00 am to 6:00 pm

The Metropolitan Council has reviewed the proposal and has determined that an additional 4 SAC units are due. An increase in SAC would imply an increase in intensity, but the calculation for SAC has recently been revamped, and although staff is not very familiar with the new methodology yet, we anticipate that if a new SAC determination is requested, it will be reduced to less than 4, possibly even zero. A new sump drain will be added under the new wash system to filter the water, but it will connect to the existing drain system in the building and is not a new connection to the sanitary sewer system.

Noise from idling motorcycles is a concern. Staff recommends a requirement that the cycles be turned off while waiting and they be walked forward as the line moves. A sign requiring such should be visibly posted.

There is a new internal dividing wall that is labeled as optional. The purpose of this wall is to create an alternate exit for the motorcycles, so that they do not have to cross in front of the cars to exit the building. Staff recommends that this wall be required.

Other:

The small amount of landscaping in the landscape island has waned over time. Staff recommends that the plantings in the stacking island be refreshed. There are no changes to lighting, signage or drainage proposed or anticipated.

DISCRETION / SUMMARY

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. In this case, because the use is grandfathered-in, the use may "continue at the same size and in the manner of operation existing" but may not be "physically extended or intensified".

Staff agrees that the proposal does not dimensionally extend the building. However, it could be argued that adding a second automated wash where there was only one before is an intensification of the use. Likewise, there are factors that indicate that the additional capacity generated by the new mechanical equipment will be off-set:

- dedicating the west overhead door to the motorcycle wash is likely to increase the processing time for the existing car wash, thereby reducing the potential number of vehicles per hour;
- the reduction in hours of operation is likely to reduce the number of vehicles per day; and
- motorcycles are only washed about half of the year.

Based on the information available at this time, staff believes that the proposal will not be an intensification of the use. As a precaution, staff has included a condition that reserves the right to revisit the operational capacity after a few years in operation to insure that the use is within the anticipated water usage as projected. As always, additional conditions may be imposed as the Council deems fit.

RECOMMENDATION

Staff recommends approval of the request subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit.
2. Per Section 1301.050, Subd.4, if within one (1) year after approving the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the CUP shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.

3. This Conditional Use Permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of the sign resolution of approval with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the herein-stated conditions.
4. The motorcycles shall be turned off while waiting, and be walked forward as the line progresses. A sign requiring such shall be visibly posted, design and location to be approved by staff.
5. Hours of operation shall be limited to 8:00 a.m. to 8:00 p.m. Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sundays.
6. The applicant shall obtain a building permit prior to beginning any work.
7. The new equipment shall not be utilized until a final inspection has been passed.
8. The applicant shall track all vehicles washed per day (including motorcycles and other specialty vehicles). The applicant shall submit the data annually to the City by January 15th starting this year (ie: 2018 data due 1-15-19).
9. City staff shall revisit the use in 2020 and compare water billing data to insure that the use is within the anticipated water usage as projected. The City reserves the right, through a public hearing with proper legal notice, to consider further amendment of the use and operation to insure continued compatibility with the immediate neighborhood and continued compliance with code.

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

10. Provide final plan and details, including a landscape plan, for staff review and approval. The landscape plan shall include one overstory tree in the island and one to the south of the stacking lane. The final floor plan shall include the dividing wall. The final site plan shall include specifications for and the location of the "no idling" sign.
11. Provide an updated SAC (Sewer Availability Charge) determination letter from the Metropolitan Council.

Prior to final inspection:

12. The approved landscape plan shall be installed.

Attachments:

1. Resolution Approval
2. Location/Zoning Map
3. Plans (3 pages)
4. Photo: Hours sign
5. Average Annual Water Usage

RESOLUTION NO. _____

**RESOLUTION APPROVING
A CONDITIONAL USE PERMIT AMENDMENT
FOR 2180 7th STREET
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (85-11-Sa) has been submitted by Matthew Park, dba M Park 22 LLC, requesting approval of a Conditional Use Permit Amendment from the City of White Bear Lake at the following site:

ADDRESS: 2180 7th Street

LEGAL DESCRIPTION: Lots 2, 3 and 4, Block 38, White Bear, according to the recorded plat thereof, Ramsey County, Minnesota and The Westerly 25.0 feet of the Burlington Northern and Sante Fe Railway Company's (formerly Northern Pacific Railway Company) St. Paul to Duluth Branch Line right-of-way, being 50 feet wide on the Westerly side and of variable width on the Easterly side of said Railway Company's Main Track centerline, as now located and constructed upon, over and across the SE ¼ NE ¼ of Section 14, Township 30, North, Range 22 West of the 4th Principal Meridian, Ramsey County, Minnesota, lying between two lines drawn parallel with and distant, respectively, 25.0 feet and 50.0 feet Westerly of, as measured at right angles from said Main Track centerline and bounded between the South lines of Seventh Street and the North line of Sixth Street, all according to the recorded plat of the Original Town of White Bear Lake, Minnesota, thereof, Ramsey County, Minnesota. (PID # 143022140086 & 143022140144)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING PERMIT: A Conditional Use Permit Amendment to add an automatic indoor motorcycle wash in addition to the existing mechanical car wash equipment, per Code Section 1301.050; and

WHEREAS, the Planning Commission has held a public hearing as required by the City Zoning Code on September 24, 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 amendment upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

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

1. The proposal is consistent with the City's Comprehensive Plan.
2. The proposal is consistent with existing and future land uses in the area.

3. The proposal conforms to the Zoning Code requirements.
4. The proposal will not depreciate values in the area.
5. The proposal will not overburden the existing public services nor the capacity of the City to service the area.
6. Because of the low number of trips generated by the use, the traffic generation will be within the capabilities of the streets serving the site.

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

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit.
2. Per Section 1301.050, Subd.4, if within one (1) year after approving the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the CUP shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. This Conditional Use Permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of the sign resolution of approval with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the herein-stated conditions.
4. The motorcycles shall be turned off while waiting, and be walked forward as the line progresses. A sign requiring such shall be visibly posted, design and location to be approved by staff.
5. Hours of operation shall be limited to 8:00 a.m. to 8:00 p.m. Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sundays.
6. The applicant shall obtain a building permit prior to installing the equipment for the new wash system.
7. The new equipment shall not be utilized until a final inspection has been passed.
8. The applicant shall track all vehicles washed per day (including motorcycles and other specialty vehicles). The applicant shall submit the data annually to the City by January 15th starting this year (ie: 2018 data due 1-15-19).
9. City staff shall revisit the use in 2020 and compare water billing data to insure that the use is within the anticipated water usage as projected. The City reserves the right, through a public hearing with proper legal notice, to consider further amendment of the use and operation to insure continued compatibility with the immediate neighborhood and continued compliance with code.

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

- 10. Provide final plan and details, including a landscape plan, for staff review and approval. The landscape plan shall include one overstory tree in the island and one to the south of the stacking lane. The final floor plan shall include the dividing wall. The final site plan shall include specifications for and the location of the “no idling” sign.
- 11. Provide an updated SAC (Sewer Availability Charge) determination letter from the Metropolitan Council.

Prior to final inspection:

- 12. The approved landscape plan shall be installed.

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

Ayes:
 Nays:
 Passed:

 Jo Emerson, Mayor

ATTEST:

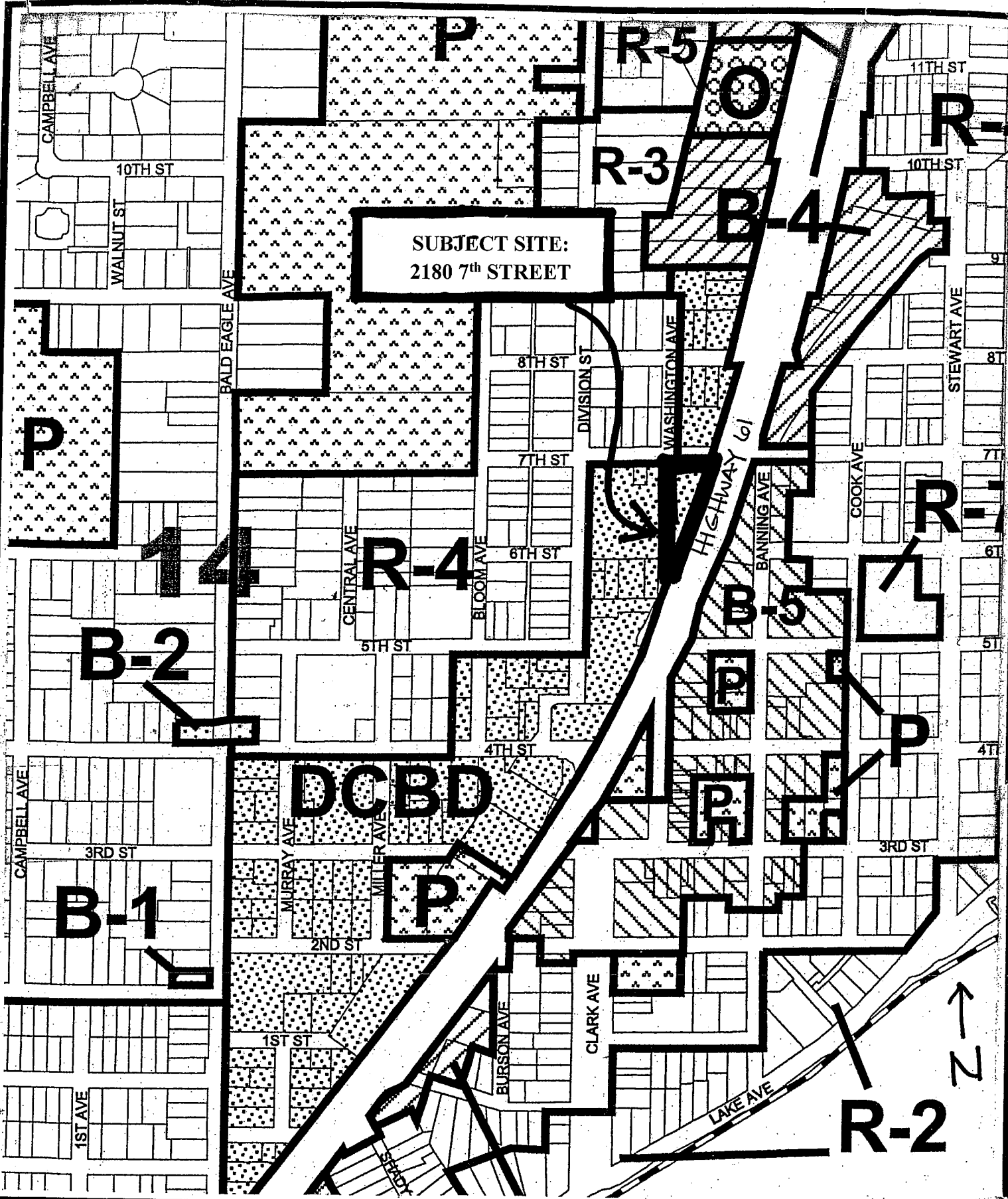
 Kara Coustry, City Clerk

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.

 Matthew Park, Owner Date

SUBJECT SITE:
2180 7th STREET



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

CASE NO. : 05.11.5a
CASE NAME : Hog Wash
DATE : September 24, 2018

PHILLIPS Architects & Contractors, Ltd.



July 16, 2018 (Revised 8-13-2018)

Hog Wash CUP Amendment Application

2180 7th Street

White Bear Lake, MN 55110

Hog Wash, LLC is requesting a permit to install an automatic motorcycle wash in its existing facility at 2180 7th Street. This existing car wash facility is a legal non-conforming use.

Description of the Proposed Work

Matthew Park, the owner of Hog Wash, wishes to install Minnesota's first fully automatic touchless motorcycle wash completely inside the existing automatic vehicle wash tunnel. A video of this equipment can be found at www.hogwash.biz

The proposed project would consist of an interior renovation of a single stall in the existing car wash facility and the installation of specialized equipment used in the washing of motorcycles. The project would not include any modifications to the exterior of the building. The existing signage is to remain. The footprint of the building would not be modified or expanded in any way.

This application for a Conditional Use Permit Amendment will demonstrate that issuance of the permit is neither an expansion of a non-conforming structure nor an expansion of a non-conforming use.

No Site Changes

The installation of the motorcycle wash does not change the site in any way. There is no expansion of pavement and no expansion of the footprint of the building. The entrances and exits to the site do not require any changes. The traffic patterns at the site will not change. A stacking plan has been prepared as part of the revised submittal.

No Exterior Structure Changes

The exterior of the existing building will not change due to the installation of the automatic motorcycle wash. No changes are needed nor are changes proposed.



There are two vehicle entrance overhead doors at the south side. One entrance will remain an entrance for cars and trucks. The second existing overhead door will be the entrance for motorcycles.

There are three vehicle exit overhead doors on the north side as well as two exit overhead doors on the east (Highway 61) side. The motorcycle wash traffic will exit through the east side overhead door (see plan). Just as the other vehicles have alternate exit doors the motorcycles have a 7 to 8' wide path inside the building to use the north doors as exits.

There are two additional overhead doors on the north side that are entrances and exits to the hand wash detail bays. Motorcycles as well boats, trucks, cars, RV's, small busses and vans are some of the vehicles washed in the hand wash bays.

There is one final existing overhead door on the west side of the building toward Washington Avenue. This door is used for delivery of the various soaps and chemicals that are used at the car wash. It is not used as a vehicle entry or exit door. This will not change, no vehicles will use the overhead door on the west side to enter or exit the building.

Building Interior

The motorcycle wash will be installed in the building near the south vehicle entrance door as shown on Sheet A2.1. A sump type drain under the new wash will connect to the exiting automatic wash system drains. A wall with viewing windows may be added to better define the alternate exit from the automatic motorcycle wash.

No Enlarging or Expansion of a Non-Conforming Use

The pre-existing nonconforming use associated with the property was the washing of vehicles. Whether they are pickup trucks, conversion vans, sport utility vehicles, sedans, or motorcycles and boats, Hog Wash was in the businesses of washing a variety of vehicles. This has been the case since the building was new. The installation of new motorcycle-specific equipment does not modify or expand the use of the property but simply allows Hog Wash to better provide some of the same services it has always provided.

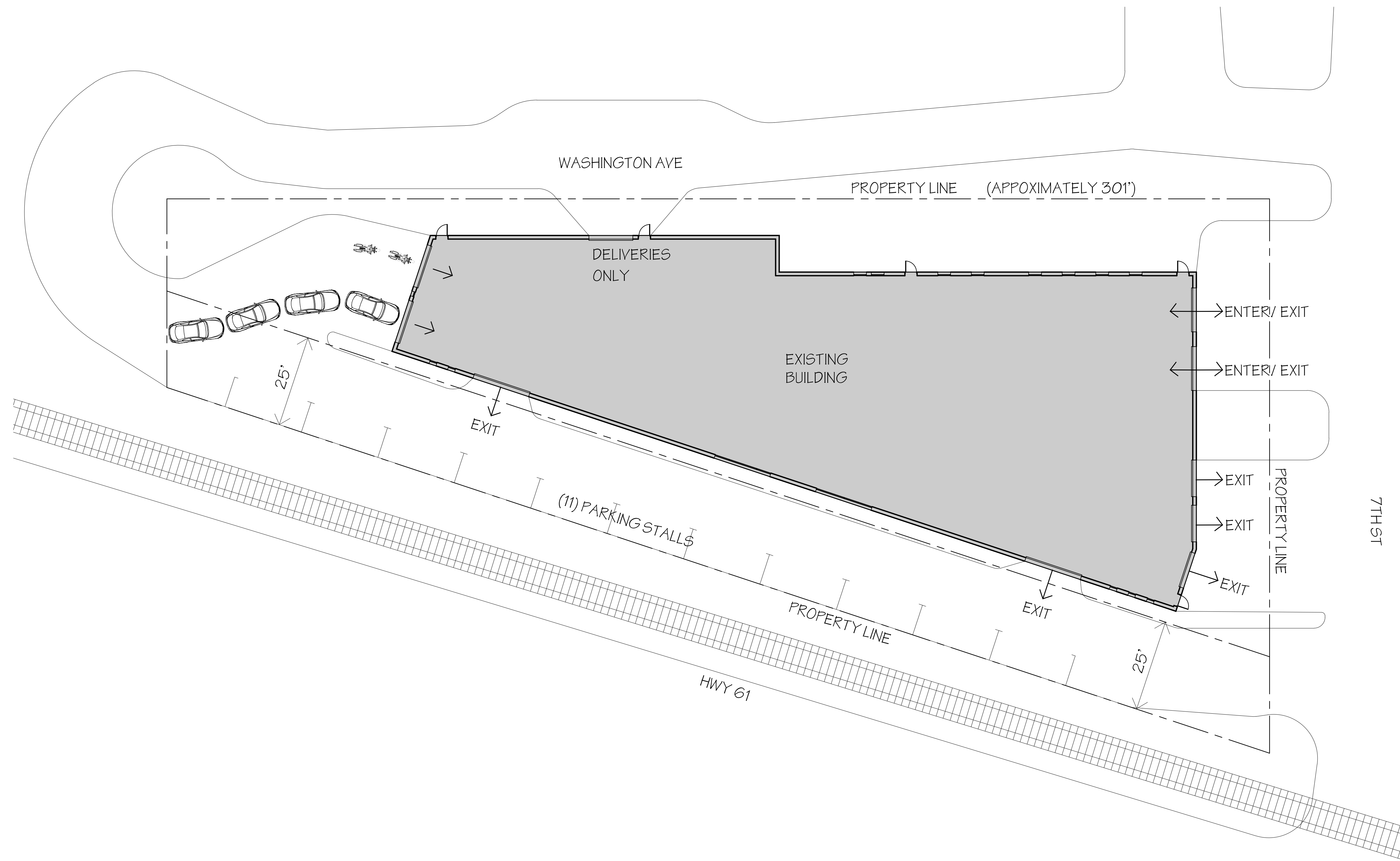
One of the two entrance doors that was previously used for all types of vehicles will now be exclusively be for motorcycles after the installation of the new equipment. The new equipment will be contained entirely within the existing structure and the "intensity" of the use of the facility will not change with its installation.



Conclusion

Hog Wash request for the proposed installation of motorcycle washing equipment does not physically extend or intensify the nonconforming use and therefore does not implicate use restrictions contained within the City Code.

Phillips Architects and Mathew Park respectfully request approval of this amendment.



1 SITE PLAN
A1.0 NO SCALE



2018 NEW REMODEL FOR:

HOG WASH

2180 7TH STREET
WHITE BEAR LAKE, MINNESOTA

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PHILLIPS ARCHITECTS & CONTRACTORS, LTD.

