

**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, November 26, 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 November 26, 2018 agenda.
3. Approval of the October 29, 2018 Planning Commission meeting minutes.
4. **CASE ITEMS:**
Unless continued, all cases will go to the City Council meeting on Tuesday, December 11, 2018
 - A. **Case No. 18-18-V:** A request by **Tom Wilson** for a variance for a third accessory structure, per Code Section 1302.030 Subd.4.i, in order to allow a roofed pergola at 2103 East County Road F.
 - B. **Case No. 18-1-CPA:** A **City-initiated** request for a Comprehensive Plan Amendment to reguide 5 parcels of land located in the northwest quadrant of County Road E and Linden Avenue from “Commercial” to “High Density Residential”. The request is being made in order to allow for the future possibility of redevelopment of 17XX, 1709, 1713, 1715 County Road E and the land-locked parcel adjacent thereto: PID # 273022440199.
5. **DISCUSSION ITEMS:**
 - A. City Council Meeting Summary from November 13, 2018.
 - B. Park Advisory Commission Meeting Minutes from November 15, 2018 – Not Available.
6. **ADJOURNMENT**

Next Regular City Council Meeting December 11, 2018
Next Regular Planning Commission Meeting.....January 28, 2019

**MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
October 29, 2018**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, October 29, 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, Marvin Reed, and Peter Reis.

MEMBERS EXCUSED: Mary Alice Divine, Mark Lynch, and Erich Reinhardt.

MEMBERS UNEXCUSED: None.

STAFF PRESENT: Anne Kane, Community Development Director, Samantha Crosby, Planning & Zoning Coordinator & Ashton Miller, Planning Technician.

OTHERS PRESENT: Brian Bonin, Rachel Bonin, Molly Bonin, Kim Koeppen, and Ron Brenner.

2. APPROVAL OF THE OCTOBER 29, 2018 AGENDA:

Member Reis moved for approval of the agenda. Member Baltzer seconded the motion, and the agenda was approved (4-0).

3. APPROVAL OF THE SEPTEMBER 24, 2018 PLANNING COMMISSION MEETING MINUTES:

Member Reed moved for approval of the minutes. Member Baltzer seconded the motion, and the minutes were approved (4-0).

4. CASE ITEMS:

A. **Case No. 18-7-CUP & 18-17-V:** A request by Brian Bonin for a Conditional Use Permit for a home accessory apartment, per Code Section 1302.125 and two variances, including a 25 foot variance from the 40 foot rear yard setback, and a 9.3 foot variance from the 35 foot setback from a side abutting a public right-of-way, both per Code Section 1303.040 Subd.5.c, in order to demolish the existing home and construct a new single-family residence with a mother-in-law unit above the attached garage at 4871 Lake Avenue.

Crosby discussed the case. Staff recommended approval of the case.

Member Reed asked about staff's suggestion that the Commission consider requiring the

porch to be unenclosed. Crosby stated it was included for flexibility in the event that a resident raised concern with the project.

Member Reis asked if the house plans included a gas fireplace and why the chimney was shorter than the ridge. He also requested clarification on the decking and screen house along the lake. Even though it cannot be replaced in full, half can be replaced this year and half next year due to the rules pertaining to grandfathered structures.

Crosby directed the first question to the project architect and responded to concerns about repairs by explaining that the City allows the replacement of decking and railings, but the replacement of footings is dependent on the proposed scope of work. Work that essentially creates a new deck is not permitted.

Berry opened the public hearing.

Brian Bonin, Applicant, 2279 8th Street. He described how he grew up in the existing house on the subject property and has lived in White Bear Lake his entire life. Since the family began discussing the potential rebuild, they have worked to ensure that the new house will fit in with the neighborhood. The news of the rebuild has been very well received by the surrounding neighbors.

Bonin noted that the family has hired professionals to design and build the home and a local arborist will work to save as many trees as possible.

Member Berry asked whether Mr. Bonin was agreeable to the conditions laid out in the staff report, particularly the requirements to save the trees and remove the shed.

Bonin responded that the building plans have been revised so that the trees will be retained. In terms of the boathouse, he would like it to stay. He did not know it was on the neighboring property. It is used primarily to store fishing rods and equipment.

Member Reed inquired if ownership needed to be transferred due to the requirement that the owner of the property live in the principal unit, if the property owner to the north knew about the boathouse encroachment, and what the Bonin family stored in the second, larger structure on the riparian lot. Bonin responded that the property has already been transferred. He did not think the owner to the north knew about the boathouse and that the screen house is used as an eating area and mostly contains furniture.

Ron Brenner, Architect. He informed the Commissioners that wood burning fireplaces have requirements that do not apply to gas fireplaces, so the chimney is primarily for aesthetics.

Member Reed asked about potential problem with sight lines. He questioned if the design could be changed should the neighbors express disapproval of the screened porch. Brenner responded that it could ultimately be changed if need be. Member Berry stated it is a non-issue, since the Commission has not heard any negative feedback.

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

Member Berry asked about condition number 12 and under what circumstances the shed could remain on the property. Crosby replied that a variance for a third accessory structure has not been applied for, and since only two are allowed on a property, it should be removed.

Member Baltzer asked if the screen house by the lake could be expanded. Crosby responded that it would not be allowed, since it is nonconforming in location. Kane added that the City would not have the authority to grant a variance for a structure to encroach upon the neighbor's property to the north.

Member Reis moved to recommend approval of Case No. 18-7-CUP and 18-17-V. Member Baltzer seconded the motion. The motion passed by a vote of 4-0.

- B. **Case No. 18-3-LS:** A request by **Kim Koeppen** for a Recombination Subdivision, per Code Section 1407.040, to convey a 30-foot wide strip of land from 4942 Morehead Avenue to 2291 9th Street.

Miller discussed the case. There were no questions of staff and no significant discussion by the Commission.

Member Baltzer moved to recommend approval of Case No. 18-3-LS. Member Reis seconded the motion. The motion passed by a vote of 4-0.

5. **DISCUSSION ITEMS:**

- A. City Council Meeting Minutes of October 9, 2018.

No discussion

- B. Park Advisory Commission Meeting Minutes of August 16, 2018.

No discussion

- C. Anne Kane provided an update on the Comprehensive Plan Update. The City was granted a six-month extension, but with the retirement of the City Engineer, the Transportation, Utilities, Surface and Groundwater sections have not received the needed attention. We anticipate another small extension and submitting in first quarter of 2019.

