

**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, March 25, 2019, 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 March 25, 2019 agenda.
3. Approval of the February 25, 2019 Planning Commission meeting minutes.
4. **CASE ITEMS:**
Unless continued, all cases will go to the City Council meeting on Tuesday, April 9, 2019
 - A. **Case No. 93-15-Sa:** A request by **Honsa Family Funeral Home** for an amendment to an existing Conditional Use Permit to allow for a 1,020 square foot expansion of a funeral home adjacent to residential, and to reduce the landscaping requirement along the south property line at 2460 County Road E East.
 - B. **Case No. 17-1-CP:** Review of final draft of comprehensive plan and recommendation of final approval.
5. **DISCUSSION ITEMS:**
 - A. Chair and Vice-Chair Election.
 - B. City Council Meeting Summary from March 12, 2019.
 - C. Park Advisory Commission Meeting Minutes from January 17, 2019.
6. **ADJOURNMENT**

Next Regular City Council Meeting April 9, 2019
Next Regular Planning Commission Meeting..... April 29, 2019

**MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
FEBRUARY 25, 2019**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, February 25, 2019, 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 Mark Lynch.

MEMBERS EXCUSED: Mary Alice Divine, Peter Reis, and Erich Reinhardt.

MEMBERS UNEXCUSED: None.

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

OTHERS PRESENT: Sandra Werling, Roxanna Johnson, Kathy Dixon, Anne Lindgren, Lee Branwall, Jack Grotkin, Mark Kronbeck, Elizabeth Balko, Sam Ma, Dave Schuster, Wendie Schuster, Deb Curtis-Brown, Patrick Collins, Steve Eiter, Al Rivard, Douglas Finch, Matt Bunsu, John Grotkin, Ron Bartosch, Ledung Quach, Marvis Peter, and Valerie Hanson.

2. APPROVAL OF THE FEBRUARY 25, 2019 AGENDA:

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

3. APPROVAL OF THE FEBRUARY 4, 2019 PLANNING COMMISSION MEETING MINUTES:

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

4. CASE ITEMS:

A. **Case No. 19-1-CUP & 19-1-V:** A request by **Walser Polar Chevrolet** for a Conditional Use Permit for vehicular sales and showroom in the B-3 district, per Code Section 1303.140, Subd.4.h; A Conditional Use Permit for site plan approval in the Shoreland Overlay District, per Code Section 1303.230, Subd.6; and 12 variances related to minimum building size, impervious area, setbacks, building materials, signage, and landscape requirements, in order to demolish and rebuild the dealership at 1801 County Road F East.

Crosby discussed the case. Staff recommended approval of the conditional use permits and 11 of the 12 variances, subject to a number of conditions outlined in the staff report. Crosby reported that a compromise was reached on the bear sign location, deeming one variance request moot.

Member Reed asked how long the negotiations between staff and the applicants lasted before a compromise was made on the location of the bear sign. Crosby replied that, overall, this has been a fairly quick process and the bear sign has not received as much attention as the issues relating to storm water management and site review.

Member Lynch sought clarification on whether the foundation plantings are required to be in the ground or in planter boxes. Crosby stated that either would be sufficient. In response to his inquiries regarding the underprovided number of shrubs, Crosby confirmed that either contributions to the Arbor Day fund and/or the extra-large trees on site would offset the deficiency. He wondered about the 20 percent minimum, as it seems to push developers to build bigger structures. Crosby explained the intent of the code is to ensure buildings are scaled appropriately for the parcel size. Lastly, Member Lynch mentioned that the sidewalk extension was a good addition to the project.

Member Berry spoke of the proposed filtration system, noting that the iron will need to be replaced or maintained. Crosby explained how the iron-enhanced sand filtration system works to pull phosphorus from the storm water before it drains into Goose Lake. She reiterated that a condition of approval is that maintenance be done by a restoration company for the first three years to establish the system. Member Berry commented that it is good they are reusing the bear sign.

Berry opened the public hearing.

Jack Grotkin, R.J. Ryan Construction, Applicant. He informed the Commissioners that they would prefer to use planter boxes at the front entrance, and that if they choose to reduce the building size, they would like to rotate the new car intake garage to face away from Highway 61 towards the north, reducing the amount of green space on the property.

Member Reed asked if the applicants are okay with the conditions. Mr. Grotkin replied that they have been working closely with staff and find the conditions agreeable.

Member Lynch thought it would be a neat experience if the applicants could somehow advertise taking down the bear. Mr. Grotkin affirmed that they could notify staff of the event.

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

Member Reed moved to recommend approval of Case No. 19-1-CUP & 19-1-V with conditions laid out by Staff and excluding the twelfth variance relating to the bear sign. Member Baltzer seconded the motion. The motion passed by a vote of 4-0.

- B. **Case No. 17-1-CP:** Review of final draft of comprehensive plan and recommendation of final approval.

Kane reminded the Planning Commission that the City is in the process of updating the City's current Comprehensive Plan, which was last updated in 2008. The White Bear Lake 2040 Comprehensive Plan is a long-range planning document that will help define and guide future growth and redevelopment in the community. The Comprehensive Plan includes guiding principles and calculations of land use needs for the City based upon growth projections for population, households, and employment. She noted the City is expected to add 1,500 residents, 500 jobs, and 1,200 additional households between 2020 and 2040.

Kane summarized that the current update kicked off in early 2017 with a concerted effort to solicit input from community stakeholders through a variety of venues. City planning staff held open houses, business outreach meetings, prepared an online survey, and conducted pop-up meetings at Marketfest, YMCA, library, and area businesses to connect with residents as they went about their daily activities.

Kane indicated that following the extensive community outreach phase, the preparation of the draft document itself got underway in late 2017 and early 2018. Staff presented detailed outlines of the various elements: Land Use, Housing, Economic Competitiveness, Transportation, Parks & Recreation, Natural Resources & Sustainability, Public Facilities & Services, and Implementation before the Planning, Parks, and Environmental Advisory commissions, as well as the WBL Economic Development Corporation for feedback and direction from these advisory boards and commissions.

Kane noted that tonight's Public Hearing kicks off the third and final Comp Plan preparation process. It opens the public review and comments period and asked that the Public Hearing be continued to the March 25th meeting to allow property owners, residents and interested parties adequate time to review the draft plan. Notices for tonight's Public Hearing were sent to over 400 properties – include the owners of the 20-25 parcels proposed to be re-guided, as well as all neighboring property owners within 350 feet of such parcels.

Kane pointed out that each time the City has updated the Comprehensive Plan, it is the Land Use element that typically generates the greatest interest and inquiries, so she intended to provide an overview of the Land Use chapter this evening to provide the framework for the community to understand what it means to be re-guided; noting that she will focus on sites and parcels identified for re-guiding to a land use different than what it was guided for in the 2030 Plan or is likely or suitable to develop or re-develop over the next 20 years. Kane explained when a property is re-guided it may remain in its current state for as long as the current or future owners wish; however, when an owner chooses to sell or change the use of their property, the new land use designation will guide how the property will develop in the future.

She then provided a high-level over view of the parcels. In regards to the mixed-use categories, she explained that the split between commercial and residential uses would be district wide, not on a site by site basis.

Member Lynch thanked staff for all the work done on the comprehensive plan update.

Berry opened the public hearing.

Sandy Werling, 2516 Sumac Ridge, asked what would be allowed at 3220 Bellaire Avenue at high density residential as opposed to medium density, and if the current building would come down for something new. Kane explained that the building could potentially be removed, but there are no current plans and that, although the map shows the parcel to be guided for high density, she suggested to the Planning Commission that the parcel be medium density residential to mirror the surrounding neighborhood. This designation could include senior cottages or similarly styled homes.

Pat Collins, 5172 Wild Marsh Drive, applauded the City's effort to be pedestrian and bike friendly. In reference to the Arts and Culture Mixed Use District, he asked if there would be vehicle access to Division Street. Kane replied no, only emergency access. Mr. Collins described how there are no sidewalks along Division, which, with transit coming to the area, may become problematic. There is going to be more traffic, so the City should consider a sidewalk going north of the high school.

Elizabeth Balko, 2451 Lake Avenue, wants the property owner of the Kyle parcel to decide the re-guiding rather than the government. Objectively, it is not compatible with medium density housing. It is in a flood plain and a wetland that is connected to the lake. She does not believe that type of development to be feasible on this site.

Val Hanson, 5118 Wild Marsh Drive, is interested in connecting the 39 townhomes to the rest of the neighborhood by sidewalk. As a bike rider, she questioned how the Bruce Vento trail could be connected to Hugo. Member Berry mentioned they have run into some difficulty, but the City is looking into it. Kane added that the community wants it to stay along Highway 61, so there are plans to extend the trail along the railroad, but it is tight.

Wendie Schuster, 1903 Whitaker Street, described how in maybe 2005 a sewer system was put in around the old public works site. There is a lot of water that runs off Highway 96 into the area. She does not think anybody could afford to build on the site and wondered what would happen to the food shelf. She thinks a nature center here would be great. Kane replied that the food shelf would stay or be relocated, but not lost. She noted the potential for a three way stop at Whitaker and the addition of a crosswalk and sidewalks in the area to accommodate increased foot traffic.

Al Rivard, 3590 Glen Oaks, reported that when the development of County Road E and Bellaire was proposed, there was great opposition to it. He believes the proposed density is too high, and will create too many parking and safety issues. This is a bus route, so townhomes would be a good choice. He would rather see the parcels be designated for no more than townhomes, because once more is allowed, developers take advantage of that. Kane stated that townhomes would be allowed, and that there is no proposal to develop right now. This designation is to allow flexibility.