227 Colfax Avenue North
Suite 110
Minneapolis, MN 55405
Ph. (612) 377-3333 Fax (612) 377-7337

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

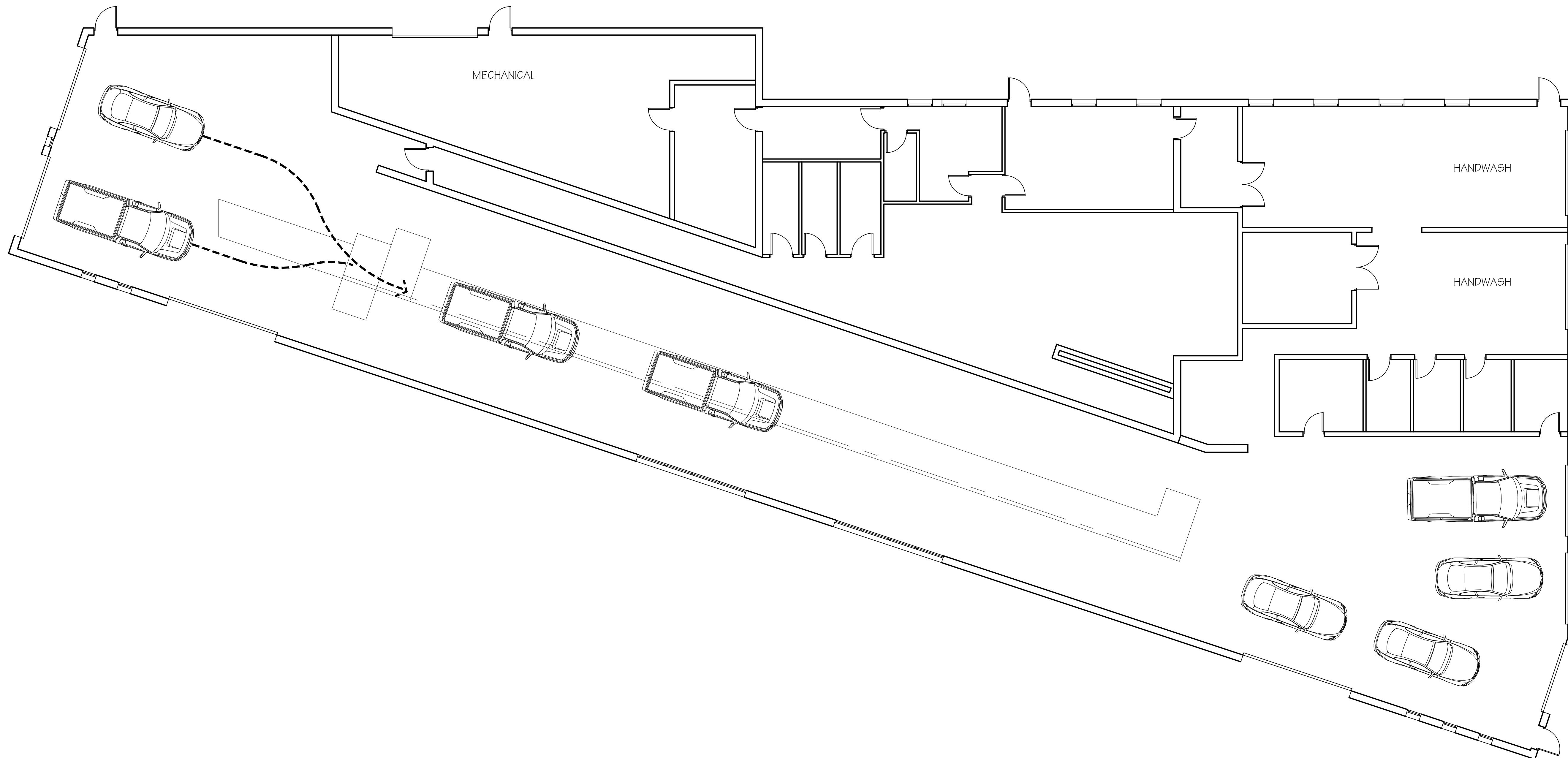
DATE 05/11/2016 REG. NO. 17387

ISSUE/REVISION:
7/16/2018 PLANNING SUBMITTAL
8/15/2018 REVISED TO SHOW STACKING

DRAWN BY:
CHECKED BY: DAP
PROJECT NO.:

SITE PLAN

A1.0



1 EXISTING FLOOR PLAN
A2.0 1/8"=1'-0"

2018 NEW REMODEL FOR:

HOG WASH

2180 7TH STREET
WHITE BEAR LAKE, MINNESOTA

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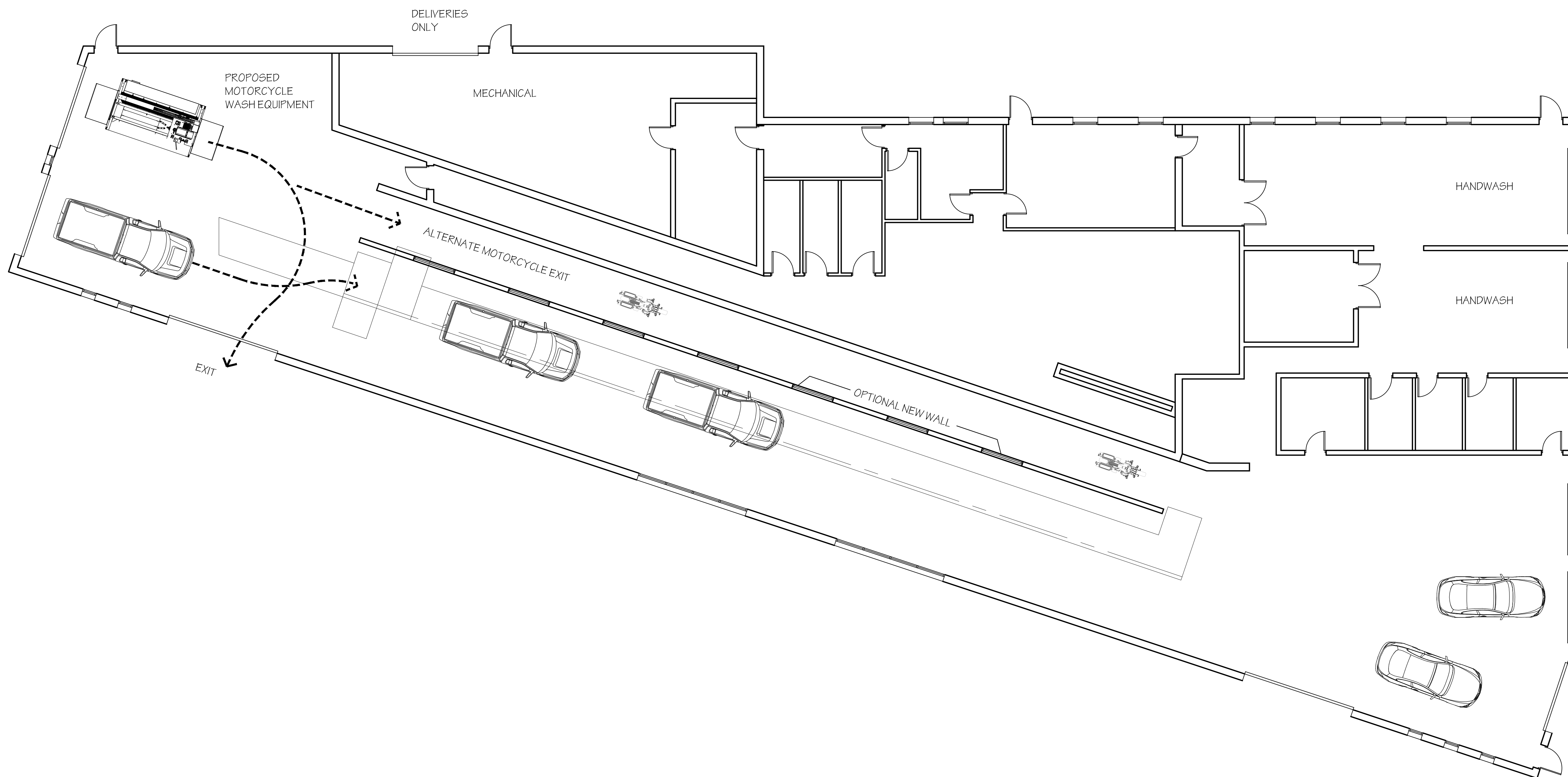
DATE 05/11/2016 REG. NO. 17387

ISSUE/REVISION:
7/16/2018 PLANNING SUBMITTAL

DRAWN BY:
CHECKED BY: DAP
PROJECT NO.:

EXISTING FLOOR PLAN

A2.0



2018 NEW REMODEL FOR:

HOG WASH

2180 7TH STREET
WHITE BEAR LAKE, MINNESOTA

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David A. Phillips

DATE 05/11/2016 REG. NO. 17387

ISSUE/REVISION:
7/16/2018 PLANNING SUBMITAL

DRAWN BY:
CHECKED BY: DAP
PROJECT NO.:

PROPOSED FLOOR PLAN

1 PROPOSED FLOOR PLAN
A2.1 1/8"=1'-0"



A2.1

Hours

Mon - Sat
8:00 am

Sunday
10:00 am

Weather
Permitting



AVERAGE ANNUAL WATER USEAGE

PREVIOUS BUSINESSES

<u>YEAR</u>	<u># UNITS *</u>
2017	412
2016	414
2015	504
2014	613
2013	638
2012	731
2011	786
2010	820
2009	901
2008	916
2007	1,531
2006	930
2005	969
2004	786
2003	993
2002	1,104

THIS BUSINESS

<u>YEAR</u>	<u># UNITS *</u>
2018^	314

* 1 unit = 750 gallons

^ Only 3 billing quarters so far

↓
Avg. w/out
2007 = 767.2



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission
FROM: Ashton Miller, Planning Technician
DATE: September 17, 2018 for the September 24, 2018 Planning Commission Meeting
SUBJECT: John Manship, 4766 Peggy Lane – Case No. 18-14-V

REQUEST

The applicant is requesting a variance from the 35% rear yard cover limit to allow 52% coverage in order to repave an existing driveway.

ZONING

The subject property is zoned R-3 – Single Family Residential. All surrounding properties are also zoned R-3.

SITE CHARACTERISTICS

The subject site is the second house north of 4th Street, on the east side of Peggy Lane. At only 7,560 square feet in size and 60 feet in width, the lot is substandard in both size and width. The R-3 zoning district requires 10,500 square feet in size and 80 feet in width. The lot contains a single-family residence with a three car detached garage behind it. There is also a patio and a small shed in the rear yard.

BACKGROUND

The applicant's home was built in 1955 and the garage in 1967. A garage addition and the current driveway were both constructed in 1986. A variance could be granted administratively to allow the reconstruction of the driveway as long as rear yard coverage does not exceed 42%. However, the applicant would like to maintain the layout of the driveway, and is thus requesting a full variance for 52% coverage.

APPLICANT'S PRACTICAL DIFFICULTY

The applicant is asking for a variance to make improvements to the existing layout of the rear yard. The lot is substandard in size and the house and garage are already established, making it difficult to make alterations that would reduce the amount of rear yard cover and still allow the applicant to use his driveway as a turn around.

ANALYSIS

The house is 42 feet wide, so the only place on the lot for a garage is in the rear yard. At 744 square feet, the garage alone covers 17% of the 4,320 square foot rear yard and since the garage is 96 feet from the front property line, an extensive driveway is needed to access it. Both of these

facts make it difficult to adhere to the rear yard coverage requirements without a variance. Further, the applicant is not requesting an increase in rear yard cover, just the ability to repave the existing coverage. Because of this, staff finds the request to update the driveway to be a reasonable improvement to an existing feature.

A majority of surrounding lots in the neighborhood are 60 feet wide, many of which appear to be at or above the 35% rear yard coverage maximum. Staff conducted a rough estimate of the amount of rear yard cover of the properties in this area and found a range of 5% to 55% rear yard coverage, with an average of 35.8%. See attached graphic. Because of this, it could be argued that the variance is not out of character with the immediate neighborhood.

The engineering department has reviewed the applicant's plans and is recommending that the applicant mitigate some of the rear yard coverage in the front yard by reducing the width of the driveway at its entrance and along the house. An average parking stall is 9 feet wide, so reducing the width slightly appears reasonable. Further, by reducing the width of the driveway along the south side of the property, it will comply with the 1-foot setback requirement for driveways on lots less than 75 feet wide. Staff has included the recommendation as a condition of approval (see condition #5).

SUMMARY

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

RECOMMENDATION

The requested variance does not adversely affect the neighboring properties; the rear yard coverage is similar to other properties in the neighborhood; and the variance is in harmony with the general intent of the zoning code. Therefore, staff recommends approval subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. A zoning permit shall be obtained before any work begins.
4. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
5. The applicant shall amend the plans to reduce the driveway width in the front and side yard from 12 feet to 10 feet.

Attachments:

1. Draft Resolution of Approval
2. Zoning/Location Map
3. Staff's Rough Estimate of Neighboring Properties
4. Applicant's Narrative
5. Site Plan

RESOLUTION NO. _____

**RESOLUTION APPROVING A VARIANCE
FOR 4766 PEGGY LANE
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (18-14-V) has been submitted by John Manship to the City Council requesting approval of a variance from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 4766 Peggy Lane

LEGAL DESCRIPTION: Lot 20, Block 3, Interlake Park Plat 1, (PID #: 153022410025)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A variance from the 35% limit on the amount of accessory uses and structures which cover the rear yard area per Code Section 1302.030, Subd.4.i.2.e in order to repave an existing garage and maintain 52% rear yard coverage; and

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on September 24, 2018; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of White Bear Lake accepts and adopts the following findings of the Planning Commission in relation to the requested variance:

1. The requested variance will not:
 - a. Impair an adequate supply of light and air to adjacent property.
 - b. Unreasonably increase the congestion in the public street.
 - c. Increase the danger of fire or endanger the public safety.
 - d. Unreasonably diminish or impair established property values within the neighborhood or in any way be contrary to the intent of this Code.
2. The variance is a reasonable use of the land or building and the variance as recommended is the minimum variance necessary.
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 condition or circumstance is not the result of actions of the applicant, the property owner or a predecessor in title.
- 5. The non-conforming uses of neighboring lands, structures, or buildings in the same district are not the sole grounds for issuance of the variances.

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

- 1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
- 2. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
- 3. A zoning permit shall be obtained before any work begins.
- 4. The applicant shall verify their property lines and have the property pins exposed at the time of inspection.
- 5. The applicant shall amend the plans to reduce the driveway width in the front and side yard from 12 feet to 10 feet.

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.