Kane mentioned the forthcoming Comprehensive Plan Amendment for the parcels located in the northwest quadrant of County Road E and Linden Avenue.

6. **ADJOURNMENT:**

Member Baltzer moved to adjourn, seconded by Member Reed. The motion passed unanimously (4-0), and the October 29, 2018 Planning Commission meeting was adjourned at 7:35 p.m.



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Ashton Miller, Planning Technician

DATE: November 19, 2018 for the November 26, 2018 Planning Commission Meeting

SUBJECT: Wilson Variance, 2103 East County Road F - Case No. 18-18-V

REQUEST

Tom Wilson is requesting a variance for a third accessory structure, per Code Section 1302.030 Subd.4.i, in order to permit a roofed pergola in the rear yard.

SITE CHARACTERISTICS

The subject site is located on the north side of East County Road F. The site is 14,400 square feet in size and 90 feet wide. There is a single family home with an attached one-car garage, which counts as the first accessory structure on the lot. The second accessory structure is a detached garage in the northwest corner of the rear yard.

ZONING

The subject site is zoned R-3 – Single Family Residential, as are the surrounding properties. The properties across the street are zoned R-7 – High Density Residential.

BACKGROUND

According to Ramsey County, the home and attached garage were built in 1948. The second accessory structure was built in 2010. Recently, Mr. Wilson replaced an old patio cover with a new covered pergola. In June of 2018, after applying for a permit to reconstruct the patio, he was informed that the pergola also needed a permit, and that the inclusion of a roof categorized it as an accessory structure.

PRACTICAL DIFFICULTY

In order for the pergola to remain without a variance, the applicant would have to remove either the attached or detached garage or the roof of the pergola. At 280 square feet and 364 square feet, only one vehicle can be parked in each garage at a time. The zoning code dictates that properties greater than 10,500 square feet shall retain a double garage if one currently exists on the lot. While not a double garage, the loss of one structure would remove one parking stall, leaving the property with fewer enclosed parking spaces than the code intends a property of that size to provide.

ANALYSIS

The zoning code allows two accessory structures on a property. Generally, pergolas do not count as an accessory structure because they are both uncovered and unenclosed. Since Mr. Wilson's pergola has a roof, it is considered an accessory structure. Staff does not typically support requests for third accessory structures when used for storage, however, the applicant has stated that the pergola will function as a covered porch, providing shade in the summer months. Staff has included a condition that the structure not be used for storage.

The pergola does not affect the rear yard cover, which is roughly 16% and it meets all accessory structure setbacks and height requirements.

For lots over 10,500 square feet with attached garages, the code limits the combined square footage of accessory structures to no more than 1,250 square feet or the size of first floor area of the principal structure, whichever is more restrictive. The house, at 907 square feet, is more restrictive in this case. The three accessory structures total 787 square feet – well below the maximum allowed.

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

Staff supports the requested variance because the pergola is essentially an extension of the house, as it will be used only as outdoor recreation space and not for storage. Staff recommends approval 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. A zoning 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 no later than August 31, 2019.
3. The structure shall not be used for storage or parking.

Attachments:

1. Draft Resolution of Approval
2. Zoning/Location Map
3. Applicant's Narrative
4. Site Plan and Elevation

RESOLUTION NO. _____

**RESOLUTION GRANTING A VARIANCE
FOR 2103 EAST COUNTY ROAD F
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (18-18-V) has been submitted by Tom Wilson 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: 2103 East County Road F

LEGAL DESCRIPTION: Lot 19, Block 6, Garden-ette Park, Ramsey County, MN (PID #233022430084)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING a variance for a third accessory structure, per Code Section 1302.030 Subd.4.i, in order to permit a roofed pergola in the rear yard.

WHEREAS, the Planning Commission held a public hearing as required by the Zoning Code on November 26, 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.
2. A zoning 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 no later than August 31, 2019.
3. The structure shall not be used for storage or parking.

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

Ayes:
Nays:
Passed:

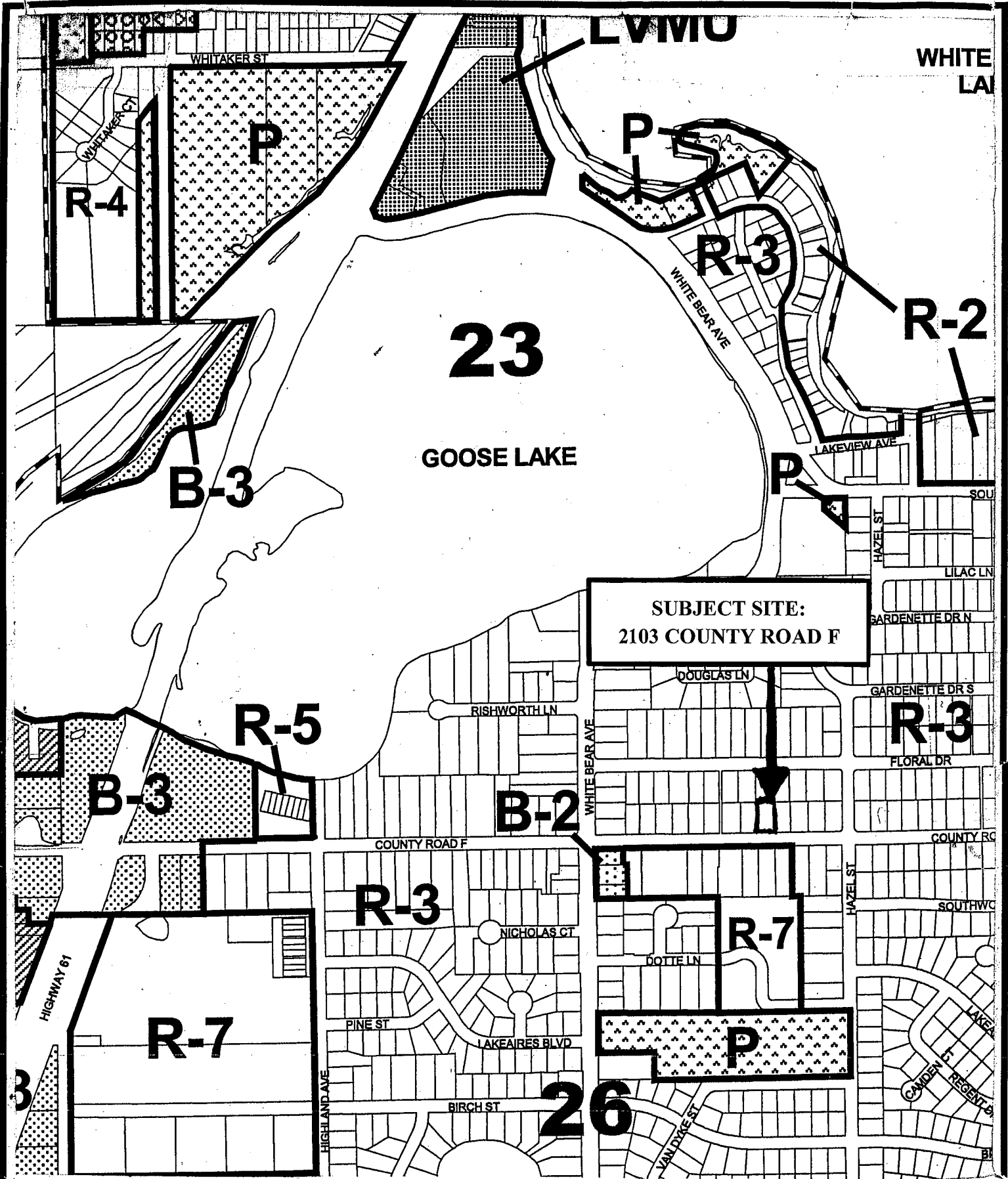
Jo Emerson, Mayor

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.

Tom Wilson Date



**SUBJECT SITE:
2103 COUNTY ROAD F**

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

CASE NO. : 18-18-V
CASE NAME : Wilson
DATE : November 26, 2018

October 15, 2018

I am requesting a variance to allow a third accessory structure in addition to the existing attached and detached garages.

I constructed a gazebo/pavilion to replace an existing gazebo canopy that was here for several years. I assumed no permit was required for temporary structures, not part of the house. I later found this was not the case.

This 130 square foot unenclosed structure (basically a detached porch) is to provide protection over the patio during summer entertainment. It is not for storage.

I appreciate your consideration in this matter and I am attaching pictures for your review.

Sincerely,

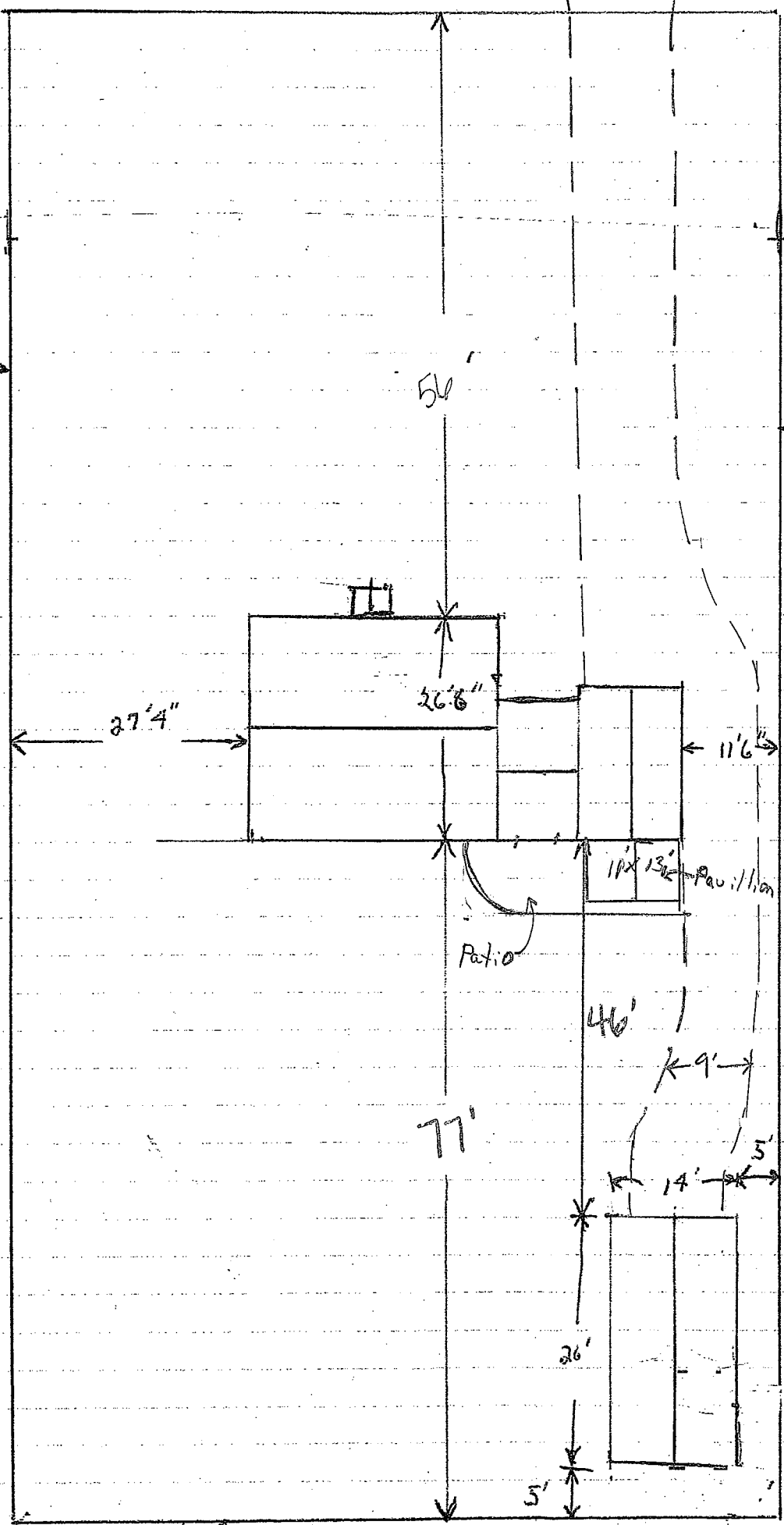
A handwritten signature in black ink, appearing to read "Tom Wilson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Tom Wilson
2013 East County Road F
White Bear Lake, MN. 55110

