

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

The City of White Bear Lake Planning Commission will hold its regular monthly meeting on Monday, April 29, 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 April 29, 2019 agenda.
3. Approval of the March 25, 2019 Planning Commission meeting minutes.
4. **CASE ITEMS:**
Unless continued, all cases will go to the City Council meeting on Tuesday, May 14, 2019
 - A. **Case No. 19-1-Z:** A request by **Schafer Richardson** for a Rezoning from B-4 “General Business” and R-6 “Medium Density Residential” to R-7 “High Density Residential”, per Code Section 1301.040, of the five parcels at the northwest corner of County Road E and Linden Avenue, in order to bring the parcels into conformance with the comprehensive plan’s land use designation of “High Density Residential”.
 - B. **Case No. 19-2-CUP:** A request by **Mark and Nancy Moe** for a Conditional Use Permit, per Code Section 1302.125, for a home accessory apartment in the basement of the property at 2524 Crestline Drive.
 - C. **Case No. 19-3-PUD:** A request by **Keith Hisdahl** for a Planned Unit Development, per Code Section 1301.070, in order to expand and remodel an existing mixed-use business with retail on the first floor and residential above, located at 1966 & 1978 Highway 96.
 - D. **Case No. 19-2-V:** A request by **Grant Raykowski** for a 61.5 foot variance from the 95 foot average setback from the lake, per Code Section 1302.040, Subd.4.c; a 20 foot variance from the 40 foot setback required from the street, per Code Section 1303.030, Subd.5.c; and a 320 square foot variance from the 1,250 square foot maximum for both accessory structures combined, per Code Section 1302.030, Subd.4.i.2.b; all in order to demolish the existing detached garage and reconstruct it 314 square feet larger in the same location on the property located at 2503 Manitou Island.
 - E. **Case No. 19-3-V:** A request by **Joe Braman** for a 6-foot variance from the 20-foot setback from the side property lines and a 4-foot variance from the rear property line, all per Code Section 1302.030, Subd.20.b.2.a.1, in order to install an above ground pool in the rear yard of the property at 1860 Clarence Street.
5. **DISCUSSION ITEMS:**

- A. City Council Meeting Summary from April 9, 2019.
- B. Park Advisory Commission Meeting Minutes from February 21, 2019.

6. ADJOURNMENT

Next Regular City Council MeetingMay 14, 2019
Next Regular Planning Commission Meeting.....May 20, 2019

**DRAFT MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
MARCH 25, 2018**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, March 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, Mary Alice Divine, Marvin Reed, Peter Reis, Ken Baltzer, Mark Lynch, and Erich Reinhardt (arrived at 7:13 p.m.).

MEMBERS EXCUSED: None.

MEMBERS UNEXCUSED: None.

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

OTHERS PRESENT: Terry Honsa, Kevin Rooney, Karen Sisterman, John Sisterman, Mary Wiley, William Rust, Jackie Ek-Pangel, Dale Ek-Pangel, Jim Engen, Laura Engen, Patrick Collins, Kaysa Xiong

2. APPROVAL OF THE MARCH 25, 2019 AGENDA:

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

3. APPROVAL OF THE FEBRUARY 25, 2019 PLANNING COMMISSION MEETING MINUTES:

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

4. CASE ITEMS:

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.

Crosby discussed the case. Staff recommended approval of the amendment to an existing Conditional Use Permit subject to conditions.

Baltzer asked how many trees would be removed and replaced. Crosby explained the lot had 24 trees, 17 of which were located along the parking lot. Every other tree would mean that approximately 8 of these trees would be removed. She reported the applicant was asking to remove the trees because they provided too much shade in the winter months.

Reis requested further information on the berm and landscaping plan. Crosby stated the berm was approximately three feet high. She reviewed the landscaping plan in further detail with the Commission.

Reis stated he was a master gardener for 15 years. He reported the proposed evergreen trees would grow one foot per year and with three-foot replacement trees on top of a three-foot berm, these trees would reach nine feet above grade within three years. For this reason, he did not believe that removing eight of the trees would really accomplish anything for the applicant.