John Manship

Date

DBD

WHITE BEAR PKWY

9TH ST

ZR

R-3

P

15

OTTER LAKE RD

5TH ST

SUBJECT SITE:
4766 PEGGY LANE

R-2

BROOKE CT

SANDRA LN

CAROLYN LN

SHARON LN

PEGGY

KAREN PL

DEBRA ST

5TH ST

R-4

4TH ST

R-6

3RD ST

2ND ST

LAKE

BIRCH LAKE AVE

B-3

P

R-3

BIRCH LAKE BLVD ST

PEGGY LN

FLORENCE ST

EUGENE ST

EUGENE ST

CAROLYN LN

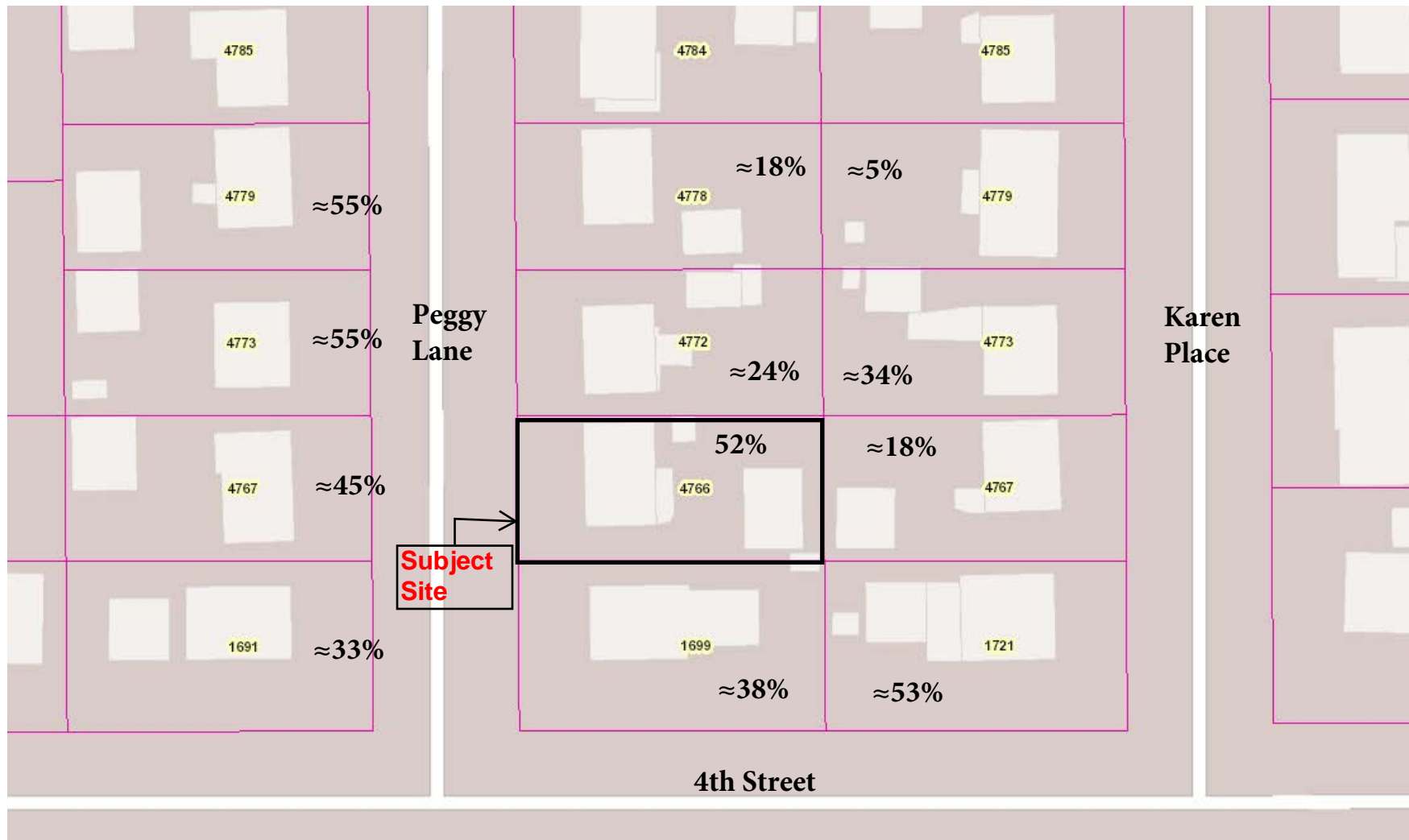
KAREN LN

HIGHWAY 96

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

CASE NO. : 18-14-V
CASE NAME : Manship
DATE : September 24, 2018

Case #18-14-V Neighbor Rear Yard Coverage

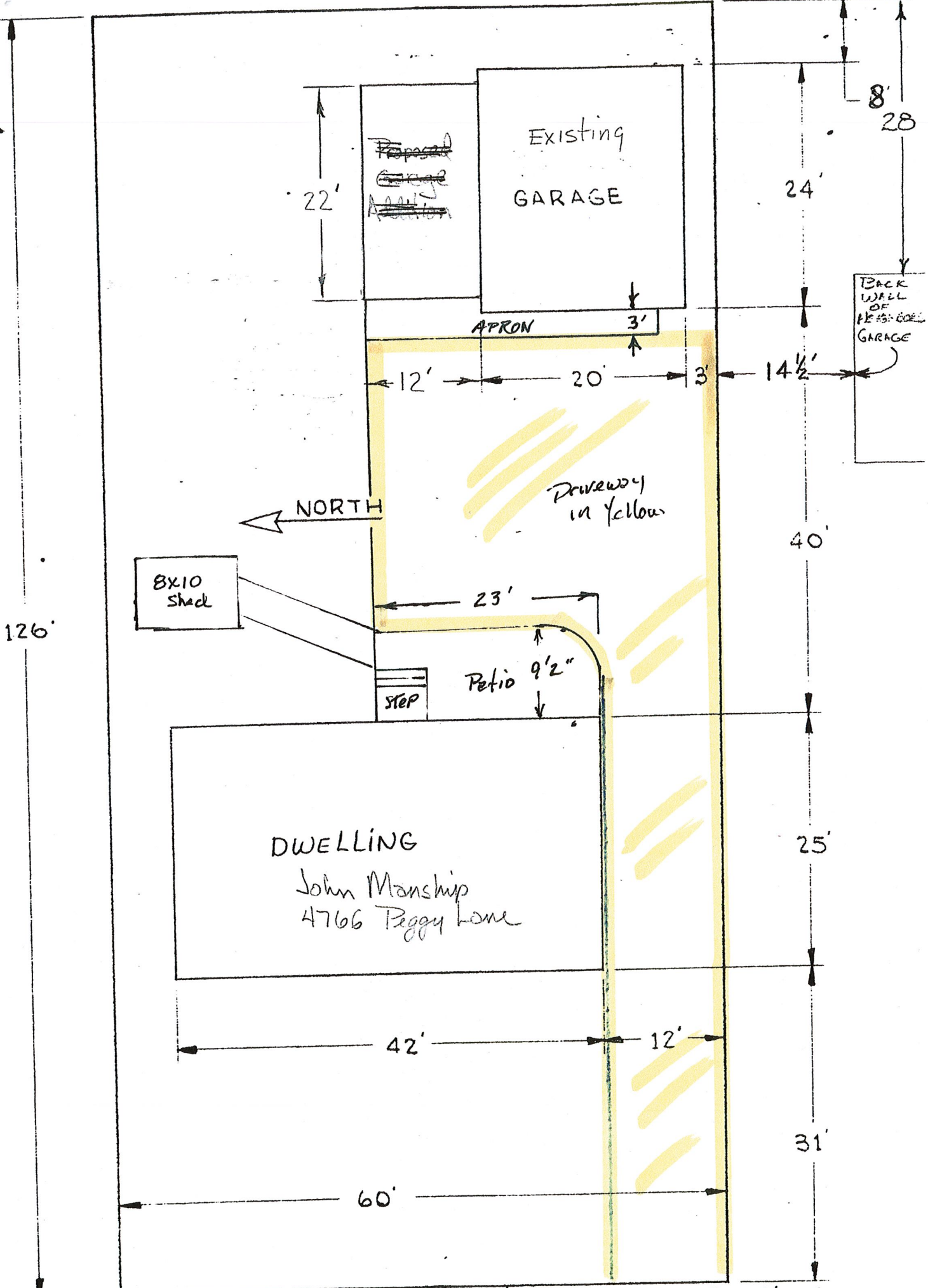


John Manship
4766 Peggy Lane
White Bear Lake MN 55110
Legal description Block 3 Lot 20 SubdivisionCd 0, Interlake Park Plat 1

August 7, 2018

My name is John Manship and I have been a life long city resident and in the same location for the past 53 years at 4766 Peggy Lane. Last fall I contacted a local blacktopping contractor to replace my existing driveway that is showing it's age after being there for the past 32 years. They applied for a permit with the city that resulted in me being contacted by Samantha Crosby who requested a layout of my backyard. I provide that to her and was told I exceeded the newer law of 42%; "Rear Yard Cover For properties less than 10,000 square feet in size, no combination of accessory buildings or uses per single or two-family home shall cover more than 35% percent of the available rear yard, or no more than 42% with an administrative variance." My coverage is at 52%.

My existing back yard has been the same for the past 32 years when I put an addition on my garage and had the existing driveway installed which was permitted and in compliance with city codes at the time. We are applying for a variance to just replace the existing driveway exactly as it is. Reason; the driveway provides us with a place to back out of our garage and turn around to pull forward out of the driveway going forward as it seems a little narrow with the house on one side and my neighbors fence on the other and we really just like it the way it is and it has not created any problems in the past.



Peggy Lane SCALE: 1" = 12'-0"



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

4.C

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator

DATE: September 19, 2018, for September 24, 2018 Planning Commission Meeting

SUBJECT: Michael McHugh, Variance; 2262 11th Street – Case No. 18-16-V

REQUEST

The applicant is requesting a 5-foot variance from the 25-foot setback for the side yard abutting a public right-of-way in order to tear down the existing home and build a new single family home with two bump-outs. One bump-out is 20.4 feet from - and the other is 22.4 feet from - the east property line.

SITE CHARACTERISTICS

The subject site is located at the southwest corner of 11th Street and Stewart Avenue. The 60-foot wide lot used to contain a single-family residence built in the 1900, but that was recently demolished in preparation for the construction of a new home.

ZONING

The subject site is zoned R-4, Single-Family Residential, as are all of the adjacent properties.

APPLICANT'S PRACTICAL DIFFICULTY

The applicant is building a single level home. Not having a second story (except for the bonus room above the garage) is limiting the applicant in the amount of square footage they have in which to achieve their ideal floor plan. See applicant's narrative.

ANALYSIS

The applicant does not have a true practical difficulty. With 25 feet of buildable area, a home could be constructed without variance. There are many 25 foot wide homes in this neighborhood, particularly on corner lots that are 50 foot wide. The subject site enjoys a width of 60 feet. It is their desire for single-level living that creates the difficulty.

The designer has utilized a cantilever along the west side of the home to gain additional floor area. This is allowed so long as the cantilever extends no more than 2 feet into the required setback and so long as it is less than 50% of the length of the home. Staff recommended that this same technique be used the gain space along the east side, but it was not enough.

4.C

The applicant has made the argument that the proposed home is no closer than the previous home was. While this is true, the previous home was 24.7 feet along this side and the proposed home is 67 feet long: a 42 foot difference. The applicant has also pointed out that Stewart Avenue has a wider right-of-way (ROW) width than other local streets in this neighborhood. This is correct; because it is the main north-south route through the neighborhood, Stewart Avenue ROW is 80 feet wide, when the other streets have a 60 foot wide ROW. Because of this, staff conducted the first of two micro studies: an analysis of the setbacks of all the sides abutting Stewart Avenue. This first micro study was not as helpful as staff had hoped it would be. Essentially lots were either 70 or 80 feet wide and the homes met code, or the lots were only 50 feet wide and the homes did not meet code. There is not an established development pattern for 60 foot wide lots as staff had hoped to find, but we did not have time to study the entire Old White Bear neighborhood.

The second micro study was an analysis of the ratio of living area above ground to lot area for recent residential rebuilds:

	ADDRESS	NOTES	LOT SIZE (sq.ft.)	LIVING AREA* (sq.ft.)	RATIO
1)	2262 11th Street	Subject Site	9,541	2,369	24.80%
2)	4820 Stewart Ave.	Former LSP/BCD Homes	7,133	2,648	37.10%
3)	4304 Cottage Park Rd.	Klegin/Other	6,589	2718	41.25%
4)	4895 Morehead Ave.	Pariseau/Husnik	7,121	2,041	28.66%
5)	4935 Johnson	Howe/Cox	8,545	1,525	17.80%
6)	4821 Morehead	Southwind	7,129	1985	27.80%

** Living Area above ground only*

Staff finds that the 41% excessive and the 37% slightly high. Removing these two and the subject site from the list, the remaining three (which were strongly supported by staff as very appropriately-sized homes) have an average of 24.75% which is almost exactly what is being proposed for the subject site. With this, staff finds merit in the argument that the variance is justified because it is only a single story residence.

Also, the high level of architectural design of the proposed residence helps. The areas of variance, where the home encroaches into the required 25 foot setback from the east property line comprise 60% of the length of the home. Because it is not the full length, these bump outs do enhance the character of the design. Other features of the bump-outs include decorative bracing element in the gable ends, a large window, 10 inch trim, and shake siding.

The proposed layout includes all of the features typically required of this type of variance: the garage is located to the rear, there's a 6-foot wide unenclosed front porch on northeast corner of the home, exterior materials include a stone base (on the garage and the front porch), and in this case, all four facades feature two differing siding types and gabled roof elements. The garage steps back from the rest of the house, lessening its appearance. The garage is also not as tall as the rest of the home, even though it features a bonus room above it.

The front porch encroaches into the average front yard setback requirement and, therefore, may not be enclosed in the future without a variance.

The impervious area of the proposed plan exceeds the 30% limit. Residential properties may exceed the maximum impervious area if they provide adequate mitigation. The applicant will need to incorporate a stormwater feature in the construction plans to mitigate the excess impervious area over 30%. The design must be reviewed and approved by the City Engineering Department at the time of the building permit.

SUMMARY

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

RECOMMENDATION

Although a home could be constructed that complies with code, staff is recommending approval of the variance as reasonable based on the appropriateness of the floor area ratio and the high level of architectural design.

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit, including all the architectural details of the exterior building elevations.
2. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
4. The existing curb cut shall be removed and the street restored to the City's standard design specifications.
5. A building permit shall be obtained before any work begins.

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

6. Submit tree preservation calculations and a replacement plan, subject to staff approval.
7. Provide a stormwater infiltration system plan for any excess impervious area per Section 1303.230, Subd. 5. Design to be reviewed and approved by the City Engineer.

Attachments:

1. Draft Resolution of Approval
2. Zoning/Location Map
3. Applicant's Narrative
4. Survey & Plan Set (6 pages)

RESOLUTION NO. _____

**RESOLUTION GRANTING A SETBACK VARIANCE
FOR 2262 11TH STREET
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (18-16-V) has been submitted by Michael McHugh, to the City Council requesting approval of a variance from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 2262 11th Street

LEGAL DESCRIPTION: Lot 1, Block 14 White Bear, Ramsey County, MN (PID: 133022220027)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A 5-foot variance from the 25-foot setback required along a side abutting a public right of way, per Code Section 1303.060, Subd.5.c.2, in order to construct a new single-family residence with two bump-outs that is 30 feet wide at its widest point; and

WHEREAS, the Planning Commission held a public hearing as required by the Zoning Code on September 24, 2018; and

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

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

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

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

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

- 1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit, including all the architectural details of the exterior building elevations.
- 2. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
- 3. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
- 4. The existing curb cut shall be removed and the street restored to the City’s standard design specifications.
- 5. A building permit shall be obtained before any work begins.

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

- 6. Submit tree preservation calculations and a replacement plan, subject to staff approval.
- 7. Provide a stormwater infiltration system plan for any excess impervious area per Section 1303.230, Subd. 5. Design to be reviewed and approved by the City Engineer.

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

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

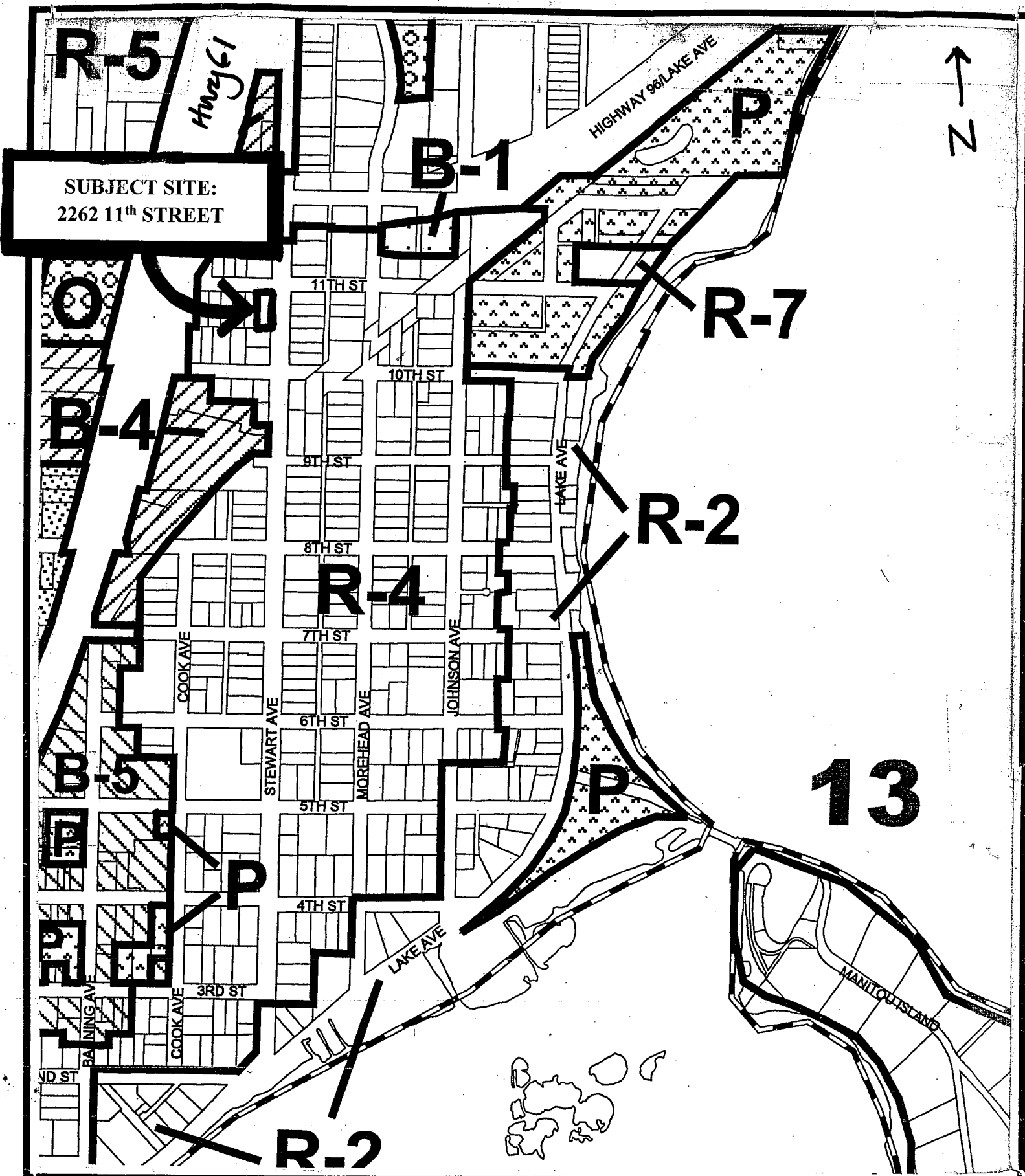
ATTEST:

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.

Michael McHugh

Date



SUBJECT SITE:
2262 11th STREET

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

CASE NO. : 18-16-V
CASE NAME : McHugh
DATE : September 24, 2018

BALD EAGLE BUILDERS, INC.

2025 Gateway Circle
Suite 1
Centerville MN 55038

Variance request:

Bald Eagle Builders Inc. is seeking a variance on behalf of Mike and Alicia McHugh for the property located at 2262 11th St. The McHughs have been seeking a property in White Bear lake for some time. The McHughs came across this property and fell in love with it immediately, due to the location and lot size. The McHughs purchased the property, knowing the existing house would have to be torn down, and contacted us at Bald Eagle Builders to help design their dream home.

Bald Eagle Builders proceeded to design and draw a plan based on the information given on the lot. A survey was then completed by EG Rud and Sons. The lot lines were then found to be in a different location from where the existing home was built. There is a pie shaped piece of property now that no one really knows who's it is? The lot line that is on our new survey shows the current house to be over the property line? We reworked our plan to fit the narrower lot dimension. We have since learned of another hurdle that needs to be addressed: The required setbacks are; 10' from the West side, 30' from the rear (South) lot line, and 25' from Stewart, therefor we ended up with only a 25' wide building site. We actually end up 52' from Stewart. The 52' is comprised of a 25' property line setback and a 27' boulevard setback.

Understandably, most lots in this area of White Bear Lake are small such as a 50' wide lot. In this neighborhood the lot sizes are roughly 50' wide so you still have a 30' wide building site with the 10' side lot setbacks. With the current setbacks on the 60' wide McHugh lot, the building site is actually smaller than the building sites in the area. Designing a home with a 25' wide footprint consisting of interior and exterior walls and walkways the actual design would end up being 21' for two rooms of living space.

We are asking for a 30' wide building site or a 5' variance to be comparable to the neighboring homes. There is no negative impact on the neighboring homes by granting this variance. Granting this variance, the new home will be 47' from Stewart Ave where the existing home was originally located. The neighbors to the South and to the West will not be impacted by this variance.