Property Line

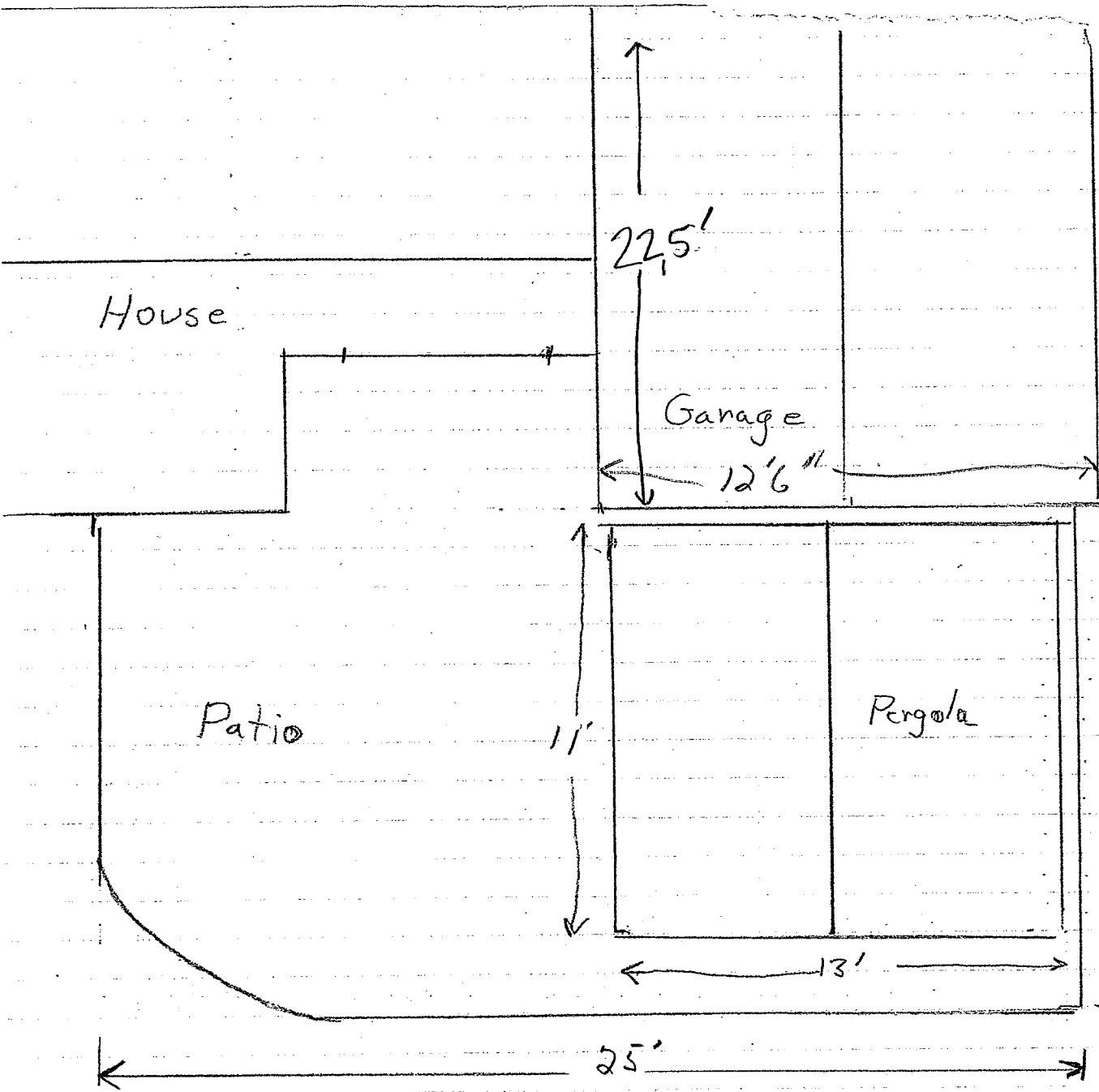
Property Line

160'



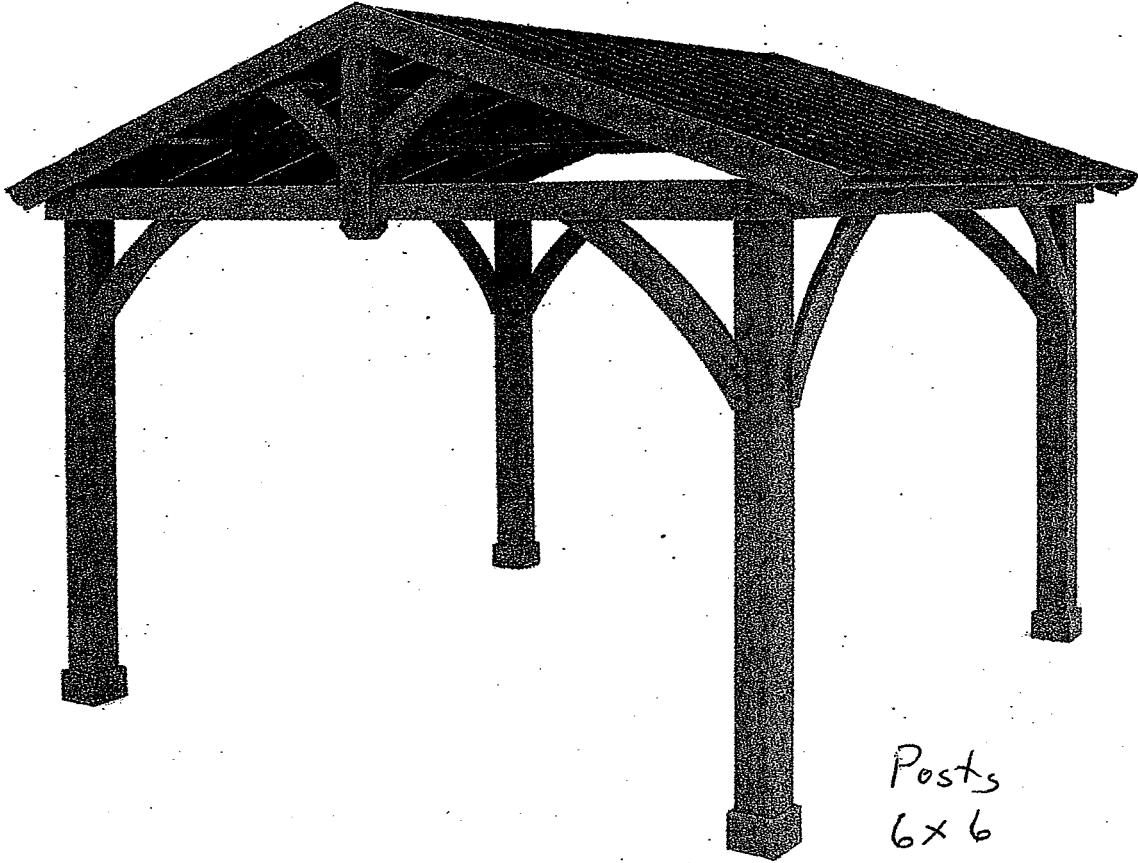
Property Line

90'