Lynch explained the sun in December and January would cast a different angle on the parking lot. He discussed the berm and landscaping that was agreed upon in 1993 between the City and the applicant. He commented on how the proposed tree replacement would create the same problem in three to five years. He indicated he did not have a better solution and for this reason, he supports the trees remaining in their current state.

Divine stated the older trees have lost some of their bottom branches, which led her to believe replacing some of the older trees may be beneficial. However, she also believed that removing every other tree seemed excessive. She commented that there were many parking lots in the City that were shaded in the winter and the owners just had to deal with it.

Berry opened the public hearing at 7:15 p.m.

William Rust, with Rust Architects at 4579 Lake Avenue, is representing the applicant. He stated he understood many of the Commission's concerns centered around the trees. He commented on how the sun moves from east to west throughout the year, noting the parking lot was quite shadowed during the winter months. He indicated the bottom branches were dying off on the evergreen trees. He commented the new trees would fill in the lower level of the screen.

Terry Honsa, owner of the Honsa Family Funeral Home, reported three-fourths of her parking lot was completely shaded in the winter months. She indicated ice was a concern for her. She requested from a safety standpoint that she be allowed to remove some of the trees. She explained she reached out to all of the neighbors living adjacent to the parking lot and no concerns were raised regarding her proposal to remove and replace the evergreen trees. She stated the trees were currently 12 feet apart and noted she was planning to replace the existing trees with three-foot trees. She explained she would be planting the trees herself and anything larger would be difficult to lift and plant.

Jackie Ek-Pangel, 2465 Jansen Avenue, indicated she sent a letter to the City. She noted she had worked with Mr. Robinson in 1993 to find an agreeable screening solution. She stated

she objected to the applicant being able to replace the trees with three-foot trees when six foot was minimum per code. She feared a precedent would be set if the Commission were to allow this to pass. She recommended that the trees be replaced with six-foot trees and not seedlings in order to provide adequate screening for the neighbors.

Dale Ek-Pangel, 2465 Jansen Avenue, stated he had no issues with the building addition. He explained he was concerned with the landscaping and recommended no changes be made to the trees. He reported the neighbors would be impacted by additional road noise if the trees were removed. For this reason, he recommended the lot not be de-forested.

As no one else came forward, Berry closed the public hearing at 7:25 p.m.

Reis asked if City Code required six-foot replacement trees. Crosby confirmed this was the case for evergreen trees.

Divine questioned if staff could hold further discussions with the applicant regarding the trees. She would like to see a middle ground reached without having every other tree replaced.

Berry commented there was no hardship which would cause the need to remove the trees along the south lot line. He recommended the applicant be required to meet City Code and that any trees that are removed be replaced with six-foot trees.

Lynch indicated there were two separate issues being addressed. The first was the building addition and the second was the tree removal/replacement. He stated he supported the building addition. He encouraged staff to work with the applicant to find a creative solution for the parking lot situation without needing to remove and replace the trees.

Reis stated he supported the request but recommended Condition 7 be deleted and that Condition 8 be amended to require the applicant to plant six-foot trees per City Code. Member Reis moved to recommend approval of Case No. 93-15-Sa with these modifications. Member Reed seconded the motion. The motion passed by a vote of 7-0.

Berry explained that this matter would be addressed by the City Council on April 9, 2019.

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

Kane discussed the case. Staff recommended final approval of the comprehensive plan noting the plan would be reviewed by the City Council on April 23, 2019.

Lynch requested further information regarding the uses that would be allowed within the Arts District. Kane reviewed the process that would be followed for future uses within the Arts District noting some would be allowed by right and others would require a Conditional Use Permit.

Reis commented on a non-profit called Art Space and encouraged staff to contact this company noting they would be a good resource for staff in creating an artist in resident program.

Reis questioned if wetlands have a designated water level. Kane explained there was a designated setback required from the edge of a wetland and noted the water levels within a wetland related to flooding concerns. She noted wetlands were challenging to develop.