Steve Eiter, 5103 Wild Marsh Drive, echoed the need for a sidewalk north of the high school. The road is very narrow and dangerous. Member Berry asked if it would be best on the east side going north or along the soccer fields. Mr. Eiter replied that he envisioned it continuing along the west. Kane mentioned that there are drainage issues in the area that make adding a sidewalk difficult.

Member Lynch asked what the City can do to address the calls for sidewalks, especially since there is talk that work on the road will occur in 2021. Kane replied that staff will work with the engineering department to figure out the details of the project and will have more information for next month's meeting.

Marvis Peter, Real Estate Agent for 3577 Bellaire Avenue and 2490 East County Road E, asked what would be allowed to move in to those two properties in the neighborhood mixed-use. Kane replied that car lots would not be allowed, but offices, hair salons, and the like would.

Ledung Quach, 2608 Rolling View Drive, wondered if more detail could be provided on the proposed change in her neighborhood. Kane explained that right now, the two Rolling View Drive properties are guided for commercial use, which the City does not find appropriate. The parcel with the parking lot will be guided public, while the other will be guided low density residential to match the surrounding area.

As no one else came forward, Berry continued the public hearing to March 25, 2019.

5. DISCUSSION ITEMS:

A. City Council Meeting Minutes of February 12, 2019.

No discussion

B. Park Advisory Commission Meeting Minutes of January 17, 2019.

No discussion

6. ADJOURNMENT:

Member Reed moved to adjourn, seconded by Member Lynch. The motion passed unanimously (4-0), and the February 25, 2019 Planning Commission meeting was adjourned at 8:23 p.m.



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator

DATE: March 20, 2019 for the March 25, 2019 Planning Commission Meeting

SUBJECT: Honsa Family Funeral Home, 2460 County Road E - Case No. 93-15-Sa

REQUEST

The owner, Terry Honsa, is requesting an amendment to the existing conditional use permit to expand her business by constructing a 1,020 square foot building addition. She is also requesting to remove every other tree on the south side of the parking lot. See attached narrative.

SITE CHARACTERISTICS

The property is located on the south side of County Road E, just west of Bellaire Avenue. The 1.26 acre parcel contains a 5,024 square foot one-story building served by a 56 stall parking lot, a two-car driveway and a two-car garage.

BACKGROUND

The use is permitted in the B-2 zoning district, but required a conditional use permit for business abutting residential, which was granted in 1993 along with:

- A 12 foot variance from the 50 foot building setback from the south property line, and
- A 4 foot variance from the 30 foot building setback from the north property line.

ZONING

The subject site is zoned B-2, Limited Business. The properties to the south and west are zoned R-3, Single-Family Residential. The properties across County Road E, to the north, are also zoned B-2. The property to the east is zoned B-3, Auto-Oriented Business.

ANALYSIS

Parking

The proposal is not changing the number of parking stalls on the property. The Zoning Code requires 20 spaces for each chapel or parlor plus one space for each vehicle kept on premise. The applicant provided only a partial floor plan, but attests that there is only one chapel that cannot be subdivided. With the one chapel and the one lounge area (parlor) 40 spaces are required and the site has 56.

Landscaping

The applicant is requesting to remove every other tree along the south side of the parking lot (not including the trees behind the building). This is approximately 8 trees. Staff had indicated that we did not support removal without replacement and the applicant has agreed to replace the removed trees with 3 foot tall evergreens. We find the proposal to be a good management practice, as it will allow the new trees to establish and mature while the remaining trees which were not removed reach the end of their useful life. The existing trees are 26 years old. In nature these evergreens can live up to 200 years. From what staff can find on the internet, their urban lifespan is closer to 60 to 80 years. Therefore, replacement may be slightly premature, nevertheless, a "succession" plan seems prudent and staff supports the request.

As mentioned above, the requested tree removal is in the area of the parking lot only. The homeowner that abuts the property behind the building expressed concern over more than one tree dying at the same time, potentially reducing the effectiveness of the screen. She has requested a condition that - in the area behind the building - if any trees die, that they be similarly replaced. She has requested this because there are currently more trees planted than the landscape plan required and she would like to maintain the current level of screening. There are 7 trees behind the building. Her request is included as condition #8.

Stormwater

The topography slopes towards the building on the east side so drainage must be carefully accommodated. The current overflow to the north will be blocked by the proposed addition, and the additional impervious area will increase run off, therefore, the grading and drainage plan will need to be further refined before it can be approved. Stormwater infiltration is not triggered by this project, but engineering staff needs to be confident the grading and drainage plan will not adversely impact either the existing building or the neighboring properties. This has been included as condition #12.

Elevations

The design of the proposed addition is well done in that it matches very closely the existing building. After construction, it should be difficult to discern the addition from the original.

Other

The service entrance on the south side of the building is for employees only and is not intended for client/customer use. Exterior lighting is not proposed to change. The building addition meets all required setbacks.

DISCRETION

The City's discretion in approving or denying a Conditional Use Permit Amendment is limited to whether or not the changes meet the standards outlined in the Zoning Ordinance. The City may impose reasonable conditions if the City deems it necessary to promote the general health, safety and welfare of the community and surrounding area. Staff has reviewed the proposal and finds the conditions have been met. Staff does not believe the proposed addition will adversely affect the neighboring properties.

RECOMMENDATION

There are some details that still need to be resolved, particularly in relation to grading and drainage, however, the overall concept for an addition of this use and size, in this location, is acceptable and therefore staff recommends approval of the CUP Amendment, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the building permit. All conditions imposed by the original approval (Reso #7110) shall still apply, except as otherwise outlined below.
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 signed resolution of approval with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the herein-stated conditions.
4. Any new mechanical equipment (whether roof top or ground mount) shall be screened from view.
5. The chapel space may not be subdivided – or any other area of the facility utilized – to accommodate more than one service at time.
6. The lost oak tree shall be replaced by another oak at least 2.5 caliper inches in size at the time of planting.
7. In the area of the parking lot, every other evergreen along the south property line may be replaced by a similar evergreen type, not less than 3 feet in height at the time of planting.
8. In the area behind the building, if any trees die, they should be replaced by similar type evergreen, not less than 3 feet in height at the time of planting.
9. If new exterior lighting is proposed, fixture specifications and details shall be approved by staff prior to installation.
10. The applicant shall obtain a building permit prior to beginning any work.

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

11. Provide a landscape plan for tree removal and replacement that also includes foundation plantings along the north and east sides of the addition. Plan to be approved by staff.
12. Provide a grading and drainage plan subject to approval by the City Engineer.

13. Provide updated plans and details subject to approval by the Fire Inspector.
14. Provide a SAC (Sewer Availability Charge) determination letter from the Metropolitan Council.
15. Extend a letter of credit consisting of 125% of the exterior improvements, which renews automatically every six months. The amount of the letter shall be based on a cost estimate of the outside improvements, to be approved by the City prior to the issuance of the letter of credit.

Prior to final inspection/Certificate of Occupancy:

16. The approved landscaping shall be installed.

Prior to the release of the letter of credit, the applicant shall:

17. Provide an as-built plan that complies with the City's Record Drawing Requirements.
18. All landscaping must have survived at least one full growing season.
19. The applicant shall provide proof of having recorded the Resolution of Approval.

ATTACHMENTS

1. Draft Resolution of Approval
2. Location/Zoning Map
3. Special Use Permit 93-15-S
4. Applicant's Narrative
5. General Concept Plans (4 pages)

RESOLUTION NO. _____

**RESOLUTION APPROVING
A CONDITIONAL USE PERMIT AMENDMENT
FOR 2460 COUNTY ROAD E, EAST
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (93-15-Sa) has been submitted by Honsa Family Partnership, LLP, requesting approval of a Conditional Use Permit Amendment from the City of White Bear Lake at the following site:

ADDRESS: 2460 County Road E, East

LEGAL DESCRIPTION: Lots 1, 2, 3 and 4, Block 1, Lake View Terrace according to the Plat on file and of record in the office of the County Recorder, Ramsey County, MN together with the West 70.00 feet of the East 233.00 feet of the North 143.00 feet of the Northwest Quarter of Section 36, Township 30, Range 22, Ramsey County, MN according to the government survey thereof (PID # 363022210117 & 363022210118)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING PERMIT: A Conditional Use Permit Amendment for a 1,020 square foot building addition and to reduce the landscaping along the south property line, per Code Section 1301.050; and

Reso #7110, Adopted October 12, 1993: A Conditional Use Permit to allow construction of a mortuary adjacent to residential uses per Code Section 1303.130.

WHEREAS, the Planning Commission has held a public hearing as required by the City Zoning Code on March 25, 2019; 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 building permit. All conditions imposed by the original approval (Reso #7110) shall still apply, except as otherwise outlined below.
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 signed resolution of approval with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the herein-stated conditions.
4. Any new mechanical equipment (whether roof-top or ground mount) shall be screened from view.
5. The chapel space may not be subdivided – or any other area of the facility utilized – to accommodate more than one service at time.
6. The lost oak tree shall be replaced by another oak at least 2.5 caliper inches in size at the time of planting.
7. In the area of the parking lot, every other evergreen along the south property line may be replaced by a similar evergreen type, not less than 3 feet in height at the time of planting.
8. In the area behind the building, if any trees die, they should be replaced by similar type evergreen, not less than 3 feet in height at the time of planting.
9. If new exterior lighting is proposed, fixture specifications and details shall be approved by staff prior to installation.
10. The applicant shall obtain a building permit prior to beginning any work.