SAVANNAH PAVILION

Installation and Operating Instructions – YM11766MM



6" from house

*Posts
6x6*

IMPORTANT, RETAIN FOR FUTURE REFERENCE: READ CAREFULLY

HEIGHT:
10'1" or 3.07 m
to peak

Revised 10-12-2017



Member's Mark™

by Borrowed Spaces®

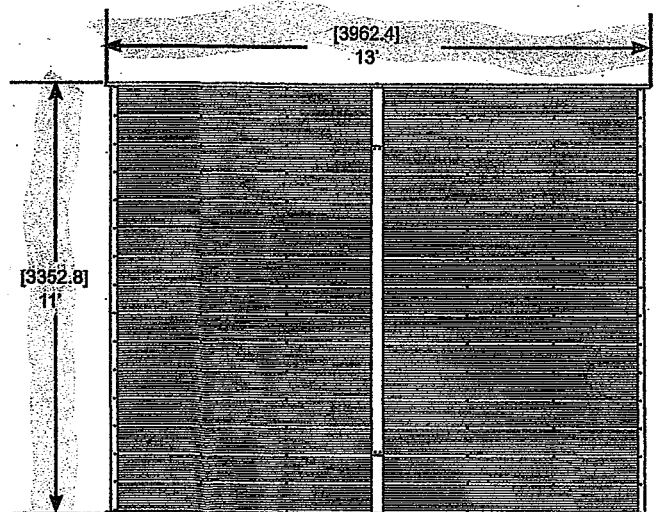
Borrowed Spaces – North America

Toll Free Consumer Relations: 1-833-455-9002

www.borrowedspaces.com

support@borrowedspaces.com

3/8" Pipe 1" corrugated metal roof.



Height: 10' 1" (3.07 m)

(1434)

SPERS 24 gauge, aluminum

REAR YARD COVER WORKSHEET

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

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

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

Property Owner: Tom Wilson

Site Address: 2103 East Co Rd F White Bear Lake MN 55110

Lot Width (feet):	90'
Lot Depth (feet):	77'

Please use sq. ft.	Existing	Proposed	Change
Garage	364 sq ft		
Accessory Structures ¹			
Driveway	414 sq ft		
Decks			
Patio Areas	160 sq ft		
Other:			
Coverage Total	938		
Rear Yard Area ²	6930		
Percent Covered ³	13.5		

¹ Gazebos, sheds, etc.

² Yard width times depth

³ Coverage Total divided by rear yard cover

Calculated by: Bonus M. Hill

Date: 10/12/18

Staff Approval by: _____

Date: _____





City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator

DATE: November 20, 2018 for the November 26, 2018 Planning Commission Meeting

SUBJECT: NW Quadrant County Road E & Linden Avenue, Case No. 18-1-CPA

REQUEST

The City is initiating a Comprehensive Plan Amendment to reguide five parcels of land located in the northwest quadrant of County Road E and Linden Avenue, from “Commercial” to “High Density Residential.” The five parcels are: 17XX, 1709, 1713, 1715 County Road E, and the land-locked parcel adjacent thereto: PID # 273022440199. See attached location map. The request is being made in order to allow for the future possibility of the comprehensive redevelopment of these parcels as a multi-family apartment complex.

SITE CHARACTERISTICS

Two of the five parcels are vacant. Although zoned and guided Commercial, the other three are single-family residences with sizeable back yards. The five parcels together total 4.67 acres in size.

ZONING

The properties across Linden Avenue to the east are zoned R-5 - Single, Two Family and Medium Density Residential. The properties to the north are zoned R-6 – Medium Density Residential. The property to the west, the Stadium Bar & Grill, is zoned B-4 – General Business. The properties across County Road E to the south are zoned DBD – Diversified Business Development and I-1 – Limited Industry.

BACKGROUND

Due to its proximity to the future Rush Line Bus Rapid Transit line, the City had already identified this area as appropriate for higher density, transit-oriented type development. As such, with the 2040 Comprehensive Plan Update, staff has proposed to designate these properties as “Mixed Use Transit Oriented Development”, a new land use category. However, the City’s Comprehensive Plan Update is slightly behind schedule and will not be approved until mid to late 2019. Consequently, the City is proposing this amendment to High Density Residential at this time as a stop gap measure until then.

The City has met with a multi-family housing developer who has expressed an interest in these properties. The developer is planning to hold a neighborhood meeting yet this month before approaching the City with a concept plan, possibly in January.

This amendment is being proposed at this time in order to provide for the possibility of multi-family housing at this location, not necessarily to accommodate a particular redevelopment project. Should the developer who is currently in conversation with the property owners approach the City, multiple approvals from the City would still be necessary — including a Preliminary and Final Plat, a Rezoning from Commercial to High-Density Residential, and likely a Planned Unit Development. Between the concept plan review and the above-mentioned approvals at least three more public hearings are anticipated before a development could be approved.

ANALYSIS

Map Amendment

Although a request for reguiding is often accompanied by a proposal, details of a specific proposal can skew decision makers thinking in regards to the bigger picture question of land use. In many ways, reguiding property without the details of a specific project in hand is better. The City can objectively consider whether the land use category is appropriate for that particular location or not. A change to the City's Comprehensive Plan should not be made solely to appease or benefit a property owner or developer; it should be made when in the best interest of the community.

Staff finds that the subject location is appropriate for High Density Residential for many reasons. First, the properties are not directly adjacent to low density single family residential. Not that the two aren't compatible, but a more granular gradation of density is preferable when possible. Second, the site is located on a higher volume County Road. The access to a signalized intersection on that County Road is also very helpful. Third, the site is close to regional amenities. It is approximately 800 feet from the future extension of the Bruce Vento Regional Trail and about a quarter mile from the future County Road E station of the Rush Line Bus Rapid Transit line.

The subject parcels are part of the County Road E corridor, which the City's 2030 Plan recognizes as a predominantly residential corridor. Avoiding heavily auto-focused uses and further commercialization of the corridor is alluded to in the plan's narrative. This change supports that vision.

Finally, the change will open the door to the possibility of much needed new market-rate apartment style housing. Aside from Boatworks Commons, which are luxury water-front units, the last market rate (not senior only) apartment complex that was constructed in the City was Majestic Pines built in 1988. Market expectations have changed since then – for example, wireless internet gained prominence in the early 1990's. Because of the age of the City's multi-family housing stock, the City does not have any (market rate, not senior only) apartment buildings at a price point above 60% area median income. Guiding more land to accommodate new apartment construction will provide the opportunity to start filling this gap.