Lynch asked if other suburbs in the metro area have Arts Districts. Kane commented she was not familiar with other Arts Districts but anticipated Minneapolis may have one. She reported this may be a good model for the City to review when drafting code for its own Arts District. She commented Bloomington has a great art space, but noted this was located on City Hall property.

Lynch requested information from staff regarding the former Public Works site. Kane commented the Council both past and present have provided direction for the redevelopment of this site. She anticipated in the future this site would have transit-oriented housing. She provided further comment on the marina and auto dealer redevelopment potential. She reported the Council has purchased the land between the new Public Works building and Saputo, noting the land was designated half Public/half Industrial.

Kane commented on the plans for the Wildwood Shopping Center, noting the City was proposing to reguide the property from Commercial to Neighborhood Mixed Use. It was noted the Rolling View Drive lots have been reguided from Commercial to Public/Low Density Residential.

Divine asked what the zoning was for the blocks at 4th Street and Bald Eagle. Kane reviewed the zoning map and noted the zoning for these lots had changed. She noted the zoning would be DCB to accommodate intensification along 4th Street similar to Grand Avenue.

Reis questioned how the City was planning to address future parking concerns as the downtown area continues to develop. Kane commented that any loss of parking would be concerning. She reviewed the location of the City's current parking lots and explained surrounding uses could be intensified downtown so long as there was no net loss of parking. She indicated another option would be to construct underground parking.

Lynch discussed the transportation section of the Comprehensive Plan and noted parking was not addressed. He encouraged staff to mention parking in this section of the document describing how parking would be addressed providing both midterm and long-term solutions. Poor employee parking practices is a significant contributor to the problem. Kane agreed and noted midterm solutions were a concern for the City. She reported parking was addressed more thoroughly in the Economic Development portion of the Comprehensive Plan.

Reis asked if there were any discussions about monitoring parking times and inquired how the Rush Line would impact the community. Kane anticipated that the majority of commuters with access to a vehicle would use an express bus on 35E, rather than the Rush Line BRT. She understood the Police Department may need to enforce parking time limits by

ticketing violators. She indicated the local business owners could also communicate better with their customers to ensure the parking spaces were turning over in a timely manner.

Reis echoed how important it was to keep those front and center parking stalls open for customers, rather than being used all day by employees.

Lynch stated in Chapter 1 where population was discussed he noted the numbers do not add up. Kane indicated this could be due to the various data resources included in the Comprehensive Plan.

Lynch requested the Comprehensive Plan include a reference to Generation X given the fact Millennials and Baby Boomers were discussed. In reference to the Solar Resources Map, he commented that it seemed weird to add solar panels all over the school grounds and suggested staff name other potential solar locations in the City. He explained he supported housing preservation efforts. He commented there were some areas in the City that did not need sidewalks.

Lynch asked for clarification about 4D Tax Incentives. Shimek explained it is a reduced rate tax classification granted to low income multi-family rental properties that have an affordability restriction recorded against the property under terms of financing from a unit of government. Typically the restriction is in exchange for receiving federal or state subsidy, but can be secured through local units of government as well.

Lynch pointed out that the Healthy Food Access map was misleading. It implies we have a problem, but we're food rich.

Lynch requested the RBTN (Regional Bicycle Transportation Network) map be better explained. He asked if Highway 61 was a State or Federal roadway. Kane stated she would investigate this and report back to the Commission.

Berry opened the public hearing.

Mary Wiley, 2525 Sumac Circle, asked about the former Entira "Bellaire" Clinic, stating she understood this property was to be reguided to Medium Density. She questioned if a four-story building could locate on this property noting this would be extremely intrusive. She also expressed concern about sufficient parking.

Kane reported a four-story building could locate on this property but noted surrounding uses would have to be taken into consideration and surrounding homeowners would be notified if a request were brought to the City.