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

11. Provide a landscape plan for tree removal and replacement that also includes foundation plantings along the north and east sides of the addition. Plan to be approved by staff.
12. Provide a grading and drainage plan subject to approval by the City Engineer.

- 13. Provide updated plans and details subject to approval by the Fire Inspector.
- 14. Provide a SAC (Sewer Availability Charge) determination letter from the Metropolitan Council.
- 15. Extend a letter of credit consisting of 125% of the exterior improvements, which renews automatically every six months. The amount of the letter shall be based on a cost estimate of the outside improvements, to be approved by the City prior to the issuance of the letter of credit.

Prior to final inspection/Certificate of Occupancy:

- 16. The approved landscaping shall be installed.

Prior to the release of the letter of credit, the applicant shall:

- 17. Provide an as-built plan that complies with the City’s Record Drawing Requirements.
- 18. All landscaping must have survived at least one full growing season.
- 19. The applicant shall provide proof of having recorded the Resolution of Approval.

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:

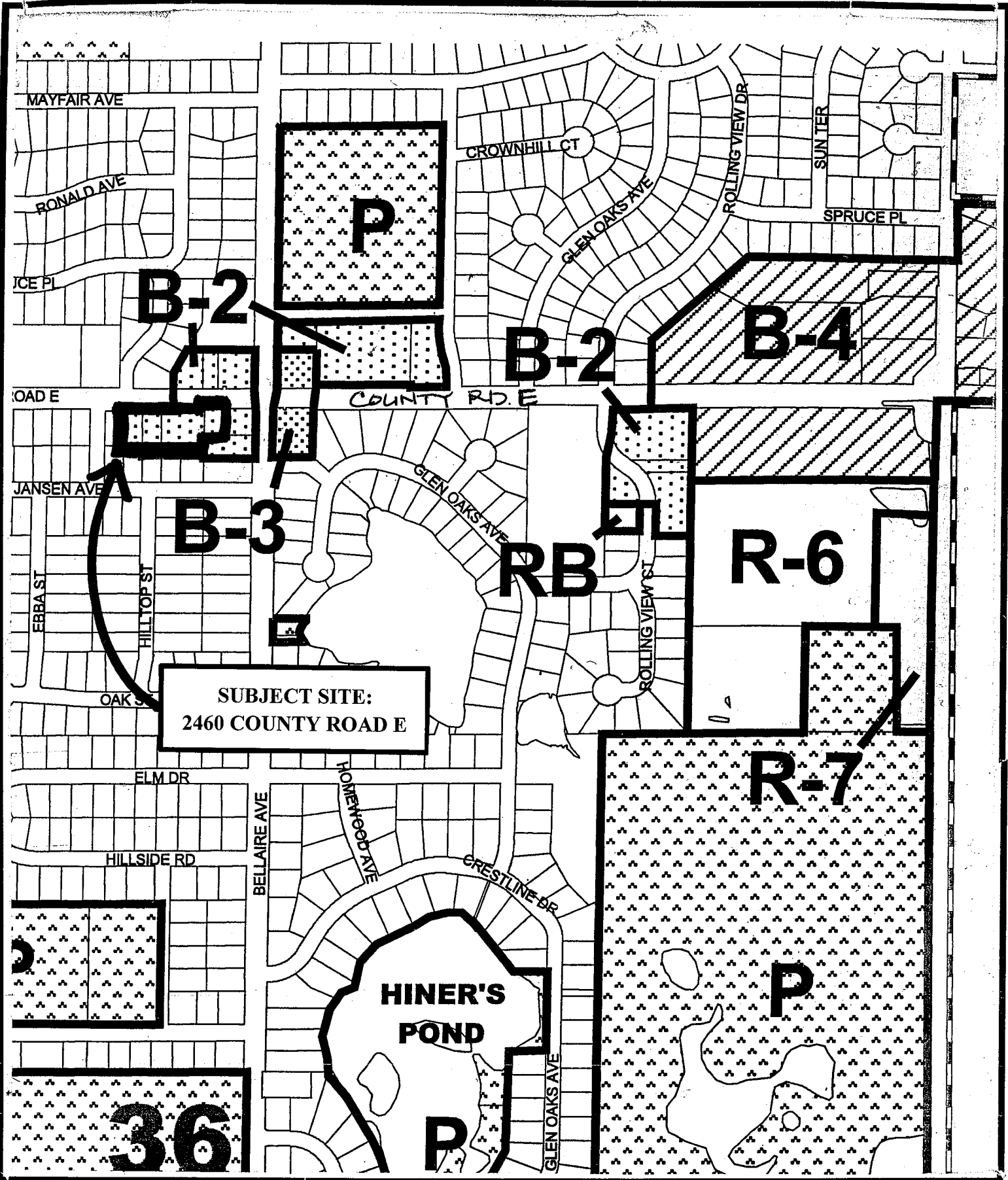
 Kara Coustry, City Clerk

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.

 Teresa C. Honsa

 Date



SUBJECT SITE:
2460 COUNTY ROAD E

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

CASE NO. : 93.15.Sa
CASE NAME : Honsa Family Funeral
DATE : March 25, 2019

SIGNED COPY

RESOLUTION NO. 7110

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR
RONALD AND JEFFREY ANDERSON
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA

WHEREAS, a proposal (93-15-S) has been submitted by Ronald and Jeffrey Anderson to the City Council requesting a conditional use permit from the City of White Bear Lake at the following site:

ADDRESS: XXXX County Road E

LEGAL DESCRIPTION: Lots 1, 2, 3 and 4, Block 1, Lake View Terrace

THE APPLICANT SEEKS THE FOLLOWING PERMIT: A conditional use permit to allow construction of a mortuary adjacent to residential uses per Code Section 1303.130.

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

WHEREAS, the Planning Commission has held a public hearing as required by the City Zoning Code on September 27, 1993.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake after reviewing the proposal, that the City Council finds the following:

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

FURTHER, BE IT RESOLVED, that the attached conditions, maps, and other information shall become part of this permit and approval;

and in granting this permit the City and the applicant agree that this permit 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 of the permit.

CONDITIONS ATTACHED:

1. All application materials, maps, drawings and descriptive information submitted with this application shall become part of this permit.
2. The applicant shall submit a bond or irrevocable letter of credit to the City in the amount of 125% of the cost of the outside improvements to guarantee the work will be completed.
3. The landscaped buffer zone shall be designed and installed consistent with the staff recommended plan dated September 23, 1993 (see attached). A two to three foot berm will be included along the west and south property boundary lines.
4. All landscaped areas to be provided with automatic irrigation.
5. Lighting shall be revised to include light fixtures not more than 15 feet in height with lights provided with sharp cutoffs to be concealed from adjacent residential view.
6. Interior parking lot islands shall be curbed with B-6-12 curb and gutter, irrigated and landscaped as per proposed staff plan.
7. Parking lot signage shall include appropriate one way directional signage as well as stop signs at the exits to each of the driveways. Handicapped parking spaces shall be signed to meet state requirements.
8. A masonry dumpster enclosure designed to be architecturally compatible with the building shall be provided or the dumpster shall be kept within the garage space.
9. The building and site development plans shall incorporate the improvements detailed in the Police Department review as outlined in the memo from Sgt. Coffey dated September 10, 1993.
10. The fence shall be constructed with a two foot setback from the south line to allow for maintenance. The fence shall not be more than three inches off the ground.

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

Ayes: Mische, Butcher, Stevens, McCormack and McCarty
Nays: None
Passed: October 12, 1993

Harry Mares
Harry Mares, Mayor

ATTEST:

Joyce M. Jacobs
Joyce M. Jacobs, 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.

[Signature]
Applicant's signature

10/20/93
Date

February 1, 2019

Dear White Bear Lake Planning Commission,

We would like to add an addition on the east side of our funeral home. The addition would be a casket and urn display room. Also a display of grave markers and burial vaults.

This would allow us to expand our family lounge to provide an area where families can have a private area during visitations and funerals to grieve away from the chapel area, and their children or grandchildren can spend time during services without being disruptive during the service.

This addition will not increase our chapel capacity and will not increase the number of people or the number of vehicles at all. It will just give families a private space to mourn.

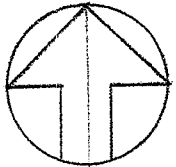
We would have to remove one oak tree but would replace it with another tree in the same general area but probable further northwest.

The addition would be built within current side yard setback.

When we built in 1994 our CUP required the planting of pine trees on the south side of our parking lot. These trees have really grown over the last 25 years and now shade three quarters of our parking lot all winter so we get no melting. The parking lot is plowed and salted but it has become an extreme safety issue. I am asking to be able to remove every other tree and replace with three foot trees to allow for some sunlight to help with the ice issues.