CERTIFICATE OF SURVEY

~for~ **BALD EAGLE BUILDERS**

~of~ **2262 11th Street**

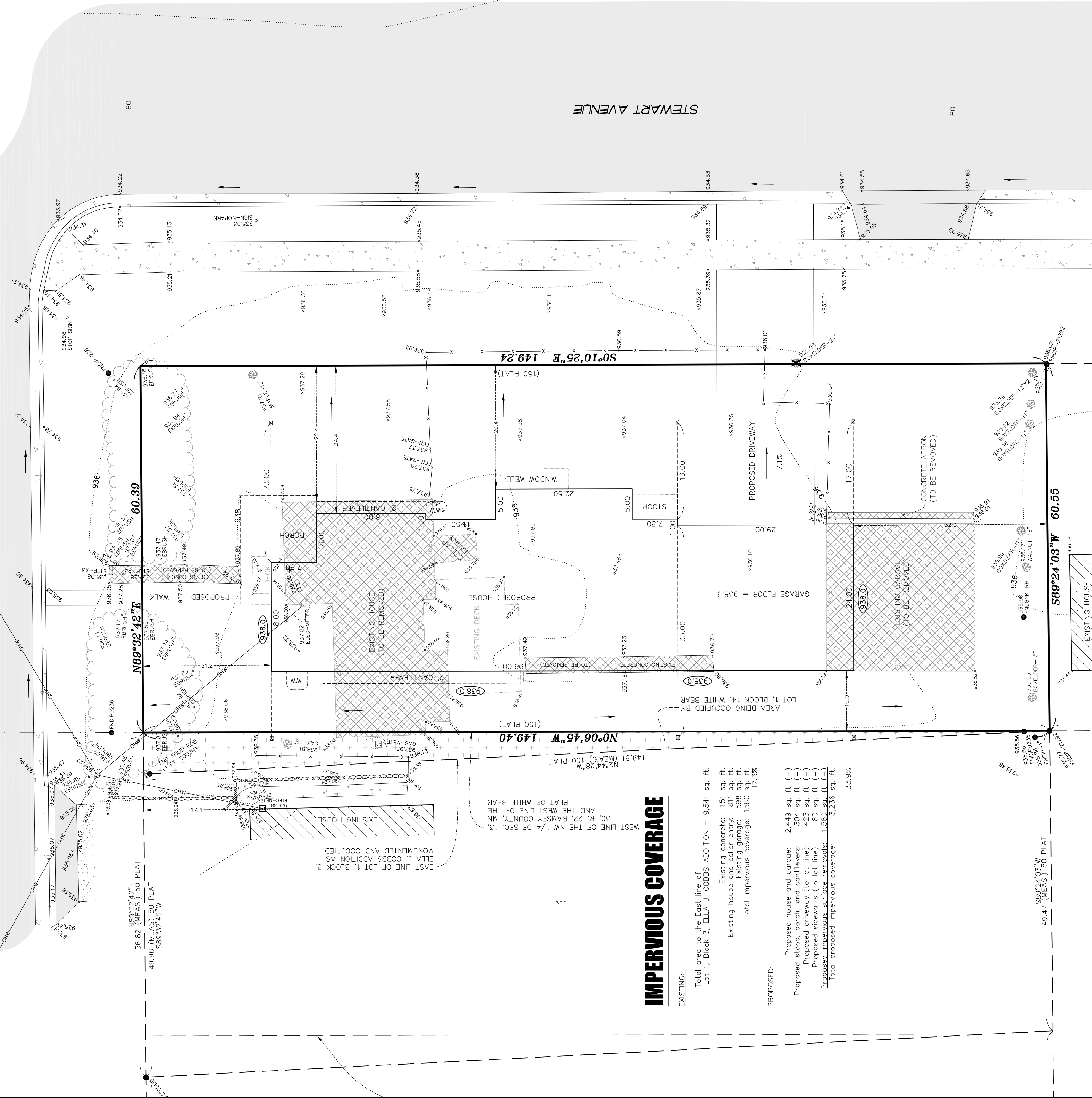
White Bear Lake, MN

LEGAL DESCRIPTION

Lot 1, Block 14, WHITE BEAR, Ramsey County, Minnesota.

11TH STREET

NORTH



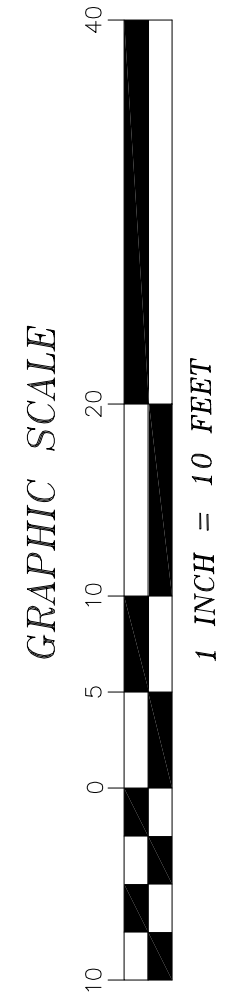
IMPERVIOUS COVERAGE

EXISTING:
 Total area to the East line of Lot 1, Block 14, ELLA J. COBBS ADDITION = 9,541 sq. ft.
 Existing concrete: 151 sq. ft.
 Existing house and cellar entry: 811 sq. ft.
 Existing garage: 595 sq. ft.
 Total impervious coverage: 1,560 sq. ft. 17.5%

PROPOSED:
 Proposed house and garage: 2,449 sq. ft. (+)
 Proposed stoop, porch, and cantilevers: 304 sq. ft. (+)
 Proposed driveway (to lot line): 423 sq. ft. (+)
 Proposed sidewalks (to lot line): 60 sq. ft. (+)
 Proposed impervious surface removals: 1,560 sq. ft. (-)
 Total proposed impervious coverage: 3,236 sq. ft. 33.9%

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 8/1/18.
- Bearings shown are on Ramsey County datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.



E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

www.egrund.com

PROPOSED ELEVATIONS:

DIAGONAL: 96.00 X 57.00 = 111.65
 (8' POURED WALL BASEMENT)

TOP OF WALL = 938.7
 GARAGE FLOOR = 938.3
 LOWEST FLOOR = 931.0
 TOP OF FOOTING = 930.7

LEGEND

- DENOTES PROPOSED ELEVATION.
- DENOTES EXISTING ELEVATION.
- X 1011.2 DENOTES DIRECTION OF DRAINAGE.
- ☒ DENOTES WOOD HUB/METAL SPIKE AT 11 FOOT OFFSET. (UNLESS OTHERWISE NOTED)
- DENOTES IRON MONUMENT FOUND AS LABELED
- ⊠ DENOTES ELECTRICAL BOX
- ⊞ DENOTES GAS METER
- ⊟ DENOTES POWER POLE
- DENOTES WOVEN WIRE FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES OVERHEAD WIRE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES IMPERVIOUS SURFACE REMOVAL
- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

- * BUILDER TO VERIFY HOUSE DIMENSIONS, SEWER DEPTH AND FOUNDATION DEPTH.
- * DRIVEWAYS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. FINAL DRIVEWAY DESIGN AND LOCATION TO BE DETERMINED BY CONTRACTOR.
- * FINISHED GRADE ADJACENT TO HOME SHALL BE 0.5 FEET BELOW TOP OF BLOCK EXCEPT AT DRIVEWAY AND PATIO.

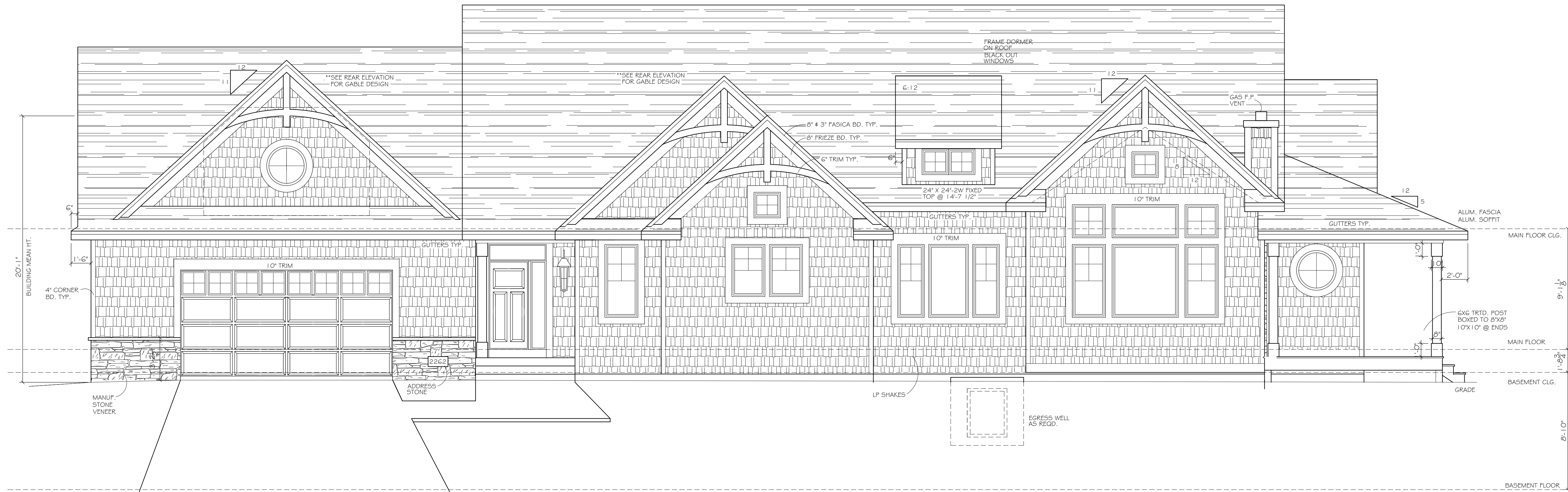
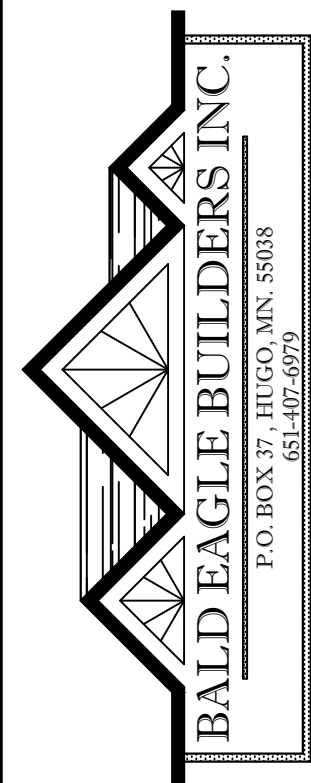
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 Date: 9/12/18 License No. 41578

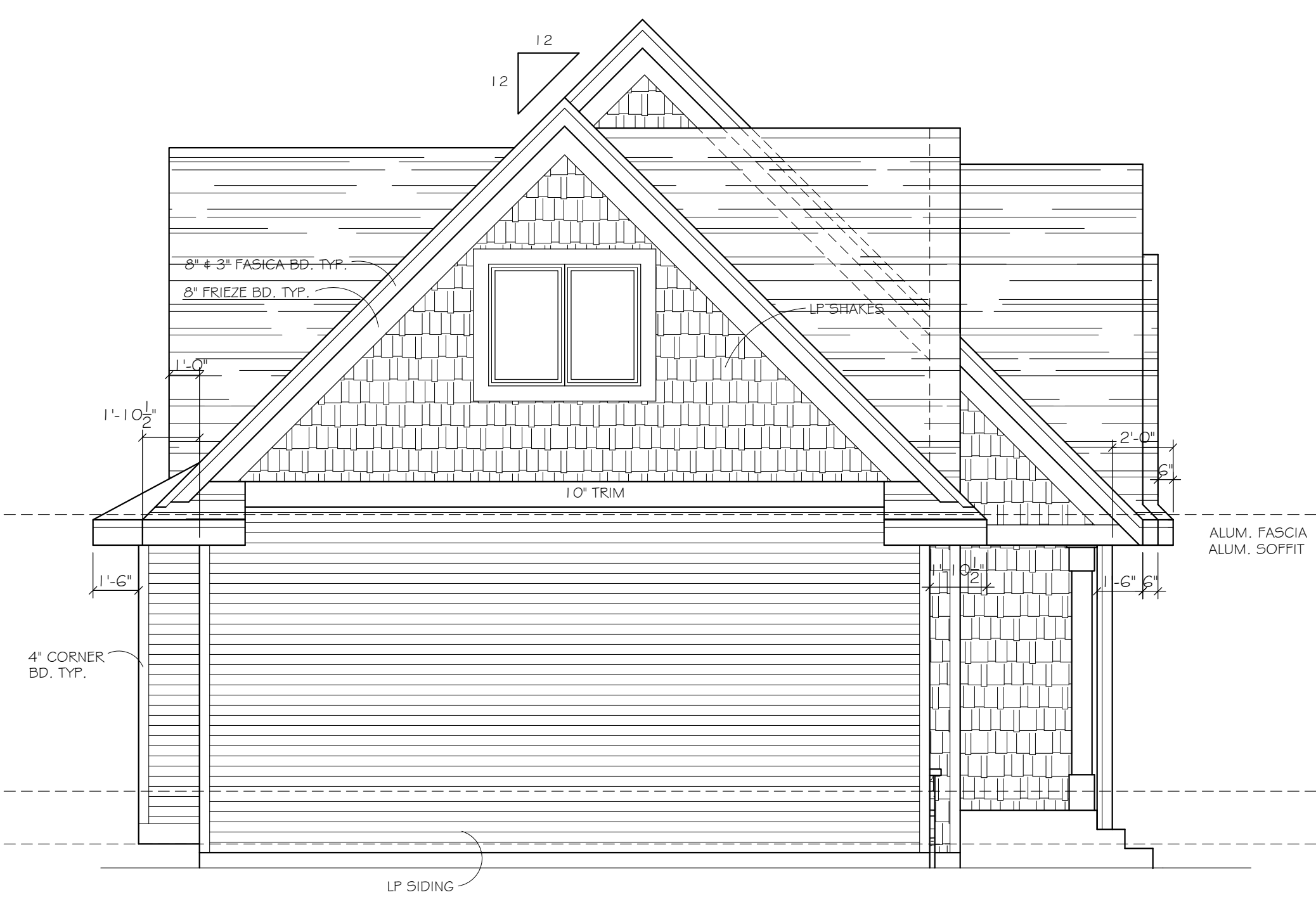
DRAWN BY:	CMB	JOB NO.:	18550HS	DATE:	8/6/18
CHECK BY:	EGR	SCANNED:	<input type="checkbox"/>		
NO.	DATE	CITY	COMMENTS		
1	8/13/18	CMB	NEW HOUSE PLAN		
2	8/14/18	CMB	ADJUST HOUSE PLAN		
3	9/12/18	CMB	DESCRIPTION		

18550HS

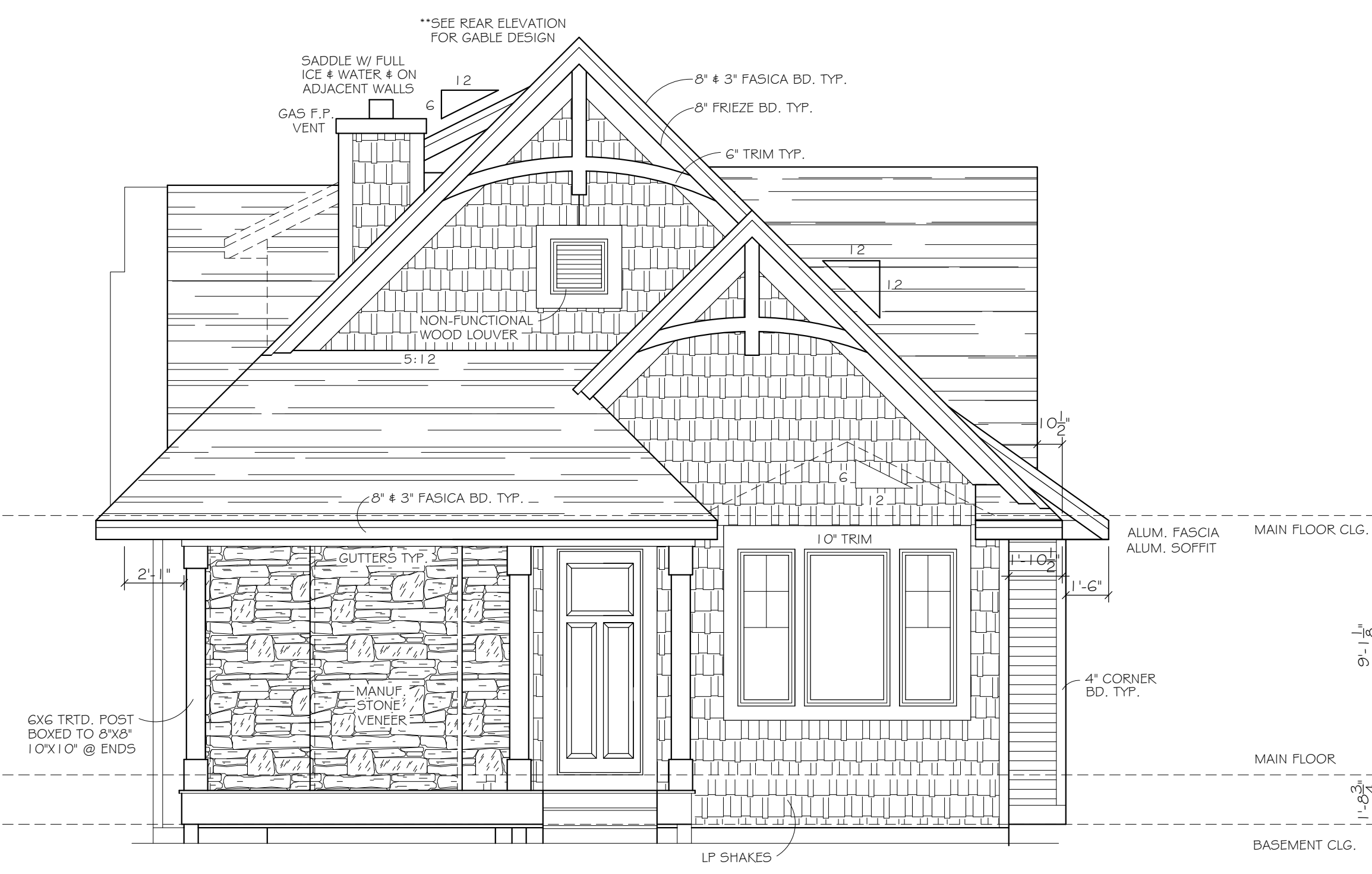
REVISION DATE:	BY:
#1 7/12/18	SP
#2 7/18/18	SP
#3 7/25/18	SP
#4 8/22/18	SP



6" WINDOW & DOOR TRIM TYP.
FRONT ELEVATION
 SCALE 1/4" = 1'-0"



6" WINDOW & DOOR TRIM TYP.
LEFT ELEVATION
 SCALE 1/4" = 1'-0"