Pat Collins, 5172 Wild Marsh Drive, thanked the City Council, Planning Commission and its staff for drafting a great document. He stated he appreciated the consideration that was taken regarding pedestrian safety. He expressed a desire for a sidewalk on Division Avenue.

Laura Engen, 324 Shamrock Way, explained she has lived in her home for the past 27 years. She stated she appreciated the fact she could walk from her home to nearby amenities. She

noted the senior residents from the Lodge were also walking to and from their units to the nearby amenities. She believed that having commercial on all four corners was a real advantage for the community and therefore has reservations about regarding the Wildwood Shopping Center to Neighborhood Mixed Use.

Karen Sisterman, 2557 Manitou Lane, stated she believed BRT was not worth doing. She encouraged the City to work to fill up its vacant store fronts. She expressed concern with the future E & Bellaire apartment complex parking on City streets instead of within their development.

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

Reis thanked staff for all of their hard work on the Comprehensive Plan.

Member Baltzer moved to recommend approval of Case No. 17-1-CP. Member Reis seconded the motion. The motion passed by a vote of 7-0.

Berry explained that this matter would be addressed by the City Council on April 23, 2019.

5. DISCUSSION ITEMS:

A. Chair and Vice-Chair Election.

Member Divine moved to appoint Marvin Reed Chair of the Planning Commission for 2019. Member Reis seconded the motion. The motion passed by a vote of 7-0.

Member Divine moved to appoint Ken Baltzer Vice-Chair of the Planning Commission for 2019. Member Reed seconded the motion. The motion passed by a vote of 6-1.

B. City Council Meeting Minutes of March 12, 2019. No Comments.

C. Park Advisory Commission Meeting Minutes of January 17, 2019. No Comments.

6. ADJOURNMENT:

Member Baltzer moved to adjourn, seconded by Member Reed. The motion passed unanimously (7-0), and the March 25, 2019 Planning Commission meeting was adjourned at 8:52 p.m.



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator

DATE: April 24, 2019 for the April 29, 2019 Planning Commission Meeting

SUBJECT: White Bear Lake Apartments Rezoning, NW Quadrant County Road E & Linden Avenue - Case No. 19-1-Z

REQUEST

Schafer Richardson, is requesting a rezoning of five parcels located in the northwest quadrant of County Road E and Linden Avenue for the purpose of constructing a 4-story market-rate apartment building. Four of the five parcels are currently zoned B-4 – General Business. The fifth parcel – the easternmost parcel - is split-zoned: B-4 on the south three-fourths of the lot and R-6 – Medium Density Residential on the northern one-fourth. The proposed zoning for all five parcels is R-7 - High Density Residential.

SITE CHARACTERISTICS

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

BACKGROUND

In December of 2018, the subject properties were reguided from Commercial to High Density Residential in anticipation of Schafer Richardson's request. In February of 2019, the City approved a PUD Concept Plan for what is currently being called White Bear Lake Apartments.

The applicant was aiming for April Planning Commission review of the remainder of approvals (Preliminary Plat, Development Stage PUD and Rezoning) but there are a few issues which have not yet been ironed out completely. The development team is still working with the County Public Works department to finalize the design of the access opening onto County Road E. City staff is also still collaborating with the County Parks and Recreation department to evaluate the amount of land dedication appropriate for the desired regional trail head.

Rezoning land takes longer than a Plat or PUD. Because a rezoning requires a first and second reading before the City Council, review and approval is a three month process rather than a two month process. Staff anticipates that the above-mentioned issues will be resolved in time for review by the Planning Commission in May. That will place the Preliminary Plat and PUD

Development Stage plan on the same Council agenda as the second reading for the Rezoning. Thus the review schedule will be:

Planning Commission (Rezoning): _____ April 29, 2019
City Council 1st Reading (Rezoning): _____ May 14, 2019
Planning Commission (PUD/Plat): _____ May 20, 2019
City Council 2nd Reading (Rezoning) & PUD/Plat: June 11, 2019

While the proposed review schedule may be slightly more cumbersome than having only one Planning Commission meeting, it buys the applicant additional time to solidify plans without delaying the date of the City's final determination.