Thank you,

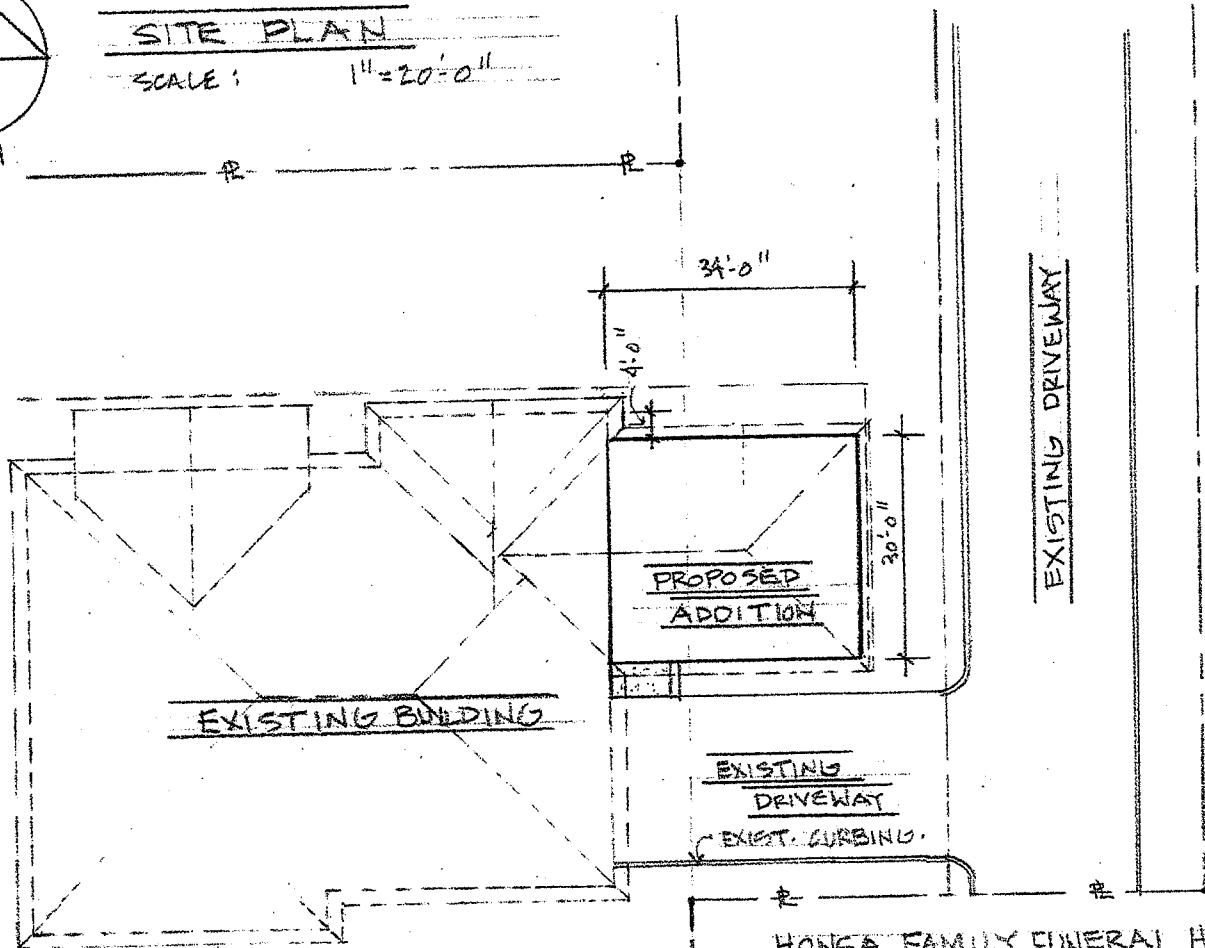
A handwritten signature in cursive script, appearing to read "Jerry Hmoe".



NORTH

SITE PLAN

SCALE: 1" = 20'-0"



EXISTING BUILDING

PROPOSED
ADDITION

EXISTING
DRIVEWAY

EXIST. CURBING

EXISTING DRIVEWAY

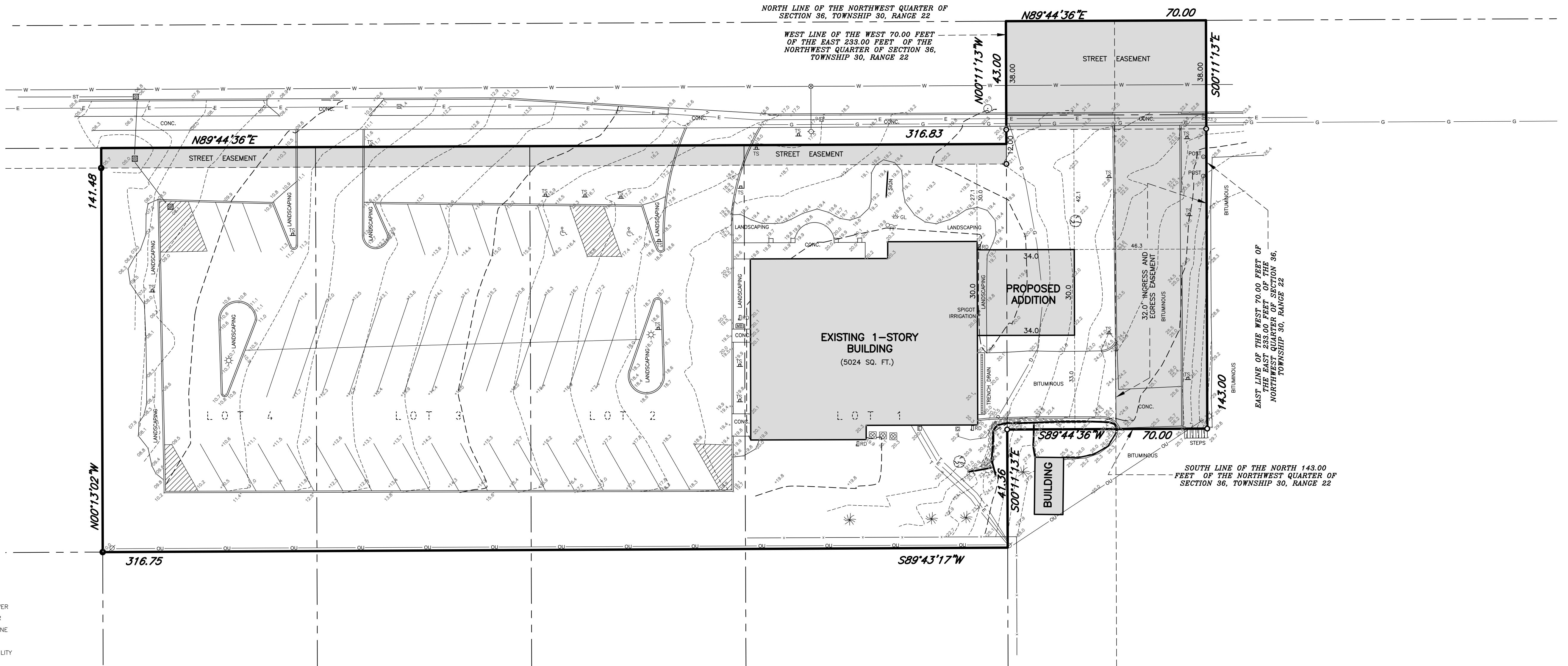
HONSA FAMILY FUNERAL HOME
2460 COUNTY ROAD E. EAST
WHITE BEAR LAKE, MINN. 55119

LEGEND

- FIRE HYDRANT
- ⊗ WATER VALVE
- MANHOLE
- ⊠ CATCH BASIN
- ⊙ POWERPOLE
- ⊛ LIGHT POLE
- GUY
- ⊠ TRANSFORMER
- ⊠ ELECTRIC METER
- ⊠ TV PEDESTAL
- ⊠ TELEPHONE PEDESTAL
- ⊠ AIR CONDITIONER
- ⊠ HAND HOLE
- ⊠ SEMAPHORE
- ⊠ GAS METER
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- EXISTING SPOT ELEVATION
- SOIL BORING
- △ SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- DENOTES TREE AND BRUSH LIMITS
- DENOTES FLARED END SECTION
- DENOTES FRENCH DRAIN
- CURB STOP
- CLEAN OUT
- BUSH
- ⊠ BARBECUE GRILL
- AUTO SPRINKLER
- BASKETBALL HOOP
- BENCH
- WATER SPIGOT
- TRENCH DRAIN
- ⊠ TRAFFIC CONTROL PANEL
- ⊠ STORM DISIPATER
- ⊠ SATELITE DISH
- ⊠ TELEPHONE
- ⊠ ELECTRIC PEDESTAL
- FLAG POLE
- GROUND LITE
- ⊠ MAILBOX
- ⊠ ROOF DRAIN
- ⊠ TRANSMISSION TOWER
- VENT PIPE
- WELL
- DENOTES ELEC. LINE
- DENOTES FENCE LINE
- DENOTES FIBER OPTIC
- DENOTES GAS LINE
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES TELEPHONE LINE
- DENOTES TV LINE
- DENOTES OVERHEAD UTILITY
- DENOTES WATERMAIN
- DENOTES WETLAND
- DENOTES TREELINE
- DENOTES RAIL ROAD

SITE AND GRADING PLAN FOR: HONSA FAMILY FUNERAL

2460 COUNTY ROAD E, CITY OF WHITEBEAR LAKE, RAMSEY COUNTY, MINNESOTA 55110



LEGAL DESCRIPTION:

LOTS 1, 2, 3 AND 4, BLOCK 1, LAKE VIEW TERRACE ACCORDING TO THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY, RECORDER, RAMSEY COUNTY, MINNESOTA TOGETHER WITH THE WEST 70.00 FEET OF THE EAST 233.00 FEET OF THE NORTH 143.00 FEET OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 30, RANGE 22, RAMSEY COUNTY, MINNESOTA ACCORDING TO THE GOVERNMENT SURVEY THEREOF

AREA:

THE PROPERTY CONTAINS 54,811 SQUARE FEET OR 1.26 ACRES

CERTIFICATION:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE ABOVE REAL PROPERTY AND THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. SIGNED THE 21st DAY OF JANUARY, 2019.