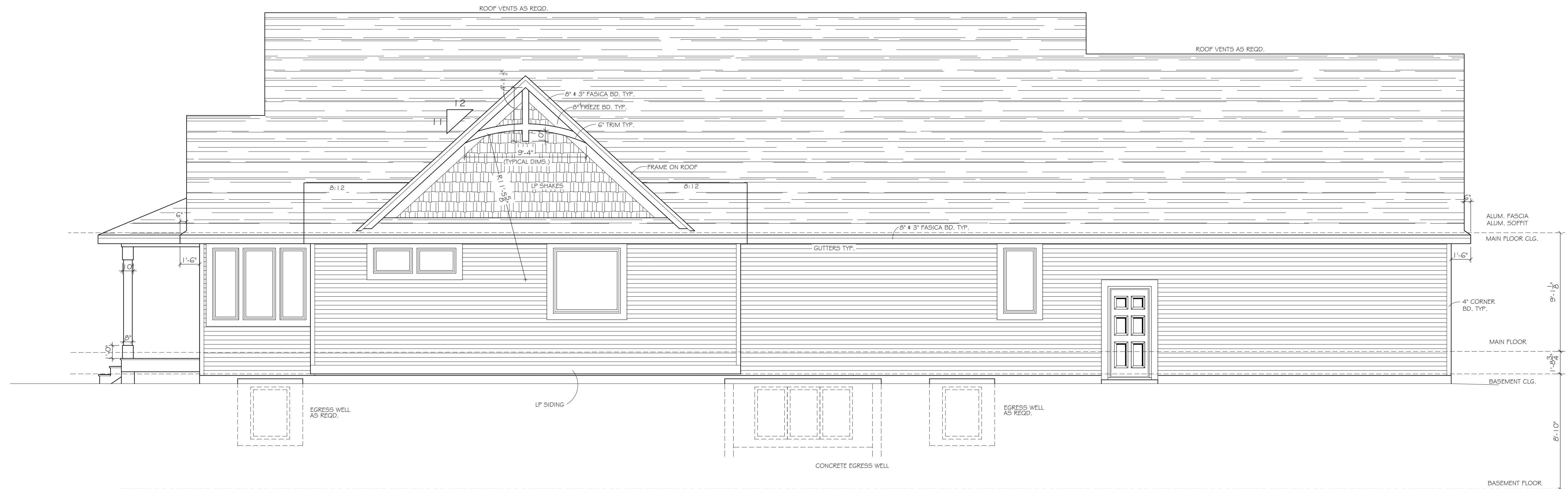
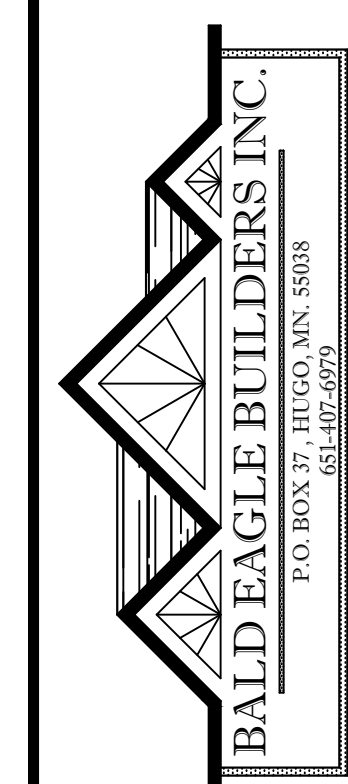


6" WINDOW & DOOR TRIM TYP.
RIGHT ELEVATION
 SCALE 1/4" = 1'-0"

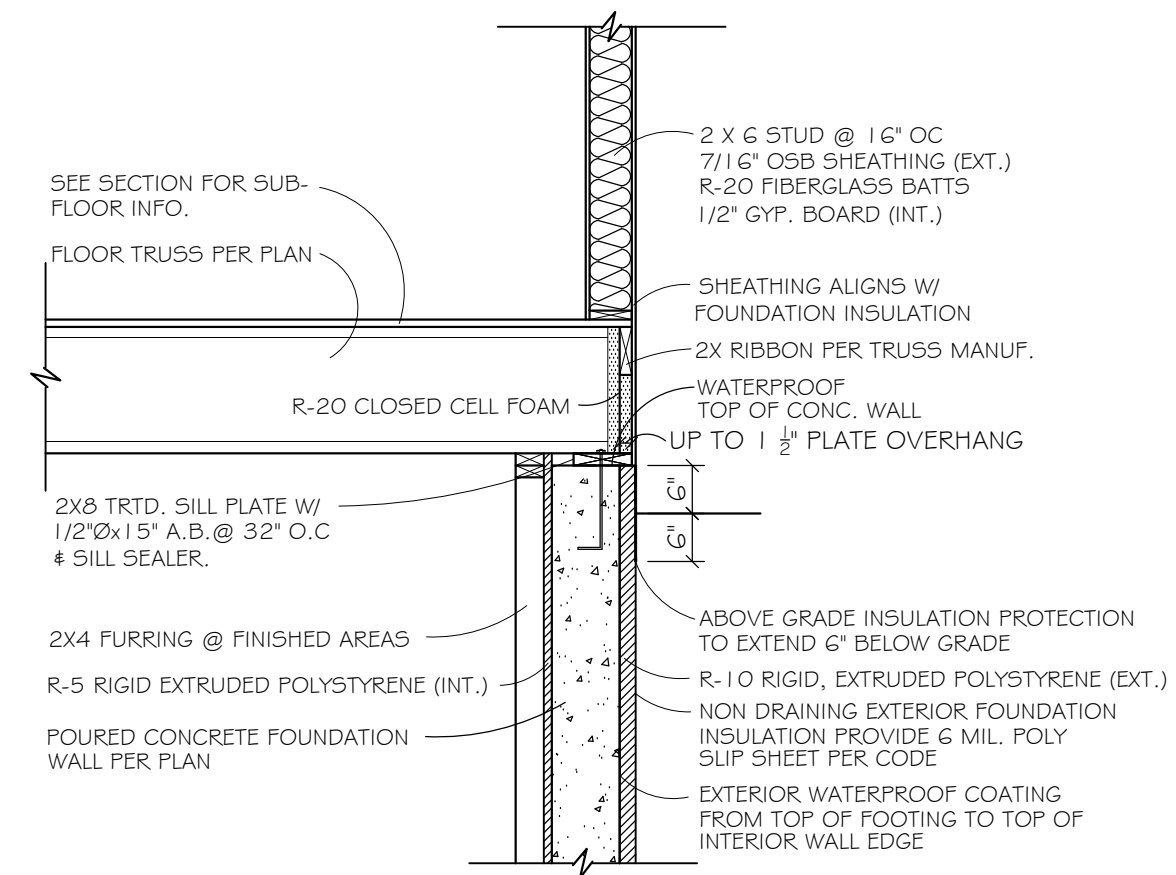
RESIDENCE FOR: McHUGH
 2262 11TH STREET
 WHITE BEAR LAKE, MN 55110

ELEVATIONS
DRAWN BY: SP
CHECKED BY:
DATE: 7-2-18 (BID)
SCALE: 1/4" = 1'-0"
JOB NO.
SHEET #

REVISION DATE:	BY:
#1 7/12/18	SP
#2 7/18/18	SP
#3 7/25/18	SP
#4 8/22/18	SP

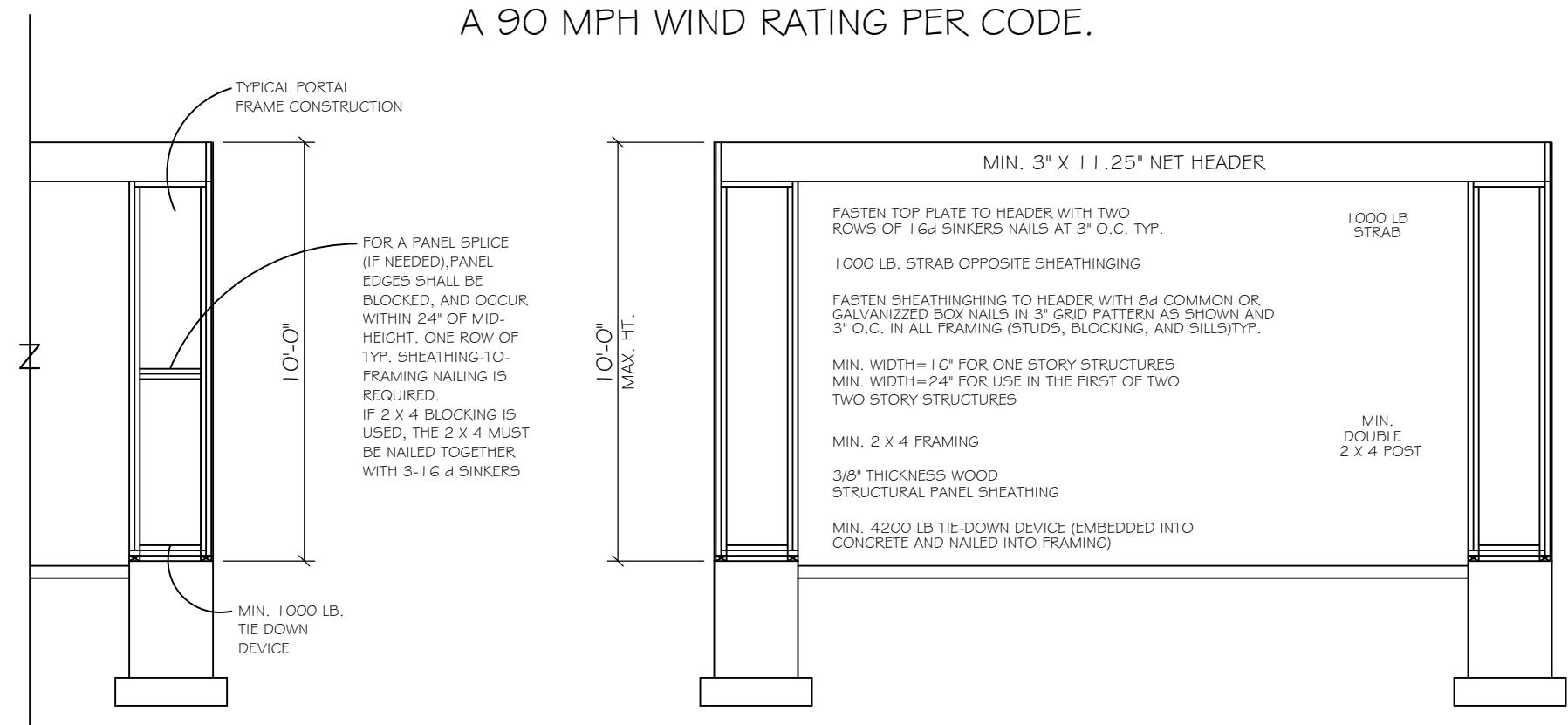


6" WINDOW & DOOR TRIM TYP.
REAR ELEVATION
 SCALE 1/4" = 1'-0"

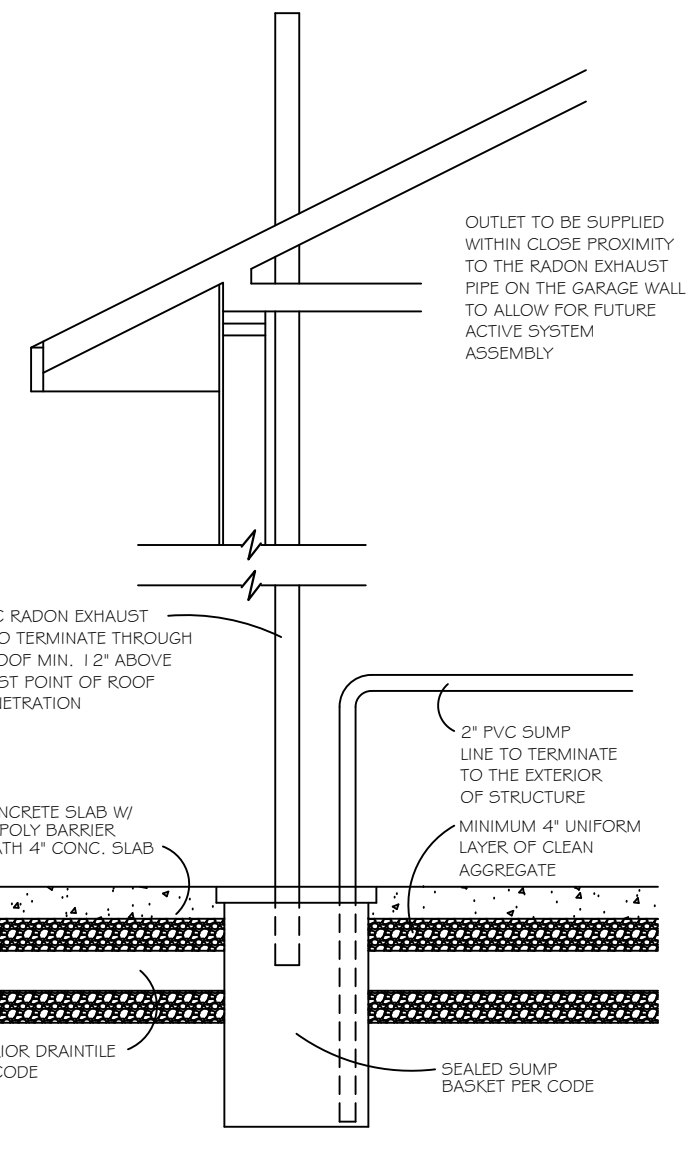


RIM JOIST SECTION

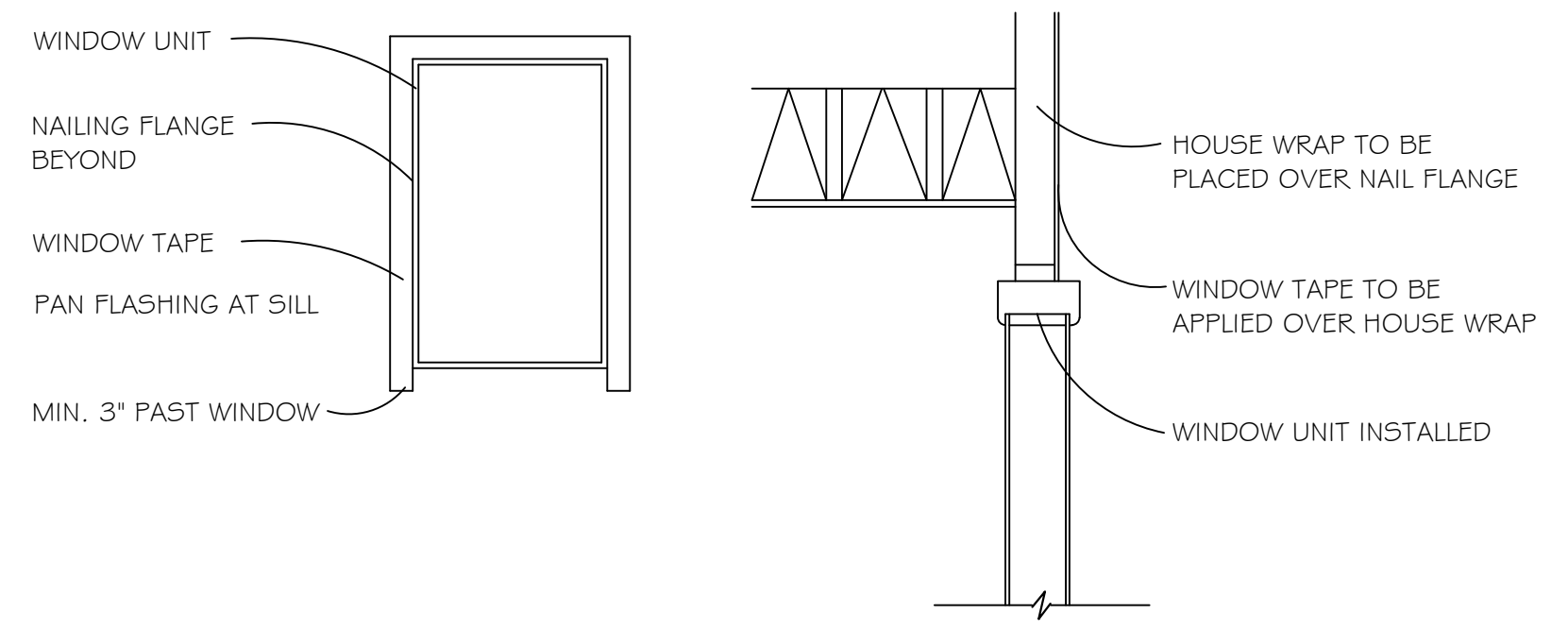
NOTE:
 ALL OVERHEAD DOORS TO HAVE
 A 90 MPH WIND RATING PER CODE.



OVERHEAD DOOR DETAIL



RADON DETAIL



WINDOW TAPE DETAILS

ENERGY CODE NOTE:

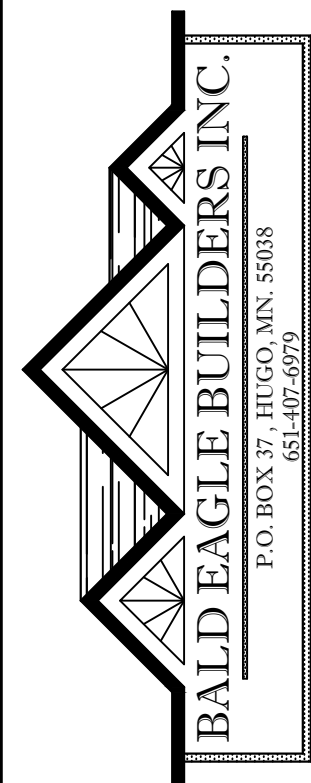
- RESPONSIBLE FOR COMPLIANCE OF THE CURRENT CODE AS REQUIRED.
- 1. INTERIOR VAPOR RETARDER ON INSULATED CEILING, WALLS AND FLOORS.
- 2. CONTINUOUS AIR BARRIER AT ALL PLUMBING AND HEATING PENETRATIONS.
- 3. FIRE STOPS MUST BE INSTALLED TO BLOCK AIR MOVEMENT INTO ATTIC.
- 4. PENETRATIONS IN THE BUILDING ENVELOPE FOR ELECTRICAL AND TELECOMMUNICATIONS (EXCEPT FOR ELECTRICAL BOXES AND FAN HOUSINGS) MUST BE SEALED TO PREVENT AIR LEAKAGE.
- 5. WIND WASH BARRIER REQUIRED AT THE EXTERIOR EDGE OF ATTIC INSULATION.
- 6. WIND WASH BARRIER REQUIRED AT OVERHANGS, CANTILEVERED FLOORS AND BAY WINDOWS.
- 7. WINDOW AND DOOR FRAMES MUST BE SEALED.
- 8. ALL EXTERIOR JOINTS THAT MAY BE A SOURCE OF AIR INTRUSION MUST BE SEALED.
- 9. RIM JOISTS MUST BE SEALED TO PREVENT AIR LEAKAGE.
- 10. TOPS OF INTERIOR PARTITION WALLS MUST BE SEALED TO PREVENT AIR LEAKAGE.
- 11. ELECTRICAL BOXES AND FANS MUST BE SEALED TO PREVENT AIR LEAKAGE.
- 12. BETWEEN ALL WALL ASSEMBLIES, RIM JOISTS, AND FOUNDATION MUST BE SEALED TO PREVENT AIR LEAKAGE.
- 13. A MECHANICAL VENTILATION SYSTEM WHICH REPLACES, BY DIRECT OR INDIRECT MEANS, AIR FROM HABITABLE ROOMS WITH OUTDOOR AIR (THIS WOULD ALLOW EXHAUST ONLY, AIR EXCHANGER OR HEAT RECOVERY VENTILATOR-HRV)
- 14. DIRECT VENT, POWER VENT, OR SEALED COMBUSTION FURNACE, WATER HEATER, OR GAS FIREPLACE.
- 15. IF ANY SINGLE EXHAUST DEVICE (E.G. KITCHEN FAN OR DRYER) OVER 300 CFM IS INSTALLED A SEALED COMBUSTION FURNACE MUST BE USED OR AN ALTERNATIVE MAKE UP AIR SOURCE MUST BE USED.