Text Amendment

The highest density zoning district is R-7 - High Density Residential, which allows up to 17 dwelling unit per acre plus a few bonus units when in close proximity to a transit stop or if an affordable component is provided. Transit Oriented Development calls for a much more dense development, akin to the recent Senior Housing developments of The Waters and White Bear Heights. The 2030 Comprehensive Plan contains a brief description of the High Density Residential land use designation. Staff proposes to amend that description as follows:

“Includes all types of residential development except single-family and allows 9 to 17 units per acre, or greater when approved through a Planned Unit Development.”

While it is standard practice that projects may deviate from regulations when approved as part of a PUD, staff feels that the revised language makes it clear that higher density development is both desired and intended.

Process

As required by the Metropolitan Council, staff has provided proper notification to relevant jurisdictions, which include:

Ramsey County Parks & Recreation
 Ramsey County Administration
 Ramsey County Public Works*
 Ramsey Washington Metro Watershed District
 White Bear Area School District #624
 The City of Gem Lake
 The City of Vadnais Heights*

The asterisks indicate those we have heard back from already. So far, all responses have been supportive. If approved by the City Council at the December 11th meeting, the amendment must be submitted to the Metropolitan Council no later than December 31st.

DISCRETION

The City has a very high level of discretion in approving or denying a comprehensive plan amendment. The land use classification map is a major element of the City's land use plan. The land use plan is the City's long-range planning tool that indicates what type of development should occur on all land within the City. In other words, it is the City's plan for how it wants to direct future development and growth. The City Council may guide property as it deems necessary to protect and promote the general health, safety and welfare of the community.

RECOMMENDATION

Staff recommends approval of the request subject to the standard conditions.

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit.
2. The Comprehensive Plan amendment is subject to final review and approval by the

Metropolitan Council.

Attachments:

1. Draft Resolution of approving the Comprehensive Plan Amendment
2. Location/Zoning Map
3. Land Use Map

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING APPROVAL OF BOTH A
TEXT AMENDMENT TO THE LAND USE SECTION AND
AN AMENDMENT TO THE LAND USE CLASSIFICATION MAP
OF THE 2030 COMPREHENSIVE PLAN,
SUBJECT TO APPROVAL BY THE METROPOLITAN COUNCIL**

WHEREAS, the following five properties at the northwest corner of Linden Avenue and County Road E are currently guided “Commercial” by the 2030 Land Use Classification Map:

17XX County Road E / PID # 27302244020,
1709 County Road E / PID # 273022440014,
1713 County Road E / PID # 273022440013,
1715 County Road E / PID # 273022440012, and
A land-locked parcel PID # 273022440199; and

WHEREAS, the City believes it is in the best interest of the City and the neighborhood for the properties to be slated for redevelopment as market rate apartments; and

WHEREAS, density may be increased when approved as part of a Planned Unit Development; and

WHEREAS, the City of White Bear Lake Planning Commission has held a hearing on the item on November 26, 2018; and

WHEREAS, relevant jurisdictional agencies have been given the opportunity to review and comment upon the proposed amendments, as required by the Metropolitan Council; and

WHEREAS, the relevant jurisdictional agencies have all responded with no concerns; and

WHEREAS, the City of White Bear Lake is required to submit amendments to the Metropolitan Council for review of their consistency with the regional policy plans;

NOW, THEREFORE, BE IT RESOLVED, by the City Council, in and for the City of White Bear Lake, that both change to the text of the plan and the reclassification of the subject properties from “Commercial” to “High Density Residential” are hereby approved, subject to final review and approval by the Metropolitan Council.

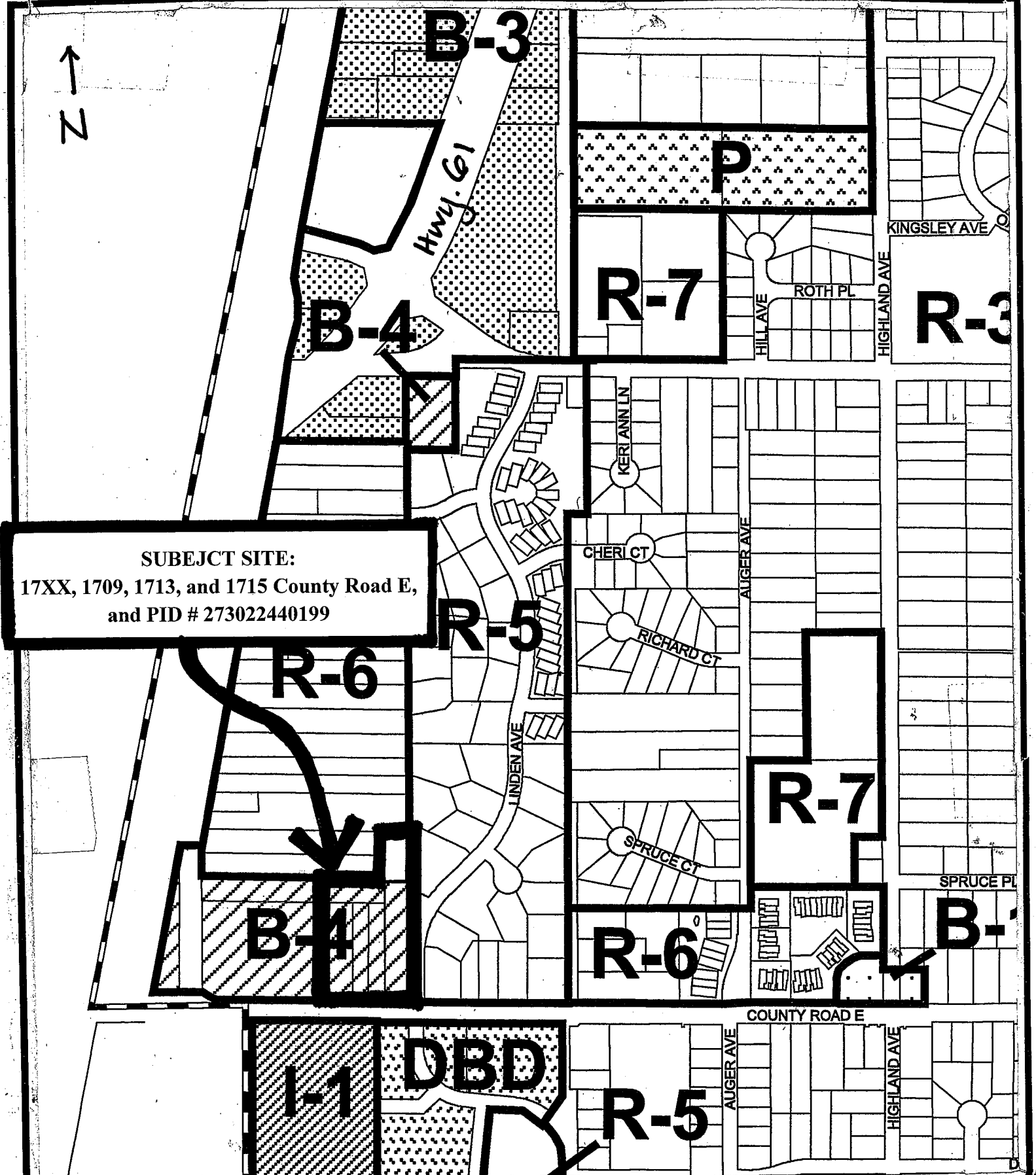
The foregoing resolution, offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