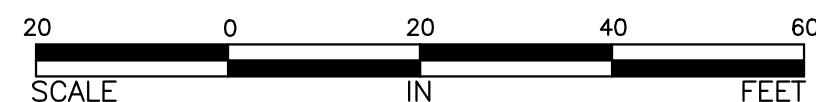
Dennis M. Honsa
DENNIS M. HONSA
MINNESOTA LICENSE NO. 22440
FOR: HONSA SURVEYING

REVISED: 2019-01-23 CITY COMMENTS
2019-01-28 MOVE BLDG.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD

ALTERATIONS TO THIS DRAWING ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF HONSA SURVEYING COPYRIGHT 2018.

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM ASBUILT DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.



JOB NO: HONSA FUNERAL 2018 01

HONSA SURVEYING

1592 PACIFIC AVENUE, EAGAN, MN 55122 (651) 492-6725

34'-0"

30'-0"

EXIST.
LOUNGE

FAMILY AREA
(FORMER CASKET DISPLAY)

NEW CASKET DISPLAY

OPEN UP WALL

STOR.

OFFICE

EXIT

EXIST.
DRESSING

EXIST. PREP.

BY SHORT RETAINING WALL.
2'-0" ±

CONCRETE RAMP

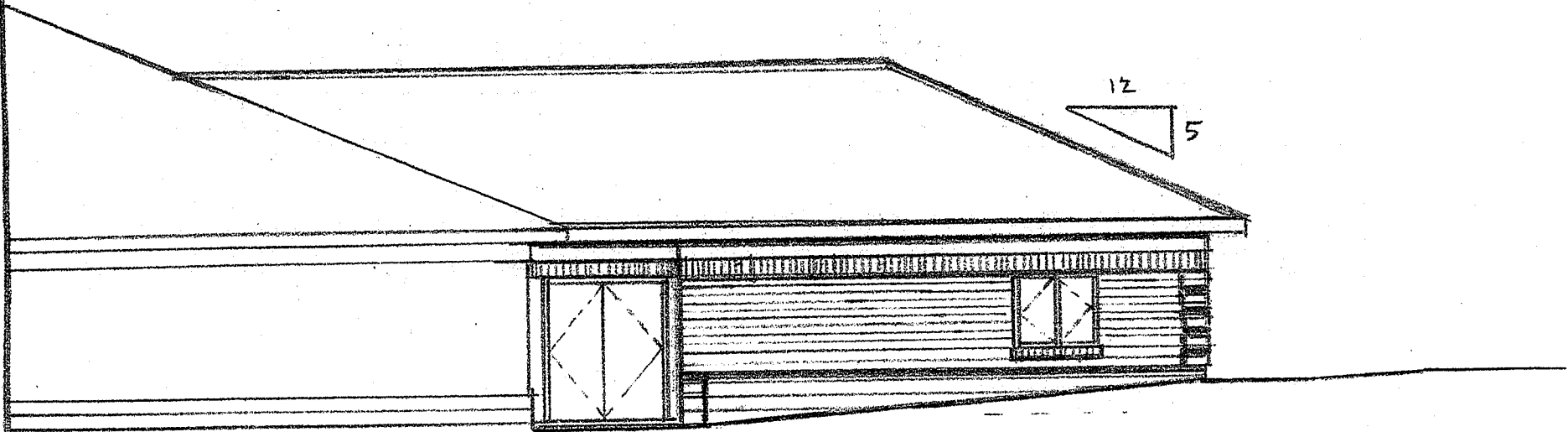
EXISTING GARAGE

SCALE: 1/8" = 1'-0"

HONSA FAMILY FUNERAL HOME
2400 COUNTY ROAD E. EAST
WHITE BEAR LAKE, MINN. 55116

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

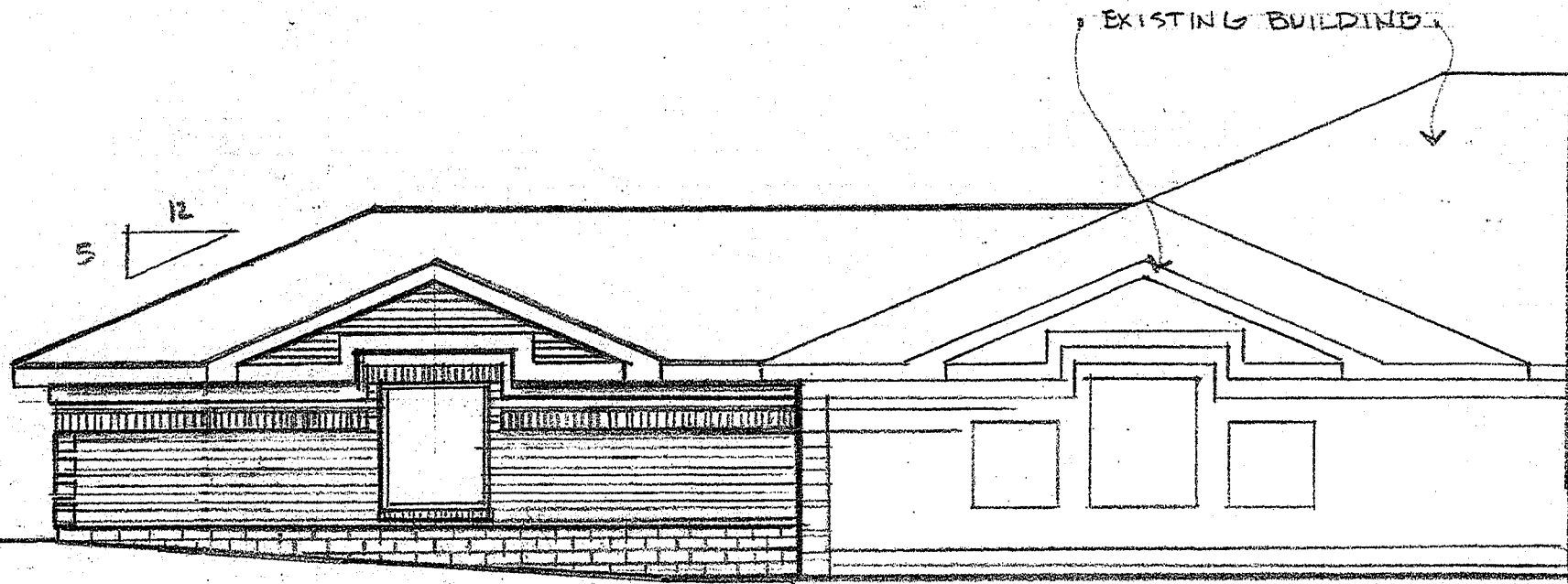


← EXISTING CONSTRUCTION | NEW CONSTRUCTION (MATCH EXISTING) →

HONSA FAMILY FUNERAL
2460 COUNTY ROAD E. EAST
WHITE BEAR LAKE, MINN. 55110

NORTH ELEVATION

SCALE: 1/8" = 1'-0"



NEW CONSTRUCTION
(TO MATCH EXISTING)

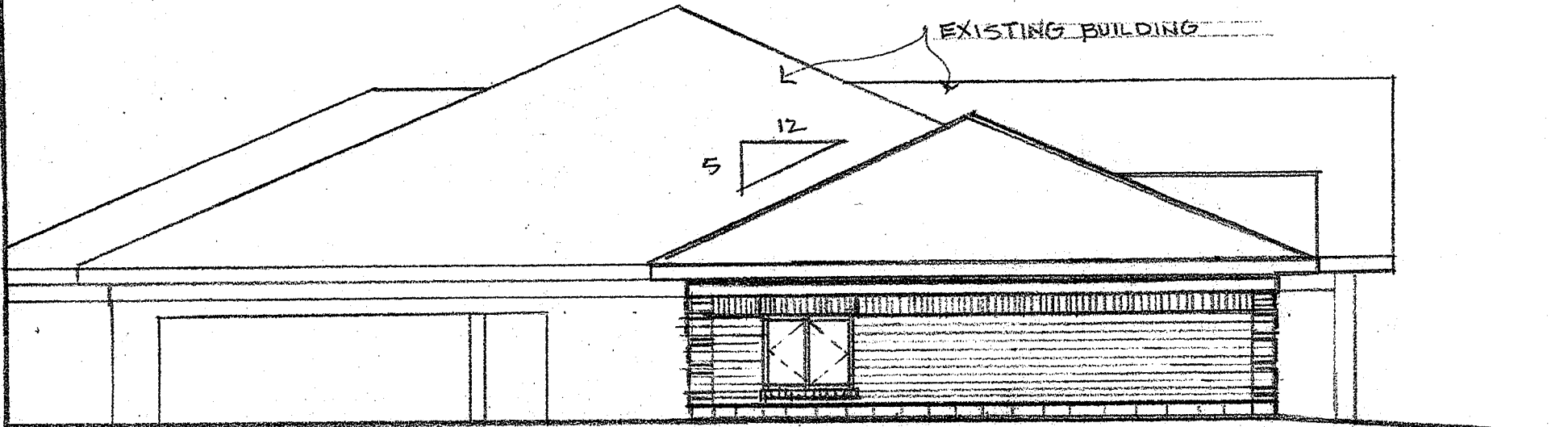
EXISTING CONSTRUCTION

HONSA FAMILY FUNERAL HOME
2460 COUNTY ROAD E. EAST
WHITE BEAR LAKE, MINN. 55110

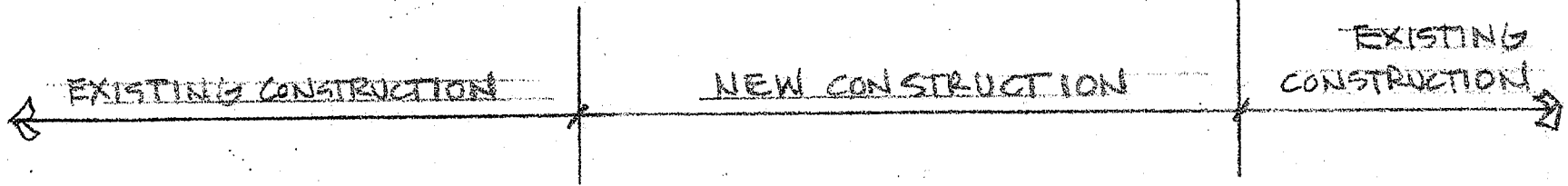
EAST ELEVATION

SCALE:

$1/8" = 1'-0"$



↙ DRIVEWAY GRADE LINE

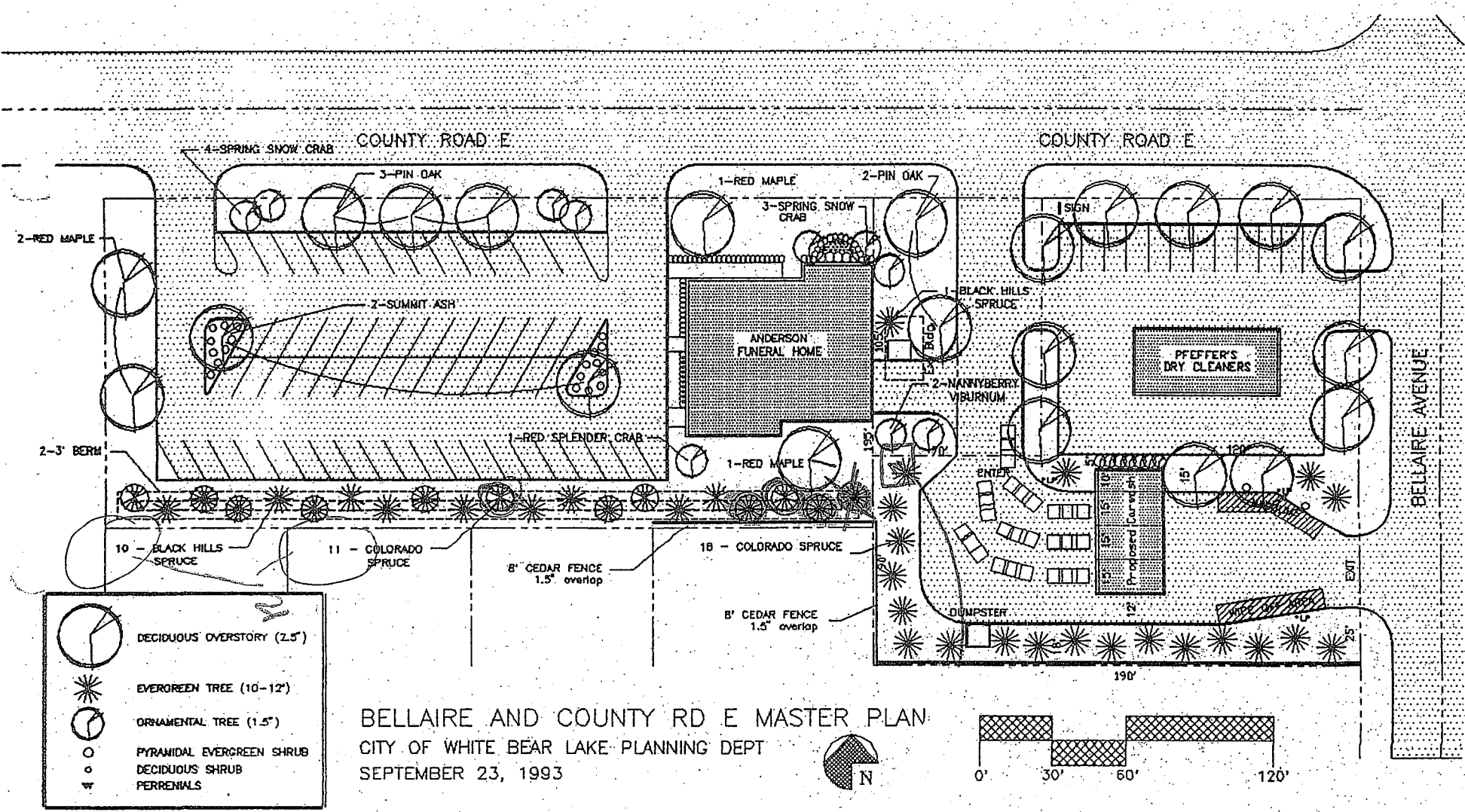


EXISTING CONSTRUCTION

NEW CONSTRUCTION

EXISTING CONSTRUCTION

HONSA FAMILY FUNERAL HOME
2460 COUNTY ROAD E. EAST
WHITE BEAR LAKE, MINN. 55110



BELLAIRE AND COUNTY RD E MASTER PLAN
 CITY OF WHITE BEAR LAKE PLANNING DEPT
 SEPTEMBER 23, 1993



City of White Bear Lake
COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Anne Kane, Community Development Director

DATE: March 21st for the March 25, 2019 Planning Commission Meeting

SUBJECT: **2040 COMPREHENSIVE PLAN - Case No. 17-1-CP**
Continued Public Hearing

At the February Planning Commission meeting, the Public Hearing on the Draft 2040 Comprehensive Plan was opened, with staff providing an overview of the planning document, with particular focus on the Land Use chapter and discussion of properties which have been guided for redevelopment over the next two decades. White Bear Lake is projected to add 1,500 residents, 500 jobs, and 1,200 additional households between 2020 and 2040. As a nearly fully built-out community, to accommodate our share of the anticipated regional growth, there are limited opportunities for development and the Comprehensive Plan is the community's opportunity to identify where such growth is appropriate and desirable.

Copies of the draft 2040 Comprehensive Plan were provided to the Planning Commission at the February meeting and was posted on the City's website the following day. Staff requests that the Planning Commission continue the Public Hearing at the March 25th meeting to allow additional time for the Commission and community to review and provide input on the draft Plan.

It is anticipated that the Commission's recommendation will be placed on the April 23rd City Council meeting for consideration. Which provides sufficient time to distribute to draft plan for review and comment by the City's affected jurisdictions (adjacent communities, the school district, watershed districts, Ramsey and Washington counties, MnDOT and the DNR) prior to the June 30th deadline.

ATTACHMENTS:

1. E-Mail Correspondence with Paul Moss, 1849 Whitaker Street re: Future Guiding of Former Public Works site for Transit Oriented Development Mixed Use
2. E-Mail Correspondence with Mary Wiley, Manitou Village HOA re: Future Guiding of Former Bellaire Clinic for Medium Density Residential
3. Channick, Robert. (March 19, 2019). Tesla's Shift to online sales could lead to the end of your friendly local car dealer. *Chicago Tribune*. Retrieved from www.startribune.com

Anne Kane

From: Paul Moss <paul@themailpath.com>
Sent: Wednesday, March 06, 2019 7:19 AM
To: Anne Kane
Cc: Samantha Crosby; Ashton Miller; kenbaltzer@gmail.com; jeberry55110@msn.com; madivine@comcast.net; markmlynch@gmail.com; marvin.reed@comcast.net; ereinhardt628@gmail.com; preis.wbl@gmail.com; sherylbolstad100@gmail.com; bonnie.k.greenleaf@mvp02.usace.army.mil; gschroeher@hotmail.com; junentom@aol.com; greene1634@yahoo.com; bobw27@hotmail.com; rmjmn@aol.com; Connie Taillon; mayor; ward1; ward2; Dan Jones; ward4; ward5; stephanie.o.mcnamara@vlawmo.org; brian.corcoran@vlawmo.org; nick.voss@vlawmo.org; sprwscomm@comcast.net; waterinquiries@ci.stpaul.mn.us; marahumphrey@me.com; melissa.king@state.mn.us; ann.whiteeagle@co.ramsey.mn.us; jenifer.sorensen@state.mn.us; news@presspubs.com
Subject: Follow up - Re: Comments on draft 2040 White Bear Lake Comprehensive Plan - Opposed to changes in zoning for property surrounded by wetlands on Whitaker St.

Dear Ms. Kane,

Thanks very much for your helpful response below. I appreciate your clarifying the process for considering future redevelopment of the former Public Works property and your including my comments in the public record.

While it's good to understand that there will be opportunity for additional future public involvement in any redevelopment decision, there are nonetheless major implications for how the former Public Works property and its associated wetlands are guided in the Comprehensive Plan update since this will inform developer interest and set precedent for future use of this land.

In my opinion, it would make much more sense to protect and restore the wetlands west of Highway 61 in light of their ecological importance as well as their significance for helping to supply water for the City of St. Paul rather than to potentially site a large development there. I particularly feel that it is important that any and all portions of the wetlands on the former Public Works property filled out of compliance with wetlands protection regulations should be restored. So I'd like to see this land continue with its current guiding as Public/Semi Public.

Given the City's interest in identifying a parcel for Transit Oriented Development Mixed Use, I'd suggest that all or a portion of the White Bear Shopping Center property should be considered for this purpose. This property is adjacent to the Boatworks Commons development and would further build critical mass for that hub. And that area already has adequate access roads in place in contrast to the former Public Works property. It does not seem appropriate to me to consider redeveloping a property surrounded by wetlands with all of the issues raised in my original message, when across the street there is an underperforming shopping center with acres of unused parking lots that could make an ideal and accessible redevelopment site.