RESIDENCE FOR: McHUGH
 2262 11TH STREET
 WHITE BEAR LAKE, MN 55110

ELEVATIONS

DRAWN BY: SP
 CHECKED BY:
 DATE: 7-2-18 (BID)
 SCALE: 1/4" = 1'-0"
 JOB NO.
 SHEET #

#	REVISION DATE:	BY:
#1	7/12/18	SP
#2	7/18/18	SP
#3	7/25/18	SP
#4	8/22/18	SP



RESIDENCE FOR: McHUGH
 2262 11TH STREET
 WHITE BEAR LAKE, MN 55110

FOUNDATION

DRAWN BY: SP

CHECKED BY:

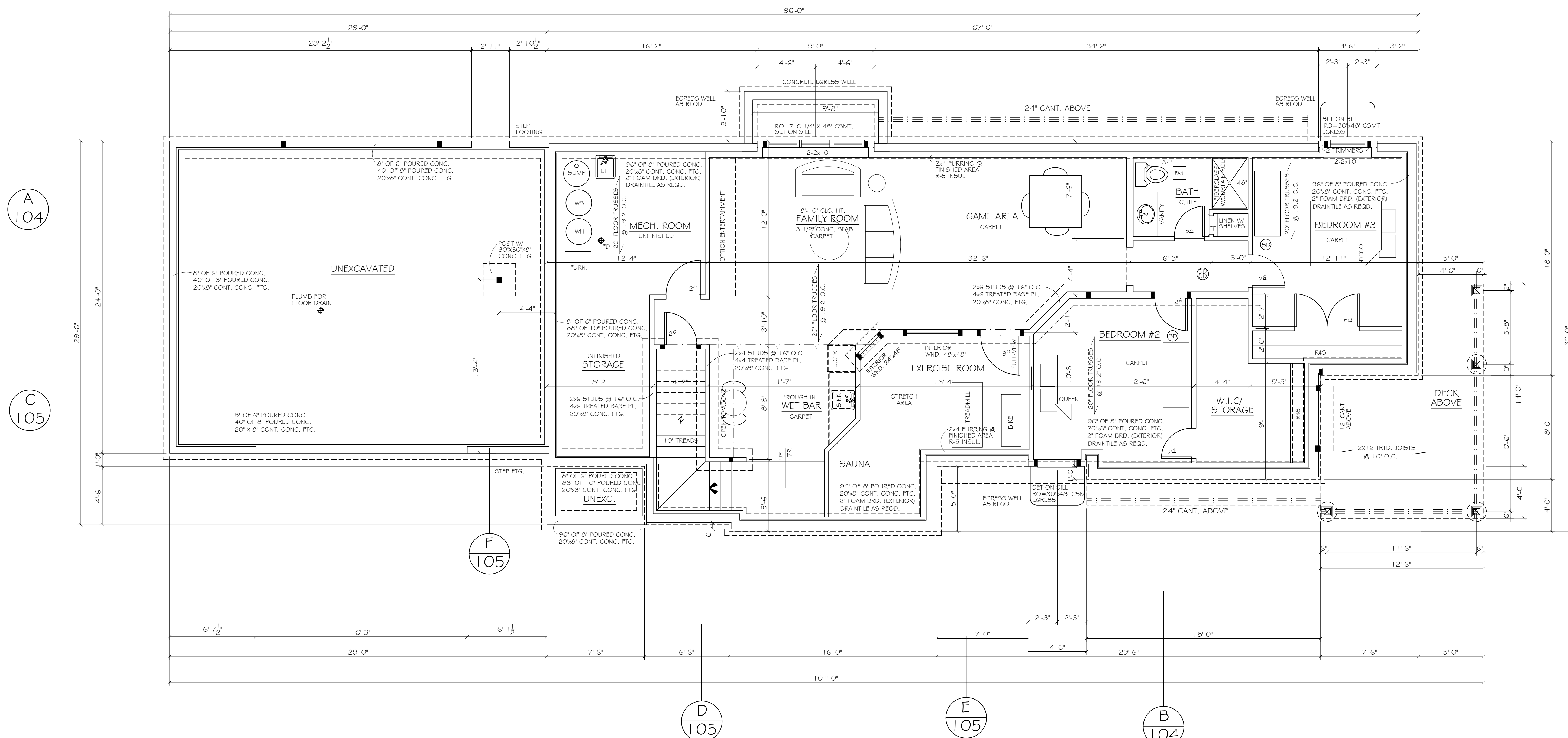
DATE: 7-2-18 (BID)

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JOB NO.

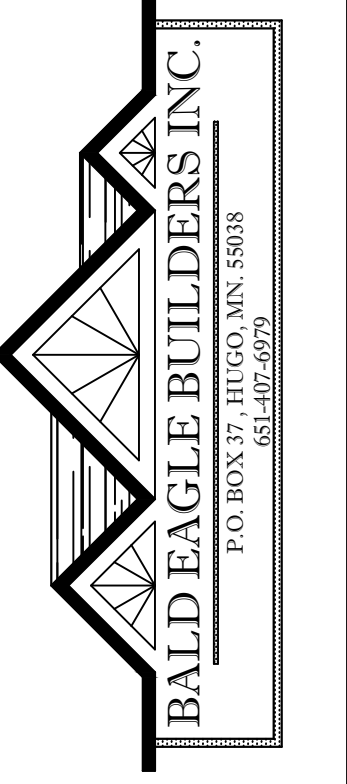
SHEET #

102



ANDERSEN 100 SERIES WINDOWS
FOUNDATION PLAN
 SCALE 1/4" = 1'-0" 1,308 SQ. FT. FINISHED

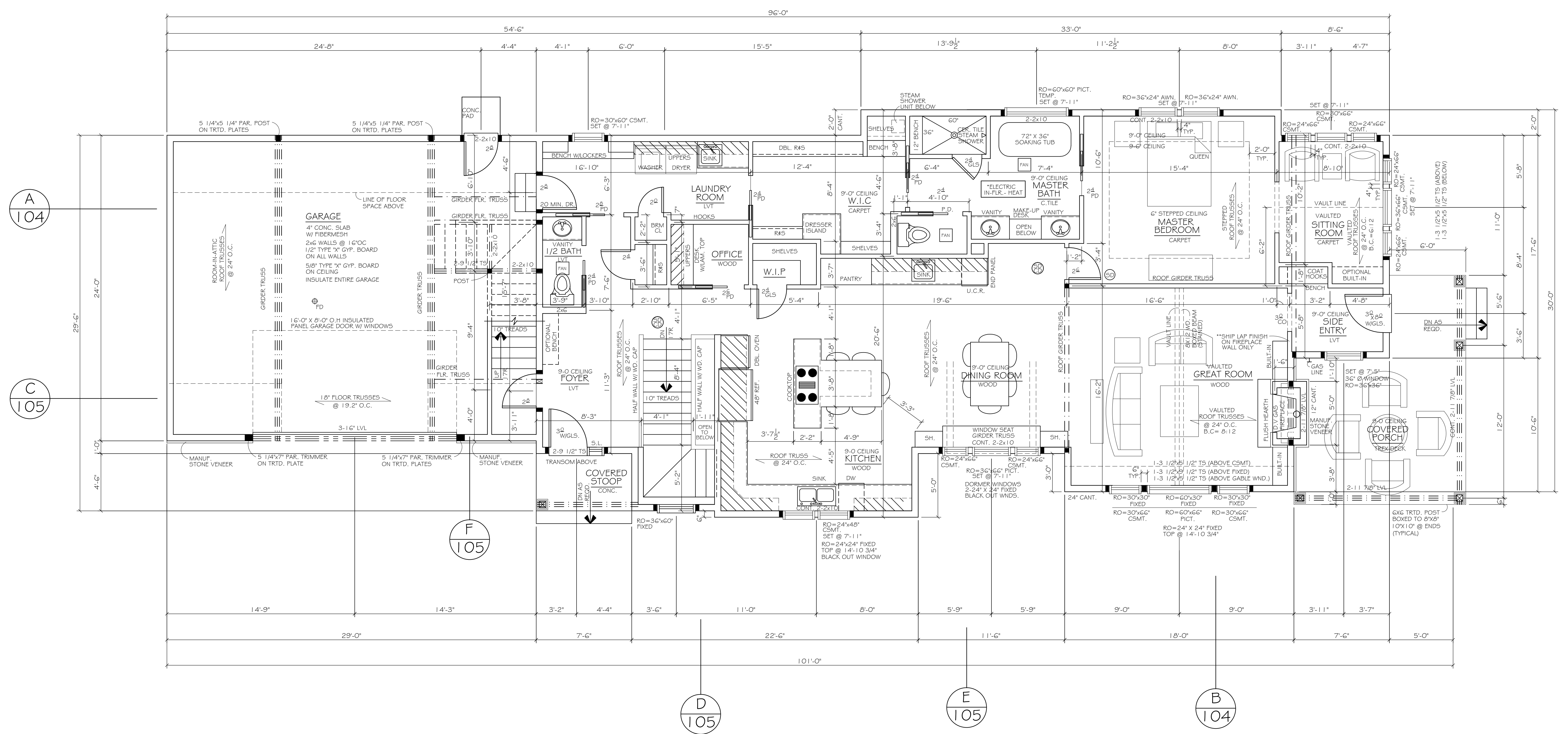
REVISION DATE:	BY:
#1 7/12/16	SP
#2 7/18/16	SP
#3 7/25/16	SP
#4 8/22/16	SP



RESIDENCE FOR: McHUGH
 2262 11TH STREET
 WHITE BEAR LAKE, MN 55110

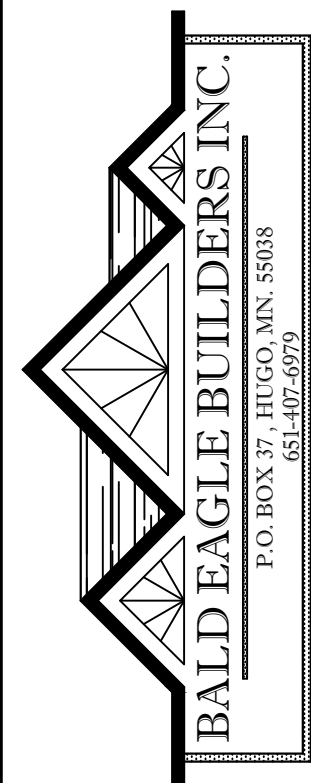
MAIN FLOOR
DRAWN BY: SP
CHECKED BY:
DATE: 7-2-16 (BID)
SCALE: 1/4" = 1'-0"
JOB NO.
SHEET #

103

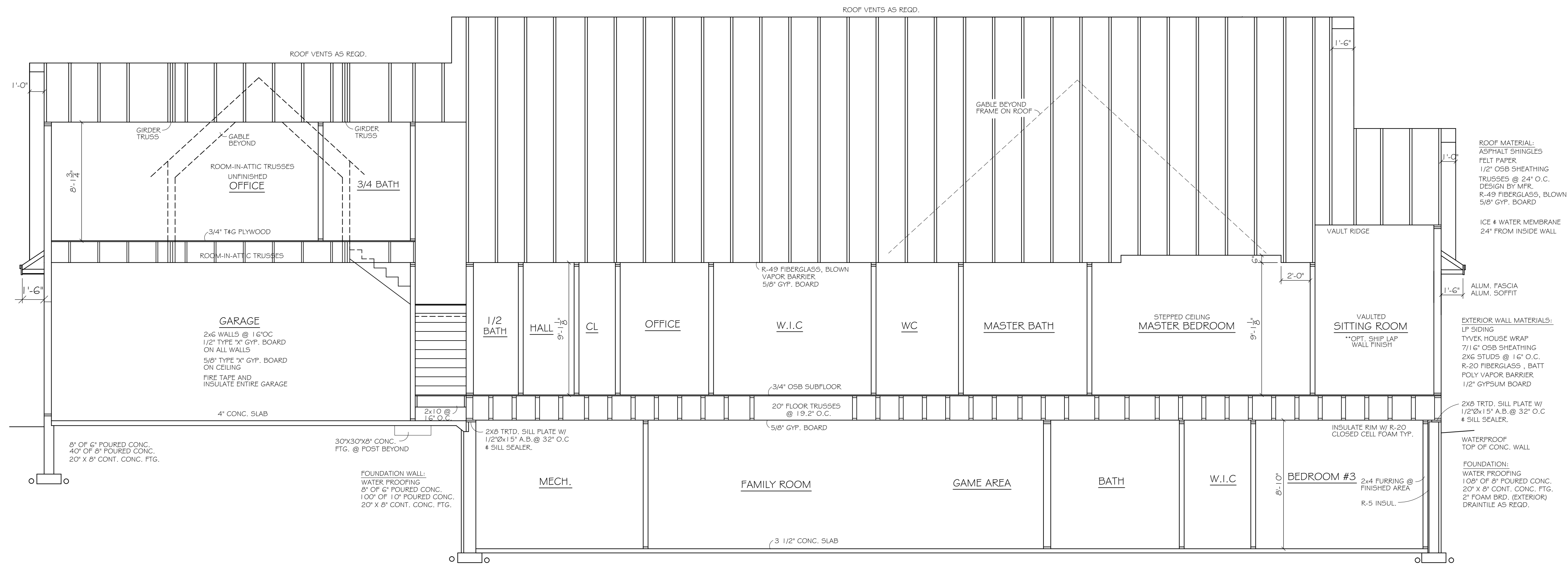


ANDERSEN 100 SERIES WINDOWS
MAIN FLOOR PLAN
 SCALE 1/4" = 1'-0" 1,839 SQ. FT.

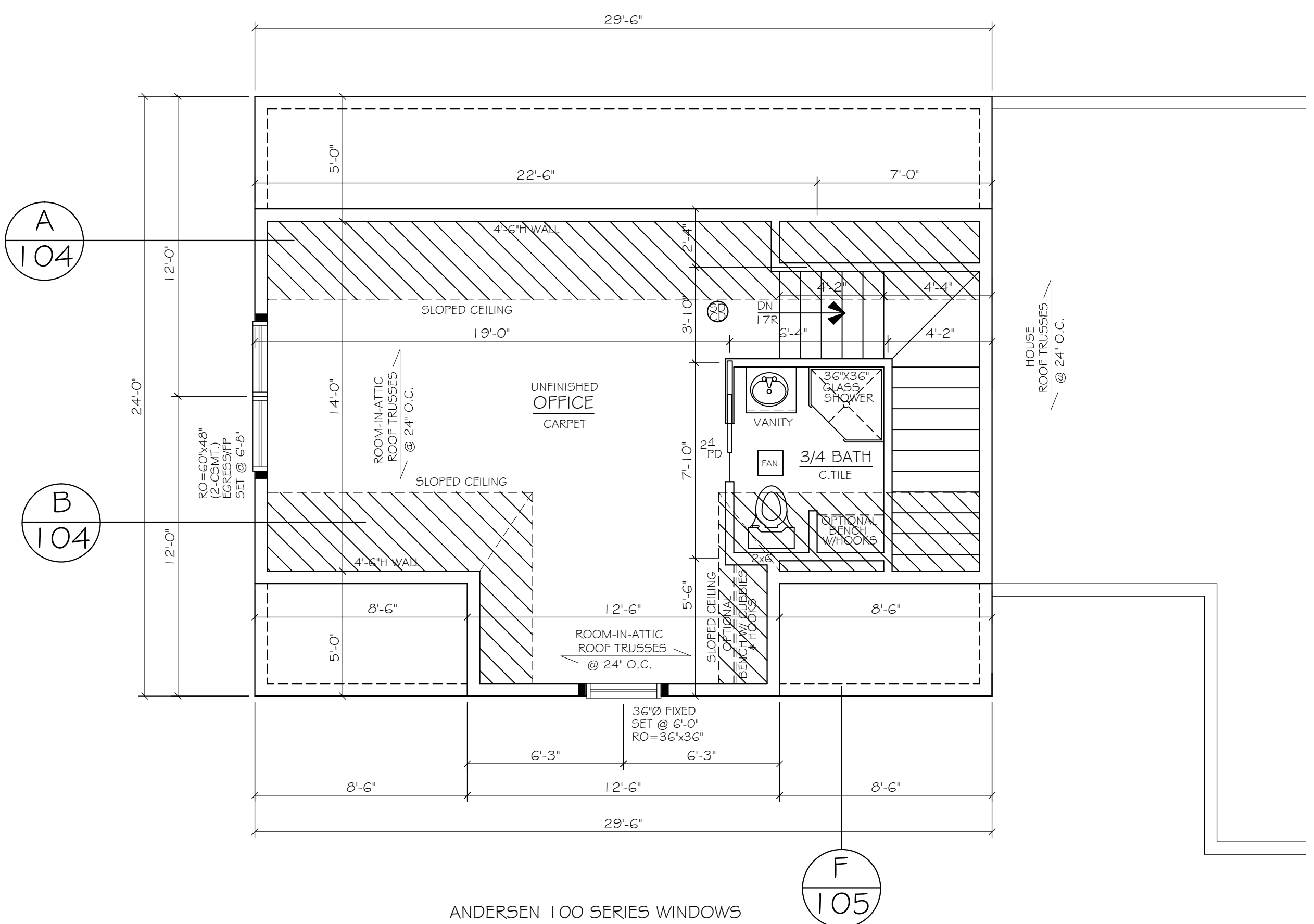
REVISION DATE:	BY:
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#3 7/25/18	SP
#4 8/22/18	SP