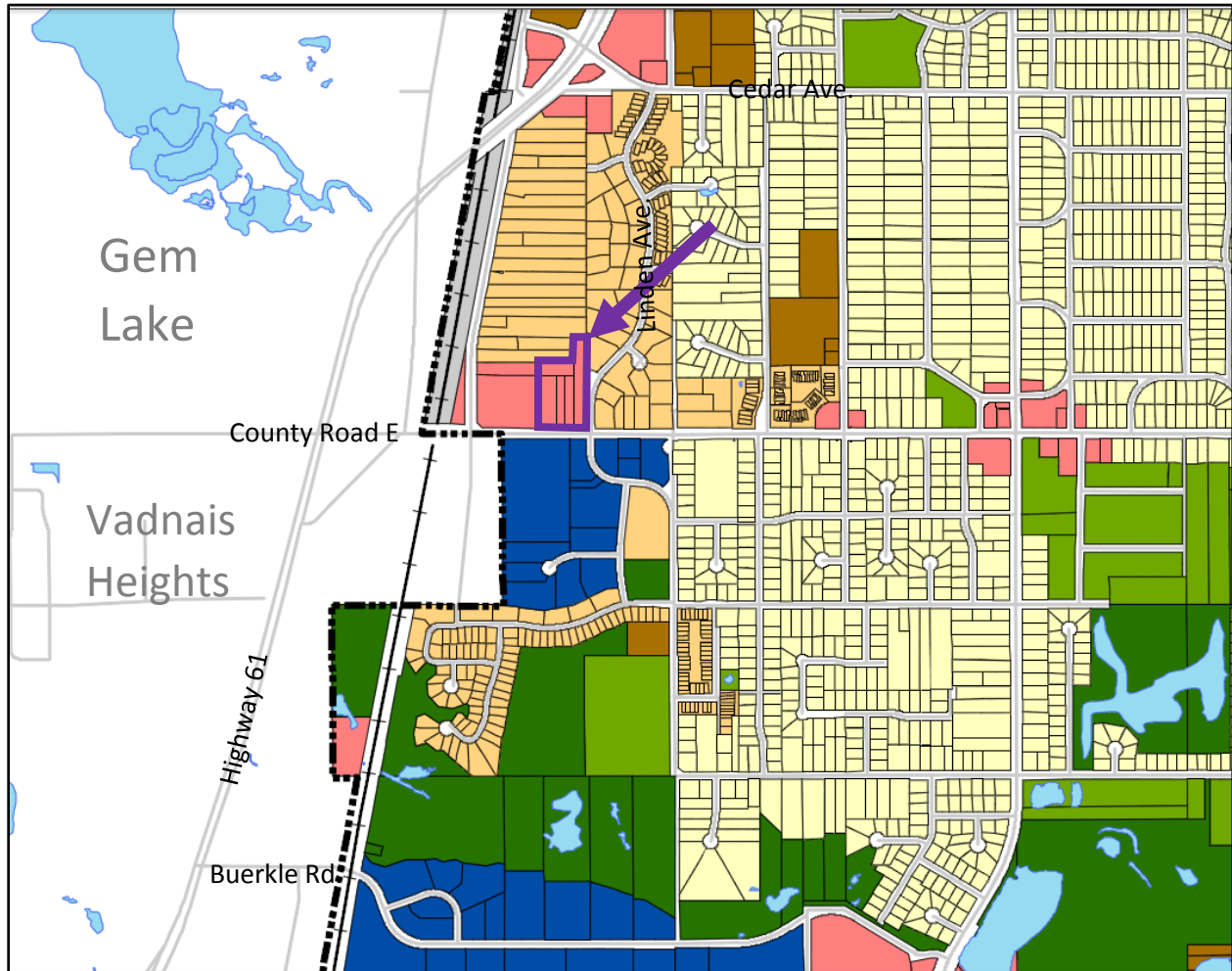


SUBJECT SITE:
 17XX, 1709, 1713, and 1715 County Road E,
 and PID # 273022440199

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

CASE NO. : 19-1-CPA
 CASE NAME : _____
 DATE : November 26, 2019

COUNTY ROAD E & LINDEN AVENUE – COMPREHENSIVE PLAN AMENDMENT LOCATION / FUTURE LAND USE MAP



Legend	
	Very Low Density Residential (75.1 ac.)
	Low Density Residential (2023.6 ac.)
	Medium Density Residential (317.8 ac.)
	High Density Residential (169.3 ac.)
	Commercial (179.8 ac.)
	Downtown (70.6 ac.)
	Lake Village (13.0 ac.)
	Business Park (238.0 ac.)
	Industrial (67.2 ac.)
	Public/Semi-Public (419.6 ac.)
	Park, Recreation & Open Space (797.5 ac.)
	Rail/ROW (66.1 ac.)

4.6 acres at the northwest corner of County Road E and Linden Avenue proposed to be reguided from “Commercial” to “High Density Residential”.

DATE: November 20, 2018

TO: Kara Coustry, White Bear Lake, City Clerk

FROM: Linden Place Villas, Local Residents
Anne Lindgren
3616 Linden Avenue
White Bear Lake, MN 55110

RECEIVED

NOV 21 2018

Per _____

Subject: Application for Redevelopment and Rezoning of Property along County Road E and Linden Avenue
Case No. 18-1-CPA
PID: #273022440199

To Whom it May Concern:

As requested, the following concerns and objections listed are some of the reasons we are **against this project.**

- **Congestion and increased traffic problems.**
 - The HyVee Store project will already add to traffic and congestion problems.
 - This would increase noise in the area and surrounding area.
 - This would Increase air pollution.