I hope that other stakeholders may also weigh in on this important decision with implications for the future quantity and quality of vulnerable wetlands in White Bear Lake.

Thanks again for your consideration of my comments.

Sincerely,

Paul Moss
1849 Whitaker St.
White Bear Lake

On Tuesday, March 5, 2019, 11:47:45 AM CST, Anne Kane <akane@whitebearlake.org> wrote:

Dear Mr. Moss:

Thank you for taking the time to review the draft 2040 Comprehensive Plan and submitting comments regarding the proposed re-guiding of the former Public Works property.

The re-guiding of this parcel from "Public/Semi-Public" to "Transit Oriented Development ("TOD") Mixed Use" is the first step in opening the possibility for future redevelopment of the property. The Future Land Use designation does not result in the rezoning of the property. The property must first be guided before a rezoning could be considered by the Planning Commission and City Council. Any future rezoning of the property would be a subsequent step requiring an additional Public Hearing and would follow the adoption of TOD Mixed Use Zoning District Regulations, which would define allowable building height; setbacks, density, parking, etc. as you note below. The amendment to the Zoning Code to create the TOD Mixed Use District would also require a Public Hearing.

While the City has completed some preliminary soil assessments to determine the structural capacity of the site, additional environmental assessments and detailed reviews by the City staff and advisory commissions, VLAWMO, and the DNR would be completed if and when an actual development proposal is presented. At that time, it is anticipated that a Public Hearing (if not two additional Public Hearings) for the actual project would also be required, allowing a number of subsequent steps for stakeholder input before final consideration by the City Council. Essentially, the City will complete the steps outlined in your comments below, just not in the order as you suggest.

We will be sure to include a copy of your comments in the public record. Feel free to give me a call to discuss or if any further clarification is needed.

Thank you again for your time and interest in the future of our community.



Anne Kane / Community Development Director

City of White Bear Lake

(651)429-8562

akane@whitebearlake.org | www.whitebearlake.org



Follow us on Facebook & Twitter

From: Paul Moss <paul@themailpath.com>

Sent: Sunday, March 03, 2019 2:51 PM

To: Anne Kane <akane@whitebearlake.org>; Samantha Crosby <scrosby@whitebearlake.org>; Ashton Miller <amiller@whitebearlake.org>

Cc: kenbaltzer@gmail.com; jeberry55110@msn.com; madivine@comcast.net; markmlynch@gmail.com; marvin.reed@comcast.net; ereinhardt628@gmail.com; preis.wbl@gmail.com; sherylbolstad100@gmail.com; bonnie.k.greenleaf@mvp02.usace.army.mil; gschroeher@hotmail.com; junentom@aol.com; greene1634@yahoo.com; bobw27@hotmail.com; rmjmn@aol.com; Connie Taillon <ctaillon@whitebearlake.org>; mayor <mayor@whitebearlake.org>; ward1 <ward1@whitebearlake.org>; ward2 <ward2@whitebearlake.org>; Dan Jones <ward3@whitebearlake.org>; ward4 <ward4@whitebearlake.org>; ward5 <ward5@whitebearlake.org>; Victoria Reinhardt <victoria.reinhardt@co.ramsey.mn.us>; stephanie.o.mcnamara@vlawmo.org; brian.corcoran@vlawmo.org; nick.voss@vlawmo.org; sprwscomm@comcast.net; waterinquiries@ci.stpaul.mn.us; marahumphrey@me.com; melissa.king@state.mn.us; ann.whiteeagle@co.ramsey.mn.us; jenifer.sorensen@state.mn.us; news@presspubs.com

Subject: Comments on draft 2040 White Bear Lake Comprehensive Plan - Opposed to changes in zoning for property surrounded by wetlands on Whitaker St.

Please consider these comments on the draft 2040 White Bear Lake Comprehensive Plan.

I am opposed to changing the zoning from "Public/Semi Public" to "Transit Oriented Development Mixed Use" for the parcel at Whitaker St. and Highway 61 (former site of the City of White Bear Lake Public Works building). This large property is surrounded by wetlands and is not appropriate for development due to environmental and other concerns.

I feel that it is premature to change this zoning until the following steps are taken:

- 1) Assess and remediate any and all unpermitted filling of the wetland (Sobota Slough) by the City of White Bear Lake and not allow any additional filling of wetlands on and near the site
- 2) Assess potential contamination on this site from City of White Bear Lake operations and from the previous wastewater treatment plant that had been located here
- 3) Conduct analysis of the suitability of land on this site for permanent structures, based on problems with high water table and poor organic soils as identified in the previous 2030 White Bear Lake Comprehensive Plan (p. 27)
- 4) Conduct an Environmental Assessment of the impact of potential development of this site on water quality in the wetland, its ecological health, as well as the implications for the quality of the water supply of the City of St. Paul, since development will increase runoff and contamination
- 5) Establish clear maximum guidelines regarding height and number of units that could be built on this site

6) Additional time needs to be provided to allow for adequate engagement with the Minnesota Department of Natural Resources, Minnesota Board of Water and Soil Conservation, VLAWMO, neighbors, the White Bear Lake Environmental Advisory Commission, other White Bear Lake citizens, and potentially impacted stakeholders about this major rezoning decision. Additional alternatives, including restoration and preservation of the wetlands, need to be considered and discussed.

Sincerely,

Paul Moss

1849 Whitaker St.

White Bear Lake, MN 55110

(651) 426-8797

Anne Kane

From: Mary Wiley <mwiley0876@aol.com>
Sent: Tuesday, March 12, 2019 9:09 PM
To: Anne Kane
Subject: Re: WBL Comprehensive Plan

Thank you very much for the detailed email. I will forward this to the Board and my very interested neighbors.

Mary

Sent from my iPhone

On Mar 12, 2019, at 5:01 PM, Anne Kane <akane@whitebearlake.org> wrote:

Good Afternoon Mary:

Thank you for taking the time to review the draft 2040 Comprehensive Plan and calling to discuss the proposed re-guiding of the former Bellaire Clinic site located at 3220 Bellaire Avenue.

As we discussed this afternoon, the site is currently guided for Commercial Use in the City's 2030 Comprehensive Plan. As we look to update the City's 2040 Comprehensive Plan, staff initially guided the subject property for "High-Density Housing"; however, as I reported to the Planning Commission at its meeting on February 25th, upon closer examination, Staff is recommending the property be guided for "Medium-Density Residential". Medium Density Residential would allow 8 to 14 units per acre (it is a 1.8 acre site) and could possibly be townhomes, four-plex units, and/or detached cottages in a pocket neighborhood design (https://en.wikipedia.org/wiki/Pocket_neighborhood). The Public Hearing on the Comprehensive Plan was continued to the March 25th Planning Commission meeting at 7:00 p.m. in the Council Chambers here at WBL City Hall if you or your neighbors would like to provide any comments or submit written comments for the record.

The re-guiding of this parcel from "Commercial" to "Medium Density Residential" is the first step in opening the possibility for future redevelopment of the property. Consistent with your neighborhood, the site is already zoned for Medium Density housing (R-6 Medium Density Residential) so it is possible that the site could redevelop as townhomes, four-plex, or a small multi-family building by right. However, Staff always encourages developers to conduct a Neighborhood Meeting before submitting plan to the City to accommodate neighbors input and suggestions when feasible.

I appreciate you sharing this information with your fellow Board member and neighbors in Manitou Village HOA. Feel free to call to discuss or if any further clarification is needed.

Thank you again for your time and interest in the future of our community.

<image001.png> **Anne Kane / Community Development Director**
City of White Bear Lake
(651)429-8562
akane@whitebearlake.org | www.whitebearlake.org
<image002.jpg><image003.jpg> Follow us on Facebook & Twitter

BUSINESS

Tesla's shift to online sales could lead to the end of your friendly local car dealer

Some dealers are spending more on service operations, where profits are higher anyway.

By Robert Channick Chicago Tribune | MARCH 19, 2019 — 7:14PM

DOWNERS GROVE, Ill. — Packey Webb Ford, a 57-year-old car dealer with an old-school jingle, has bet more than \$20 million on what it hopes will be the dealership of the future.

With car shopping migrating online and dealerships looking like the next brick-and-mortar retailer poised to fall, Packey Webb built a gleaming 54,000-square-foot facility on the 10-acre site of a former junkyard in the southwest suburb of Chicago.

Opened in late 2017, the dealership features the usual floor-to-ceiling windows with panoramic views — and a surprisingly small showroom.

The service area, however, is a different story. "You could land an airplane in here," said Webb Ford sales manager Kevin Schmieder, gesturing to the 32 bays lined up to accommodate what has become the dealership's undisputed profit center.

"If there are no dealers, you're still going to have to have these cars serviced somewhere," said John Webb, 52, a partner in the dealership started by his father, Patrick "Packey" Webb. "That's where the future is going to be."

Webb Ford has already outlasted many of Chicago's plaid-jacketed pitchmen from a bygone era, legends such as Harry Schmerler, "Your Singing Ford Dealer," and Celozzi-Ettleson, "Where You Always Save More Money."

But surviving in the digital age will take more than a good slogan.

When Tesla recently announced it was shifting all sales online and winding down its stores, the electric vehicle manufacturer sent shock waves through the auto industry, signaling perhaps the beginning of the end for your friendly local car dealer.