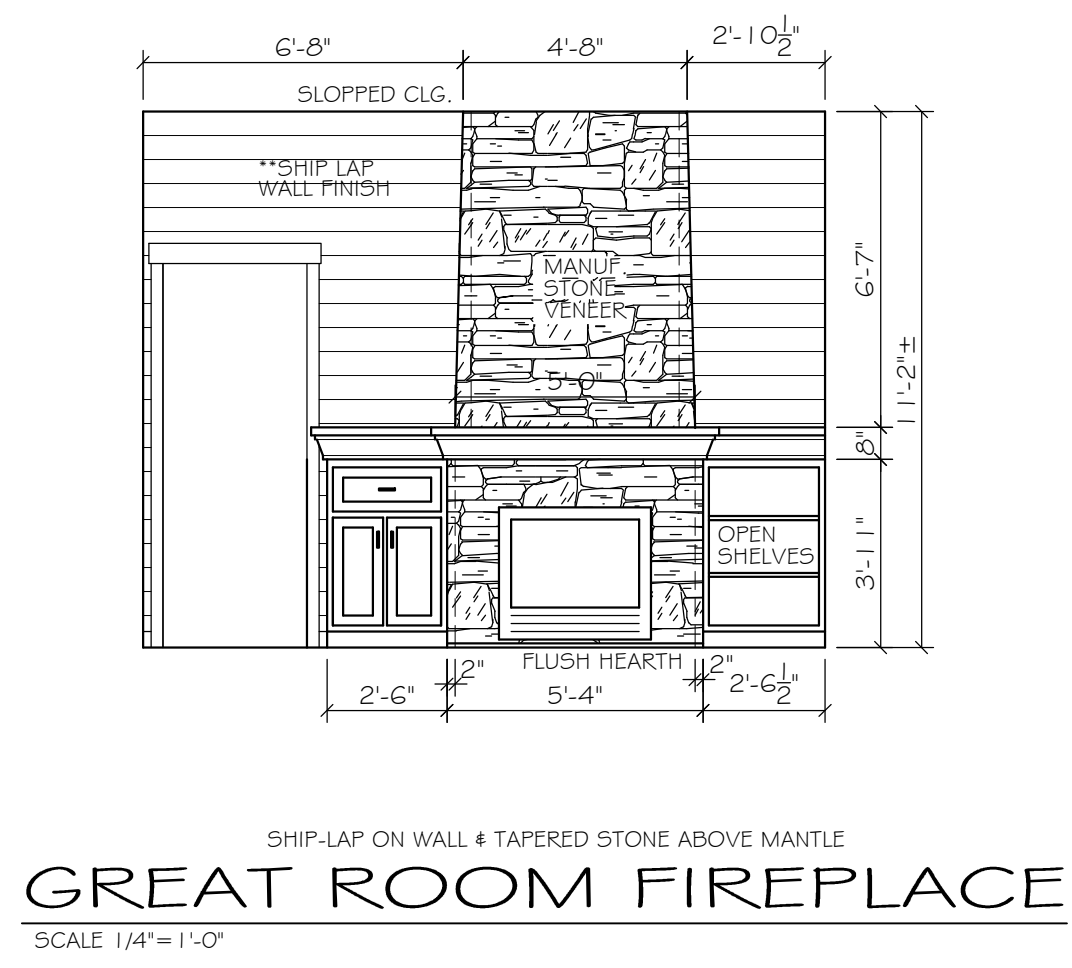
RESIDENCE FOR: McHUGH
 2262 11TH STREET
 WHITE BEAR LAKE, MN 55110



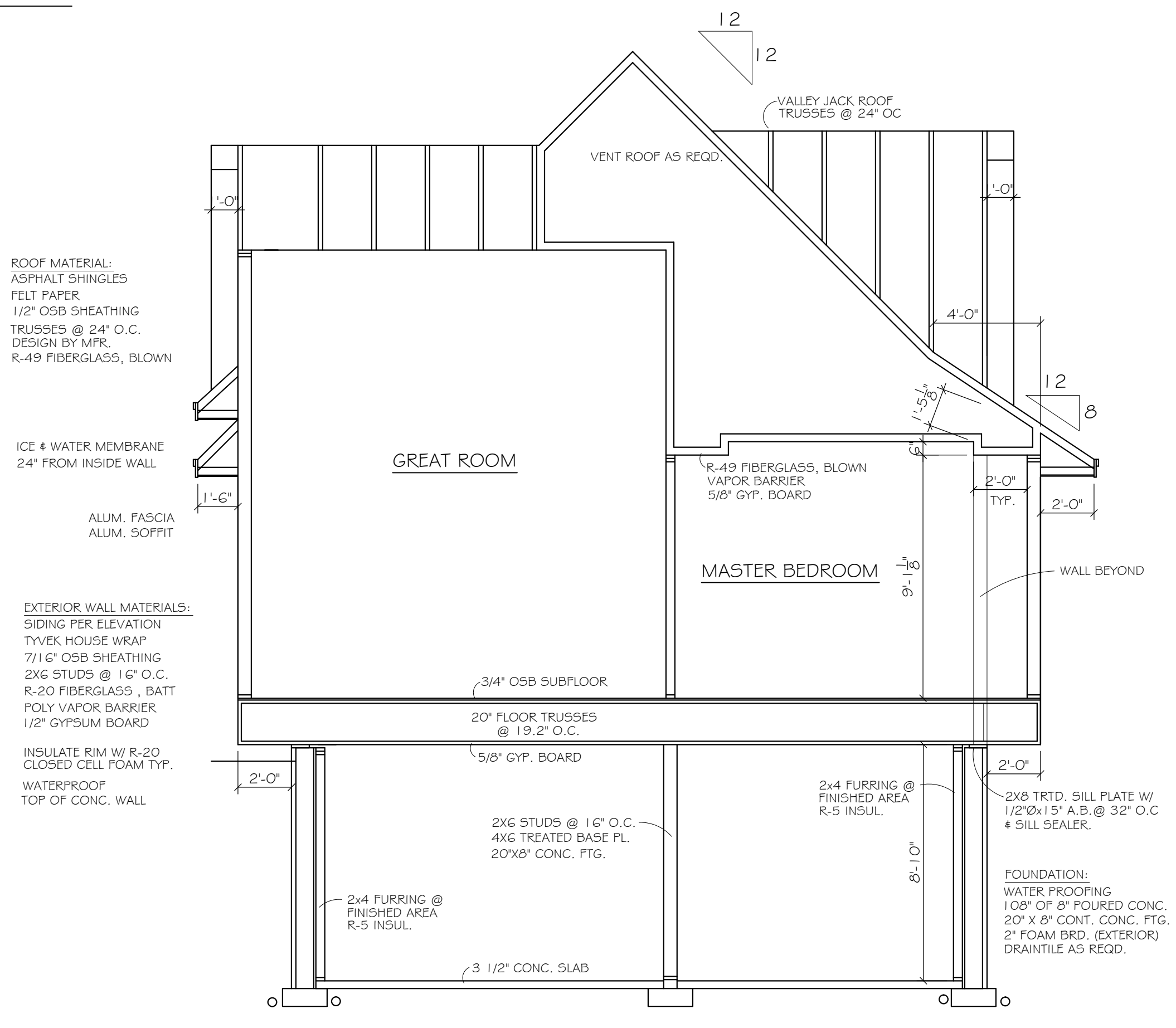
BUILDING SECTION "A"
SCALE 1/4" = 1'-0"



ANDERSEN 100 SERIES WINDOWS
ABOVE GARAGE
BONUS ROOM FLOOR PLAN
 SCALE 1/4" = 1'-0" 509 OPT. SQ. FT. FINISHED



SHIP-LAP ON WALL & TAPERED STONE ABOVE MANTLE
GREAT ROOM FIREPLACE
 SCALE 1/4" = 1'-0"



BUILDING SECTION "B"
SCALE 1/4" = 1'-0"

2ND FLOOR
DRAWN BY: SP
CHECKED BY:
DATE: 7-2-18 (BID)
SCALE: 1/4" = 1'-0"
JOB NO.
SHEET #
104



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

4.D

MEMORANDUM

TO: The Planning Commission

FROM: Anne Kane, Community Development Director

DATE: September 19, 2018 for the September 24, 2018 Planning Commission Meeting

SUBJECT: Alexa Adams - 1880 4th Street - Case No. 18-15-V Deck Variance

REQUEST

Alexa Adams is requesting a 5 foot variance from the 10 foot setback required for a deck in a side yard, per Code Section 1303.050 Subd. 5.c.2, in order to reconstruct a 9' x 18' deck off the existing sliding door on the west side of the residence.

ZONING

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

SITE CHARACTERISTICS

The subject site is located on south side of 4th Street between Krech and Wood Avenues. The site is approximately 10,100 square feet in area and 80 feet in width, as such it is slightly substandard in regards to the minimum lot area (10,500 square feet) and meets the minimum lot width (80 feet). The lot contains a single-family residence with an attached two car garage.

BACKGROUND

According to Ramsey County, the home was built in 1969 and a permit for the installation of a sliding door was issued in 2001; however, there is no record of permit for the previous deck.

PRACTICAL DIFFICULTY

The applicant is seeking a variance to reconstruct a deck that was removed by the previous homeowner.

ANALYSIS

The zoning code requires a 10 foot side yard setback and decks are not permitted obstructions in side yards – although they may extend up to 8 feet into a required front or rear yard. The intent of the setback requirement is to provide adequate space between residential properties for both privacy and fire protection. The existing home west of the applicant's is situated on the western portion of the lot approximately 36 feet from the shared property line, so even with a 5 foot variance, more than 40 feet will separate the two residences.

The proposed 9' x 18' deck is situated off the kitchen and would be accessed through an existing sliding door. The interior layout of the home dictates that this is the preferred location for the deck and the presence of footings and floor joists are evidence of the previous deck. Although the deck could be shifted south behind the home and comply with the Zoning Code, such a configuration would require a 24 foot long raised walkway to access the deck. As the design of the previous deck reflects, the practical solution is to situate the deck directly off the kitchen which requires a variance from the 10 foot side yard setback. At 9 feet in width the proposed deck is not excessive and will maintain a 5 foot setback from the side lot line.

SUMMARY

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

RECOMMENDATION

The previous owner had a deck in this location for approximately 20 years with no known adverse impacts. Based on this and the reasonable size of the deck, placement of the adjacent residence, and interior configuration of the home staff supports the variance as requested, subject to the following conditions:

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

Attachments:

1. Draft Resolution of Approval
2. Zoning/Location Map
3. Applicant's Narrative
4. Neighbor Consent
5. Deck Permit Application Supplement
6. Site Plan
7. Deck Plan (2 sheets)
8. GIS Neighborhood Map

RESOLUTION NO. _____

**RESOLUTION GRANTING A VARIANCE FOR
1880 4TH STREET
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (18-15-V) has been submitted by Alexa Adams to the City Council requesting approval of a variance from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 1880 4th Street

LEGAL DESCRIPTION: The West 70 feet of Lot 2 and the East 10 feet of Lot 3, Block 4, of W.F. Krech Addition to White Bear Lake, Ramsey County, MN. (PID # 143022320020)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING RELIEF: a request for a variance for a 5-foot variance from the 10 foot side yard setback for a deck, per Code Section 1303.060, Subd.5.c.2, in order to reconstruct a deck.

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on September 24, 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 of the Planning Commission:

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

4. The special conditions and circumstances are not the result of actions of the owner or a predecessor in title.
5. The non-conforming uses of neighboring lands, structures, or buildings in the same district are not the sole grounds for issuance of the variances.

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

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. The variance shall become null and void if the project has not been completed within one (1) calendar year after the approval date, subject to petition for renewal.
3. A building permit shall be obtained and all required inspections shall be scheduled. Any changes which are cited as necessary by the building department shall be made within 6 months.
4. The applicant shall verify their property lines and have the property pins exposed at the time of inspection.

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

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

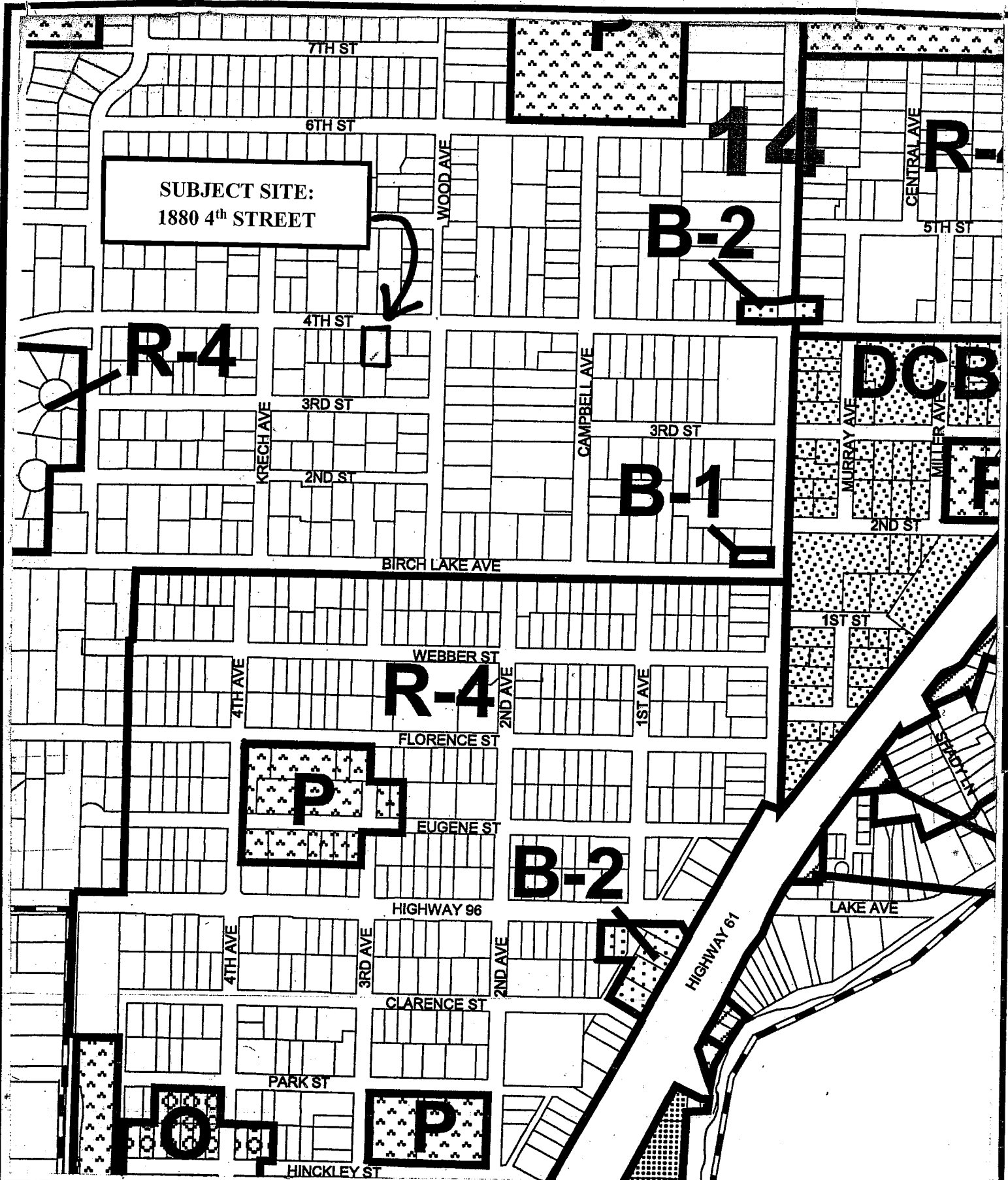
Approval is contingent upon execution and return of this document to the City Planning Office.

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

Applicant's Signature

Date

Print Name



**SUBJECT SITE:
1880 4th STREET**

R-4

B-2

B-1

DCB

R-4

P

B-2

O

P

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

CASE NO. : 18-15-V
CASE NAME : Adams
DATE : September 24, 2018

7/31/2018


Planning Commissioners,

My name is Alexa Adams and I live at 1880 4th St. I am applying for a variance to reconstruct a previously removed deck on the west side of my house. I am requesting that there be a distance of 5 (five) feet allowed in between the side lot line and deck that I want to re-build. My next door neighbor, David Klein at 1872 4th St. has no objection to the deck plan that I have proposed. There is plenty of yard space between his house and the property line.

There is an existing patio door off the kitchen where the previous deck was, and I would like to be able to utilize it as the only exit from the upper level of my house. As of now, I have to keep the door locked and blocked off because it is a safety concern. I have children in the house and I must prevent the door from being opened up at all times. To be able to utilize the existing patio door and have a deck area to dine on would be most practical for my family. It would also have steps leading down to the backyard where my family spends a lot of time, since we live on a busy street.

By getting approval for this deck to be re-built, I would be able to utilize the patio door making it much safer and convenient for my family. It would allow easy access from the upper level to the backyard, which would make spending time outside more enjoyable for my family.

Thank you for your consideration,



Alexa Adams



White Bear Community Development Department
4701 Highway 61, White Bear Lake, MN 55110
Phone: 651-429-8561 / Fax: 651-429-8503
www.whitebearlake.org

Side Yard
Average Setback
Neighbor
Agreement

I am the owner of the property located at: 1872 4th St
(Neighbor's Address)

I understand my neighbor, located at: 1880 4th St.
(Site Address of Proposed Project)

Is proposing to construct a structure that does not meet the average setback of the principle structures adjacent to his/her lot.

Being as I have no objections to the placement of the proposed structure as outlined on the accompanying site plan; I hereby give my consent for this project.

David Klein
Property Owner Signature (Neighbor)

7-23-18
Date:

David Klein
Property Owner Printed Name (Neighbor)

651-247-3246
Phone Number

David F Klein@gmail.com
Email Address

Deck Permit Application Supplement

Submit with permit application, site plan and structure plans

Size of Deck: 9'-0" x 18'-0" with 3'-0" stair 6'-0" high

Size and Depth of footing: 12" x 48"

Type & size of footing forms (i.e. cardboard tubes): 12" x 48 cardboard tubes

Size and spacing of posts: 6" x 6" x 6'-6" high 8'-0" o to o posts
with 12" cantilever each end

Type of Lumber: ACZ Joist and Beams
5/4" ACZ Decking

Size of beams (i.e. 2 - 2x10): 2 - 2" x 12" x 18'

Size and spacing of joists, location of double joists: 18 - 2" x 8" x 8'-6" - 12" o to o

Type of floor boards: ACZ 5/4 Decking diagonal

Height of deck off ground: 6'-0"

Height and design of guardrail: 42" ACZ 2" x 2" x 54" spindle
4" x 4" post 4'-6" o to o MR. Hand Rail top 5/4" x 6"

Distance to property lines: Side 1: 14'-2"

Side 2: on house

Rear: _____

Other: _____

Is the deck to be built around cantilevered are (a boxes out area or bay usually with a patio door) or the house:

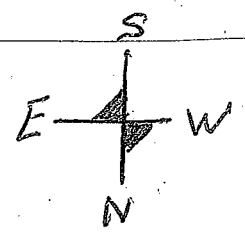
YES NO

If Yes, how will joists be supported? on house one side on beam other

Estimated completion date: _____

1/2017

ALEXA ADAMS 1880 4th St.