- **Property Values**
 - The existing property values were reduced In 2009 because of the economy and this would further reduce the property values.
 - This construction would obstruct important 'WBL Land Marks.'
 - Who or Is there anyone representing the people who might live here?

- **Location and Safety**
 - Will become over crowded.
 - There will be a loss of 'green' spaces
 - This will cause a loss of wild life
 - In general, the current owners position is that apartments would be welcome where appropriate - which we believe is not here.
 - This is currently zoned "commercial" and when was it changed?
 - This would increase vandalism
 - Foot traffic will increase throughout the complex.
 - Police do not currently patrol our property because it is private property. The police only come when they are summoned. With the increase in people there is reason to believe there will be more police issues

Other Concerns

We would like an update and/or clarification regarding the following questions as to what or if changes will occur if this is approved:

- What is the definition for "Multi-family" apartments?
- The association is with the understanding that we own a strip of land across the street where the building is proposed. The association has maintained this strip since our existence. Need update and clarification.
- The first four units located on the east side of Linden Avenue as you enter the complex has two 'turn-arounds' on their properties. This is private property, yet it could become congested and overused by the public.
- Linden Avenue is NOT AS WIDE, nor was it designed to be, as normal city streets. This would add additional traffic and congestion.
- Parking on Linden Avenue is very limited and allowed only on the west side of the street. Considerations for additional parking and for snow plowing and Emergency Rules and Regulations would need to be reviewed and or revised.
- The association has installed 'No Trespassing signs' within the strip of land (noted above). These were installed because of the increased foot traffic that occurred from another building a block away. This could be a similar situation. What is to be done?
- If the proposal is approved, the association will require a "privacy fence" to be installed on the proposed land with appropriate dimensions being agreed upon.
- Where would the entrance, exits and parking for the proposal be located? Neither County Rd E nor Linden Avenue would work out well. Again, adding to our concerns of traffic congestion and noise and possible vandalism.
- White Bear Lake currently does not have metropolitan bus transportation or service. This could present more problems and traffic congestion.

CITY COUNCIL MEETING SUMMARY

November 13, 2018

APPROVAL OF MINUTES – Approved

APPROVAL OF AGENDA – Approved

VISITORS AND PRESENTATIONS

A. Police Chief Julie Swanson – A Year in Review PowerPoint presentation

PUBLIC HEARINGS – Nothing scheduled

LAND USE – Approved

A. Non-Consent

Nothing scheduled

B. Consent

1. Consideration of a Planning Commission recommendation regarding a request by Brian Bonin for a Conditional Use Permit and two Variances (Case No. 18-7-CUP & 18-17-V). **Resolution No. 12292**
2. Consideration of a Planning Commission recommendation regarding a request by Kim Koeppen for a Lot Recombination (Case No. 18-3-LS). **Resolution No. 12293**

UNFINISHED BUSINESS – Nothing scheduled

ORDINANCES

A. First reading of an ordinance establishing 2019 annual fee and utility rate schedule

NEW BUSINESS – Approved

- A. Resolution approving a lease agreement with Tally's Dockside for use of the Whitaker Street End. **Resolution No. 12294**
- B. Resolution approving professional service agreement with HGKi for work on the 2040 Comprehensive Plan. **Resolution No. 12295**

CONSENT – Approved

- A. Acceptance of minutes from; September Environmental Commission; September White Bear Lake Conservation; October Planning Commission
- B. Resolution authorizing Score Grant funding allocation and application. **Resolution No. 12296**
- C. Resolution authorizing municipal consent of State issued Consumption and Display permit for Create Space, LLC. **Resolution No. 12297**

- D. Resolution acknowledging the Old White Bear Avenue Public Right-of-Way is under general obligation to function as a public multi-use trail. **Resolution No. 12298**
- E. Resolution approving a cooperative agreement with Ramsey County for county funding allocation towards the Centerville Road Improvement Project (City Project No. 18-16). **Resolution No. 12299**

DISCUSSION – Nothing scheduled

COMMUNICATIONS FROM THE CITY MANAGER

- Commercial Shoot – Tomorrow in downtown White Bear Lake on Washington Avenue at Anchor Coffee. Ten stalls along Washington Avenue will be closed off from 10 am - 6 pm to allow for filming.
- Bus Rapid Transit - Staff continues to work with Rush Line Planning staff and other community members. Last Friday, one-on-ones were held with stakeholders with intention to better discern reasons for concern as well as to relay additional information and awareness of some of the issues. The business community, consisting of the Chamber, the Economic Development Corporation and Main Street the will meet in December to discuss Rush Line. Staff hopes to bring alternative locations for downtown stations to the Council in January. There will be additional outreach to the community again in the future, perhaps in the form of another open house.
- Soldiers Memorial Flagpole Project - Thanks to the efforts of the Lions Club and Foundation, through Lynn Farley, the flag rededication ceremony was held on Sunday. This monument stands as a reminder for those who serve in the military as well as the dedicated efforts of volunteers in our community.
- Truth in Taxation Hearing - Will be held on November 27th to allow time for feedback prior to the Council's final consideration of the budget at its December 11th meeting.
- Public Safety - Reported a busy weekend with 51 calls. There was a structure fire on Randy Avenue in the attic, but they will need to gut the whole house. There was also a structure fire in Dellwood.
- Community Development Director Kane shared that the Mayor and she attended the St. Regis Habitat for Humanity home dedication recently. A family of seven will be moving from a 2-bedroom apartment in St. Paul where they have been living since coming to the country 4 years ago.
- Assistant City Engineer Farrell shared that community meetings were held for 2019 Street Reconstruction projects, which will continue what was done last year in the old part of White Bear Lake and also on Garden Lane. Approximately 40 people were in attendance.
- Councilmember Edberg inquired as the continuation of street sweeping in the City. Mr. Farrell stated he would speak with Superintendent Pawlenty. He mentioned there may be time during an upcoming thaw to button things up related to street sweeping.

- Finance Director Rambow reported that the City has been approached by Kennedy and Gravens on behalf of the YMCA. The YMCA is looking to consolidate numerous outstanding bonds into one funding bond of conduit debt by utilizing the City's ability to sell tax exempt debt. Staff anticipates bringing this forward for Council consideration in December. The City would receive a small administrative fee for handling approximately their debt consolidation.

ADJOURNMENT – 9:12 p.m.