No more low-budget TV commercials, no more kicking the tires, no more giant inflatable tube men beckoning from lots with unbeatable deals. Touting cost savings and consumer preference, Tesla closed 10 percent of its 100-plus stores before putting the brakes on additional downsizing.

Last year, four out of five buyers who ordered the Model 3 — Tesla's lowest-priced car — bought it online, without taking a test drive, the company said. "Customers are becoming increasingly comfortable making purchases online, and that is especially true for Tesla," CEO Elon Musk said in a Feb. 28 e-mail to employees.

While Tesla may be ahead of the curve, the bold move online has fueled broader industry speculation that auto dealers could soon join the growing list of traditional retailers — from booksellers to mattress stores — vanquished by a mouse click.

"Don't count on it," said Michelle Krebs, a Detroit-based analyst for Autotrader. "I don't see everybody going to online car sales tomorrow."

The entrenched interests of the nearly 17,000 new-car dealers across the U.S., whose \$1 trillion in annual sales are protected by state laws and franchise deals with manufacturers, will no doubt be hard to bypass.

In Illinois, 713 new-car dealers generated \$38.3 billion in sales in 2017, according to the National Automobile Dealers Association.

Dealerships, whose ranks have been declining in recent years, are defending their turf against Tesla's move online, with the Illinois Automobile Dealers Association among several state trade groups considering legal action to challenge whether manufacturers can sell direct to consumers, said its president, Pete Sander.

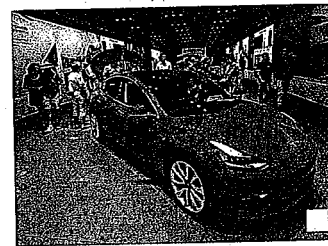
"Even before Tesla's recent announcement, car dealers have waged a pitched battle in statehouses across the nation — with some success — to prevent Tesla from bypassing franchise laws and selling directly to consumers. But with much of the car-buying process already merging onto the information superhighway, Sander acknowledged dealerships will need to adapt to survive.

"I don't think we'll ever be able to stop online sales," Sander said.

Armed with smartphone apps, more buyers research, select, price and even locate their cars online before setting foot in a showroom, reducing both sales margins on new cars and time spent at the dealership.

In 2017, franchised dealers sold a near-record 17.1 million new vehicles, but the shrinking margins accounted for only about a fourth of gross profit, said the National Automobile Dealers Association. Meanwhile, the smaller service and parts business brought in nearly half of dealership profits.

"The economics of the dealerships are becoming more and more difficult," Krebs said. "One of the reasons dealers are beefing up service is because there's not a lot of money in new-car sales."



DAVID ZALUBOWSKI • ASSOCIATED PRESS

Customers admired a Model 3 at a Tesla showroom in Denver in July. Tesla has closed 10 percent of its showrooms and is moving

The shift to online is taking place in the used-car market as well. Carvana, a publicly traded Phoenix-based company founded in 2012, allows customers to browse, finance and buy used vehicles using a mobile app, with next-day delivery in more than 100 markets, including Chicago. In lieu of a test drive, buyers have seven days to return the cars, a policy adopted by Tesla when it announced its online sales transformation last month.

Appearing on CNBC recently, Carvana CEO Ernie Garcia said returns happen less than 10 percent of the time, costing the company a couple of hundred dollars — far less than the fixed costs of running a dealership to give customers a test drive. "We think it's a pretty good trade," Garcia said.

Other automakers have toyed with online sales of new cars, including Ford, which launched a program last year allowing consumers to do everything but close the deal before picking up their car at a dealership.

A Ford spokesman did not respond to a request for comment on the program, but Webb said his dealership has not received a single order to date.

No matter how much of the car-shopping experience eventually moves online, Webb remains skeptical customers could ever become comfortable with a web-only purchase.

"I still think they want to drive it, smell it, kick the tires at least once before they take delivery," Webb said.

And in any case, with his eight-figure bet on the future, Webb is already adapting. "I don't see the dealerships going away. You might not need as many showrooms, but you're still going to need service centers."



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator

DATE: March 20, 2019 for the March 25 Planning Commission Meeting

SUBJECT: Recent Chair History

I thought that a little background may be helpful when discussing officer roles.

February 2013: Lynch elected Chair, Cuerden elected Vice.

August 2014: Cuerden left, Reed elected Vice

September 2014: Mary Alice Devine joined

November 2014: Erich Reinhardt joined

February 2015: Reed elected Chair, Reinhardt elected as Vice

March 2016: Reed re-elected as Chair, Reinhardt re-elected as Vice

February 2017: Berry elected as Chair, Lynch elected as Vice

April 2018: Berry re-elected as Chair, Lynch re-elected as Vice

As a reminder, the bylaws state that officers are elected for a one year period, and members shall not serve more than two consecutive years in one position.

CITY COUNCIL MEETING SUMMARY

March 12, 2019

APPROVAL OF MINUTES – Approved**APPROVAL OF AGENDA** – Approved**VISITORS AND PRESENTATIONS**

- A. Swearing in Officer Joe Kill
- B. Autonomous Vehicles Pilot Project

PUBLIC HEARINGS – Approved

- A. Resolution ordering improvements, approving plans and specifications and authorizing advertisement for bids for the 2019 Mill and Overlay Project and 2019 Street Reconstruction Project

LAND USE – Approved

- A. Consent
 - 1. Consideration of a Planning Commission recommendation of approval of a request by Walser Polar Chevrolet for two Conditional Use Permits and eleven Variances in order to demolish and rebuild the dealership at the property located at 1801 County Road F East (19-1-CUP & 19-1-V). **Resolution of Approval No. 12358, Resolution of Denial No. 12359**

UNFINISHED BUSINESS – Nothing scheduled**ORDINANCES** – Nothing scheduled**NEW BUSINESS** – Approved

- A. Resolution authorizing the City to sell bonds for 2019 Street Improvement Projects

It was moved by Councilmember **Walsh**, seconded by Councilmember **Jones**, to adopt **Resolution No. 12360** authorizing the City to sell bonds for 2019 Street Improvement Projects
- B. Resolution approving Hoffman Property purchase agreement

It was moved by Councilmember **Edberg**, seconded by Councilmember **Jones**, to adopt **Resolution No. 12361** approving Hoffman Property purchase agreement.
- C. Resolution approving annual business license renewals

It was moved by Councilmember **Engstran**, seconded by Councilmember **Walsh**, to adopt **Resolution No. 12362** approving annual business license renewals.

D. Resolution approving annual liquor license renewals

It was moved by Councilmember **Engstran**, seconded by Councilmember **Walsh**, to adopt **Resolution No. 12363** approving annual liquor license renewals.

CONSENT – Approved

- A. Acceptance of minutes of the January Park Advisory Commission, February Planning Commission
- B. Resolution approving temporary liquor license for Level Up Academy. **Resolution No. 12364**

DISCUSSION – Nothing scheduled

COMMUNICATIONS FROM THE CITY MANAGER

- Ms. Hiniker stated she has the details of the Water Gremlin stipulation agreement, which imposed a penalty and establish safety measure. She explained the testing of ground water and soils will be taking place. Ms. Hiniker offered herself as a resource for questions that Council might be getting.
- Mr. Kauppi asked the public to assist wherever possible with snow and ice removal for 3,800 inlets and outlets in the system.
- Ms. Hiniker reminded Council of a 6:00 Work Session on Tuesday, March 19, 2019.

ADJOURNMENT – 9:02 p.m.

Park Advisory Commission Meeting Minutes

JANUARY 17, 2019

6:30 P.M.

CITY HALL

MEMBERS PRESENT	Bill Ganzlin, Bryan Belisle, Victoria Biehn, Ginny Mae Davis, Anastacia Davis, Mike Shepard
MEMBERS ABSENT	
STAFF PRESENT	Mark Meyer, Paul Kauppi and Andy Wietecki
VISITORS	
NOTE TAKER	Mark Meyer

1. CALL TO ORDER

The meeting was called to order at 6:30 pm at City Hall.

2. APPROVAL OF MINUTES

Approval of the minutes from November 15, 2018 was moved by Bryan Belisle and seconded by Anastacia Davis. Motion carried.

3. APPROVAL OF AGENDA

Approval of the January 17, 2019 agenda was moved by Mike Shepard and seconded by Bryan Belisle. Motion carried.

4. INTRODUCTION OF COMMISSION MEMBERS

Introductions of committee members and welcomed new members Victoria Biehn and Ginny Mae Davis.

5. UNFINISHED BUSINESS

Bryan talked about the tables at the Boardwalk Commons being too tall and should be cut down so they will fit better with the chairs. Also the green space at Boardwalk Commons is a City park and should have a sign identifying it. Anastacia mentioned possible plantings or something to make the green space feel more inviting.

6. NEW BUSINESS

a) Location of Parks and Amenities

Mark Meyer updated the new members and reviewed for the seasoned members all the City park locations and amenities.

b) Evaluation User Needs verses Park Amenities

The Commission evaluated each park's amenities to determine if they are up to date and brainstormed ideas that should be considered as future improvements.

c) 2019 Park CIP

Park Advisory Commission reviewed the proposed 2019 Park Improvement Plan to familiarize new members and determine if the parks are meeting the user's needs.

7. OTHER STAFF REPORTS

None.

8. COMMISSION REPORTS

None.

9. OTHER BUSINESS

Bill Ganzlin commented that the Parks Advisory Commission should continue to hold future meetings in various parks.

10. ADJOURNMENT

The next meeting will be held on February 21, 2019 at 6:30 p.m.

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