80'-0"

2 House to
WOOD AVE.
←

5 House to
KRECH AVE.
→

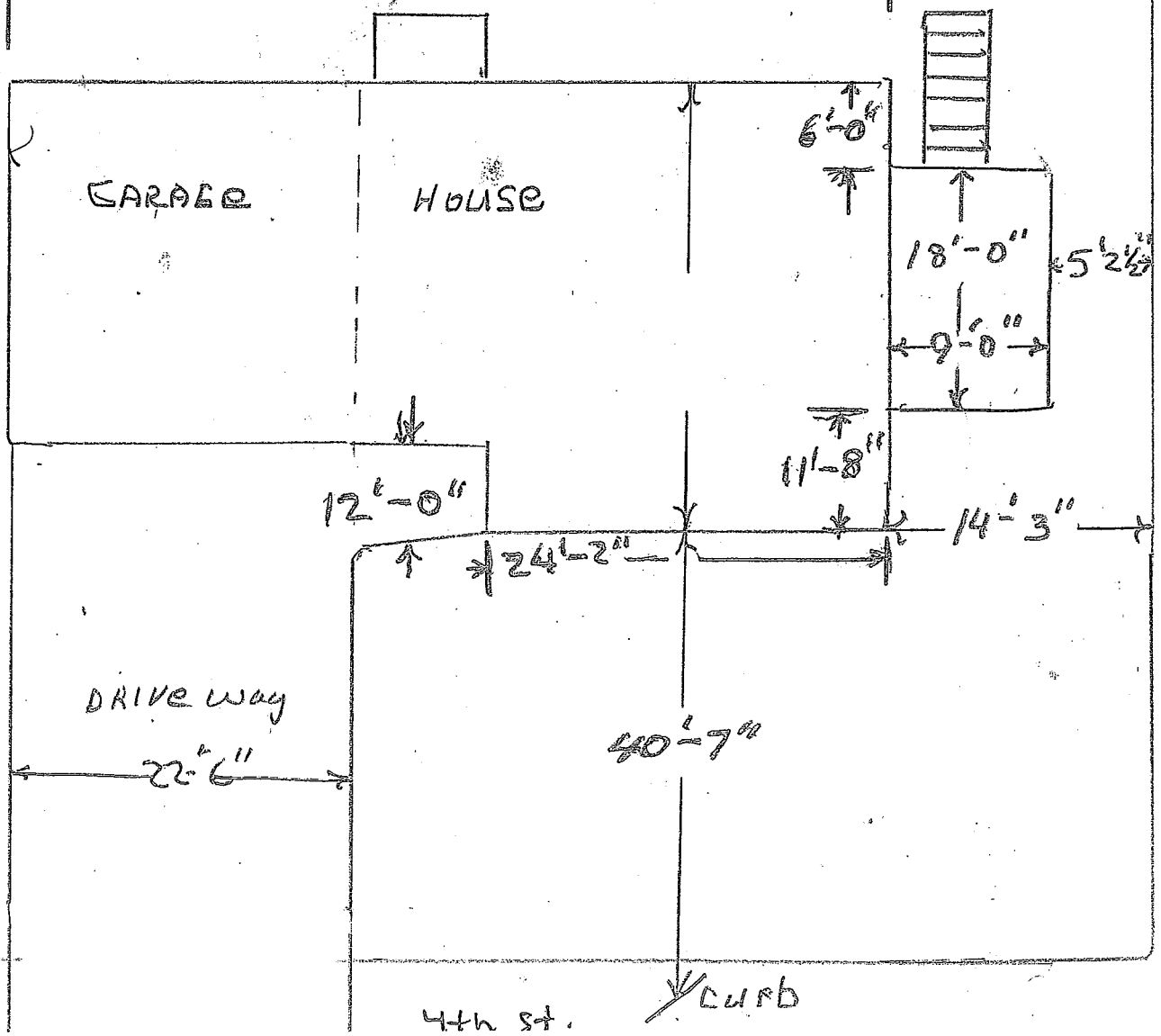
ALEXA ADAMS
1880 4TH STREET

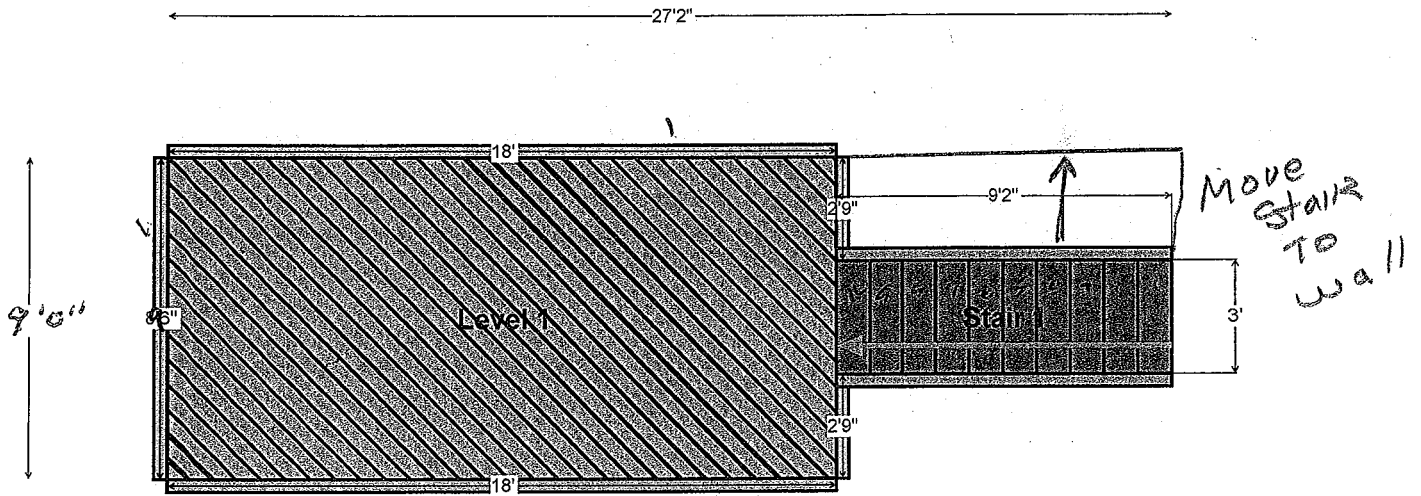
120'-0"

← 13'-6" *

52'-4"

* 14'-2" →





Estimated Price:

\$1,802.09

Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

ALEXA Adams

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

The Design ID can be used for recalling your design from Menards.com or one of our in-store Design-It kiosks. The Estimate ID can be used to purchase your items from the Menards location above.

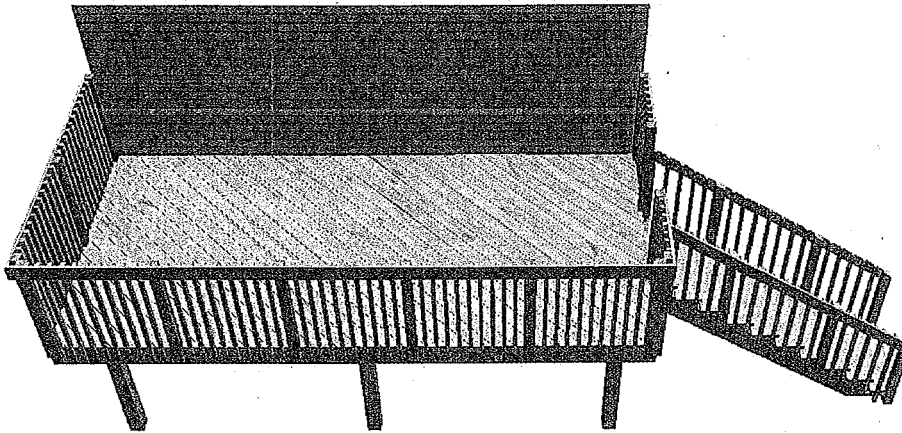


Illustration intended to show general deck size and shape. Some options selected may not be shown for picture clarity.

Estimated Price:

\$1,802.09

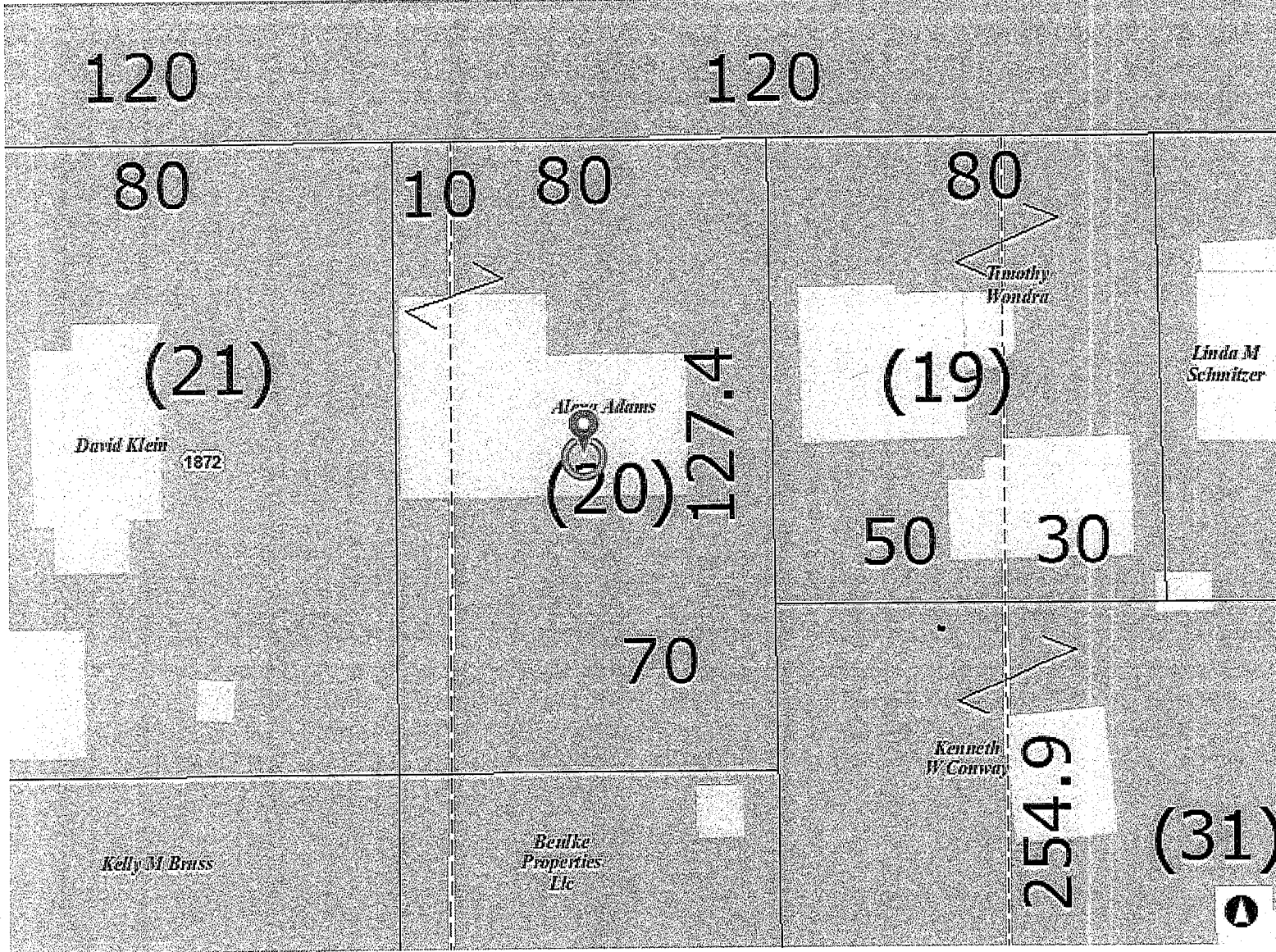
Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

Alexa Adams

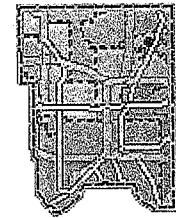
Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

4th Street

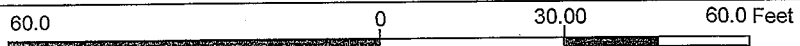


Legend



- Parcel Points
- Parcel Boundaries
- Survey Lots
 - Lot
 - Other
 - Outlot
 - Park
 - Tract
- Easement
 - Misc Easements
 - Ditch, County & Judicial
 - Other
 - Parking
 - Pedestrian
 - Private Access
 - Private Driveway
 - Public Right of Way
 - Ponding
 - Railroad
 - Undetermined
 - Drainage
 - Drainage & Utility
 - Utility
- Land Ties
 - Primary Owner

Notes
Enter Map Description



CITY COUNCIL MEETING SUMMARY

September 11, 2018

APPROVAL OF MINUTES – Approved

APPROVAL OF AGENDA – Approved

VISITORS AND PRESENTATIONS

A. Proclamation of Constitution Week, September 17-23, 2018

PUBLIC HEARINGS – Nothing scheduled

LAND USE – Approved

A. Non-Consent

1. Consideration of a Planning Commission recommendation regarding a request by the Bonne Family for a Lot Split and 5 Variances (Case No. 18-2-LS & 18-12-V) **Resolution No. 12256**
2. Consideration of a Planning Commission recommendation regarding a request by St. Ann's Chapel for a Conditional Use Permit to establish a convent and for a Variance (Case No. 18-4-CUP & 18-10-V)). **Resolution No. 12257**

B. Consent

1. Consideration of a Planning Commission recommendation regarding a request by Barbara Mundis / All Star Pet Hotel and Day Care for a Conditional Use Permit and a Variance (Case No. 18-6-CUP & 18-13-V). **Resolution No. 12258**
2. Consideration of a Planning Commission recommendation regarding a request by Shawn Petry and Dolores Welch for a Recombination Subdivision (Case No. 18-1-LS). **Resolution No. 12259**

UNFINISHED BUSINESS – Nothing scheduled

ORDINANCES – Nothing scheduled

NEW BUSINESS – Approved

- A. Resolution approving the proposed preliminary 2018 tax levy collectible in 2019. **Resolution No. 12260**
- B. Resolution accepting work and authorizing final payment to Hydro-Klean LLC for the 2018 Sanitary Sewer Main Lining Program, City Project No. 18-07. **Resolution No. 12261**

- C. Resolution Approving a Cooperative Landscape Agreement with MnDOT for the Lunds & Byerlys Landscape Plan in the I-35E right-of-way. **Resolution No. 12262**

CONSENT – Approved

- A. Acceptance of minutes from July Park Advisory Commission; June Environmental Advisory Commission; July White Bear Lake Conservation District; August Planning Commission
- B. Resolution approving massage therapist license and transfer. **Resolution No. 12263**
- C. Resolution accepting donation from the White Bear Lake Lions Club for the Soldiers' Memorial Flagpole restoration project. **Resolution No. 12264**
- D. Resolution approving budgeted payment to White Bear Lake Area Historical Society. **Resolution No. 12265**

DISCUSSION

Councilmember Edberg asked for an update on the flashing yellow signal at 2nd Street. Mr. Burch reported that this signal is in MnDOT's program. They will wait until that signal is replaced in two to three years to implement a flashing yellow left turn signal.

Councilmember Biehn inquired as to the status of the crosswalk light at Whitaker Street. Mayor Emerson stated that this will be a while yet. Mr. Burch explained that Engineering is trying to coordinate this project with the Bruce Vento Trail project. Ms. Hiniker added that this intersection is a conversation point with Ramsey County and MnDOT related to the Rush Line BRT project as well.

COMMUNICATIONS FROM THE CITY MANAGER

- Rain Gardens – Many neighborhood volunteers helped plant a newly redesigned rain garden at Lake Avenue / Johnson. The City partnered with Rice Creek Watershed District and Ramsey County Soil & Water Conservation Division to construct five homeowner raingardens as part of the City's 2018 street reconstruction project. The City provided the curb cut, Ramsey County designed the raingardens, and Rice Creek Watershed District provided a 75% cost share grant (with the homeowner paying 25% of the cost).
- DNR Lawsuit update – The Court of Appeals asked Judge Marrinan to reconsider a stay request and released an order to stay the provisions of the judge's initial order. The defendants have released their briefings, but the plaintiffs have yet to submit theirs. Oral arguments will be heard this fall. The Court of Appeals then has 90 days to issue an opinion, which is anticipated in early 2019.
- Mark Burch's retirement reception is on Sept. 25, 2018 from 4:30 p.m – 6:30 p.m.in City Hall prior to his last City Council meeting.
- Volunteer Dinner – October 2 at the Boatworks Commons at 6:00 p.m.

- Work Session – Rush Line is on October 15, 2018 at 6:00 p.m. in the Expansion Room of City Hall.
- County Road E and Bellaire – A community engagement follow-up meeting will be led by Councilmember Edberg at Redeemer Lutheran Church on Monday, September 24 at 6:30 p.m.
- Engineering Updates – Mark Burch, City Engineer
 - Street reconstruction is nearly complete and notices announcing the Sept. 25th assessment hearing were mailed.
 - The Flag Pole will be erected next week.
- Community Development Updates – Anne Kane, Director
 - Habitat for Humanity Project – St. Regis Drive will be ready for occupancy next month.
 - Rush Line update – With 6 to 9 months into a two-year environmental planning process, there are five BRT stations that will serve White Bear Lake. Concepts are extremely preliminary at this time, but station locations include Buerkle Road, County Road E, Cedar Avenue, Marina Triangle and downtown. A station with a parking ramp will be important, either in the downtown or at the Marina Triangle. Ramsey County Rush Line staff will be approaching the City Council regarding two City-owned locations as platforms, either downtown at Clark Avenue or service to the Marina Triangle through the old Public Works site.

Councilmember Walsh pointed out that no federal or state funding has been dedicated to the construction of Rush Line.

ADJOURNMENT – 8:20 p.m.