ANALYSIS

Due to the site's proximity to the Rush Line Bus Rapid Transit corridor with a station planned at County Road and Highway 61, staff had identified this area as appropriate for higher density, transit-oriented type development. As such, with the 2040 Comprehensive Plan Update, these properties are slated for "Mixed Use Transit Oriented Development", a new land use category, which would allow 25 to 50 dwelling units per acre. The proposed development is 41 units per acre and the proposed zoning is R-7 - High Density Residential, which currently allows 17 dwelling units per acre. The difference of 24 units per acre would be obtained through the PUD approval. Finally, the rezoning is not out of context, as the adjacent property (Hoffman Place) is zoned R-6, Medium Density Residential.

Because the site has already been reguided to "High Density Residential", it logically follows to approve a zoning district that corresponds to the future land use designation. The proposed zoning in the proposed location perpetuates an established and intentional development pattern of higher-density housing close to higher capacity roadways with lower densities beyond. Staff also supports the requested rezoning because the existing and proposed infrastructure has the capacity to serve the proposed density.

DISCRETION

The City has a relatively high level of discretion with a rezoning request. The proposed zoning for a property must be consistent with the City's Comprehensive Plan because the Zoning Ordinance and Map are the enforcement tools used to implement the goals and standards set in the Comprehensive Plan.

RECOMMENDATION

Staff has reviewed the rezoning for compliance with the Comprehensive Plan's goals and objectives and finds that it complies. Consequently, staff recommends approval of the proposed rezoning. Regardless of the Schafer Richardson proposal, R-7 zoning is the most appropriate zoning district for the subject site until the Transit Oriented Development district is created.

ATTACHMENTS

1. Draft Ordinance
2. Current Zoning Map
3. Proposed Zoning Map

ORDINANCE NO. _____

**REZONING 17XX, 1709, 1713, 1715 COUNTY ROAD E, EAST
AND THE LAND-LOCKED PARCEL ADJACENT THERETO
(PID 273022440199)
FROM B-4 GENERAL BUSINESS AND
R-6 MEDIUM DENSITY RESIDENTIAL TO
R-7 HIGH DENSITY RESIDENTIAL
(CASE NO. 19-1-Z)**

THE CITY OF WHITE BEAR LAKE CITY COUNCIL DOES HEREBY ORDAIN:

SECTION I. The White Bear Lake Zoning Map is hereby amended as follows:

By changing the zoning district classification from B-4 – General Business and R-6 – Medium Density Residential to R-7 – High Density Residential, with respect to the five parcels legally described as follows:

That part of Lot 22, "Strawberry Acres", according to the plat thereof, lying Easterly of a line drawn from a point on the North line of said Lot 22, distant 490 feet Easterly of the Northwest corner thereof to a point of the North right of way line of Minnesota Department of Transportation Right of Way Plat No. 62-2, distant 490 feet Easterly of the Southwest corner of Lot 25 of said "Strawberry Acres", as measured along said North right of way line.

AND

All that part of the West 200 feet of the East 330 feet of Lot 26, "Strawberry Acres", according to the plat thereof, lying Easterly of a line drawn from a point on the North line of Lot 22, "Strawberry Acres", distant 490 feet Easterly of the Northwest corner thereof to a point of the North right of way line of Minnesota Department of Transportation Right of Way Plat No. 62-2, distant 490 feet Easterly of the Southwest corner of Lot 25 of said "Strawberry Acres", as measured along said North right of way line, EXCEPT, that portion of said Lot 26 lying Southerly of the Northerly right of way line of Minnesota Department of Transportation Right of Way Plat No. 62-2.

AND

The West 65 feet of the East 130 feet of Lot 26, "Strawberry Acres", according to the plat thereof.

AND

The East 65 feet of Lot 26, "Strawberry Acres", according to the plat thereof.

AND

Lot 23, "Strawberry Acres", according to the plat thereof.

SECTION II. This Ordinance shall become effective upon its passage, after second reading and publication.

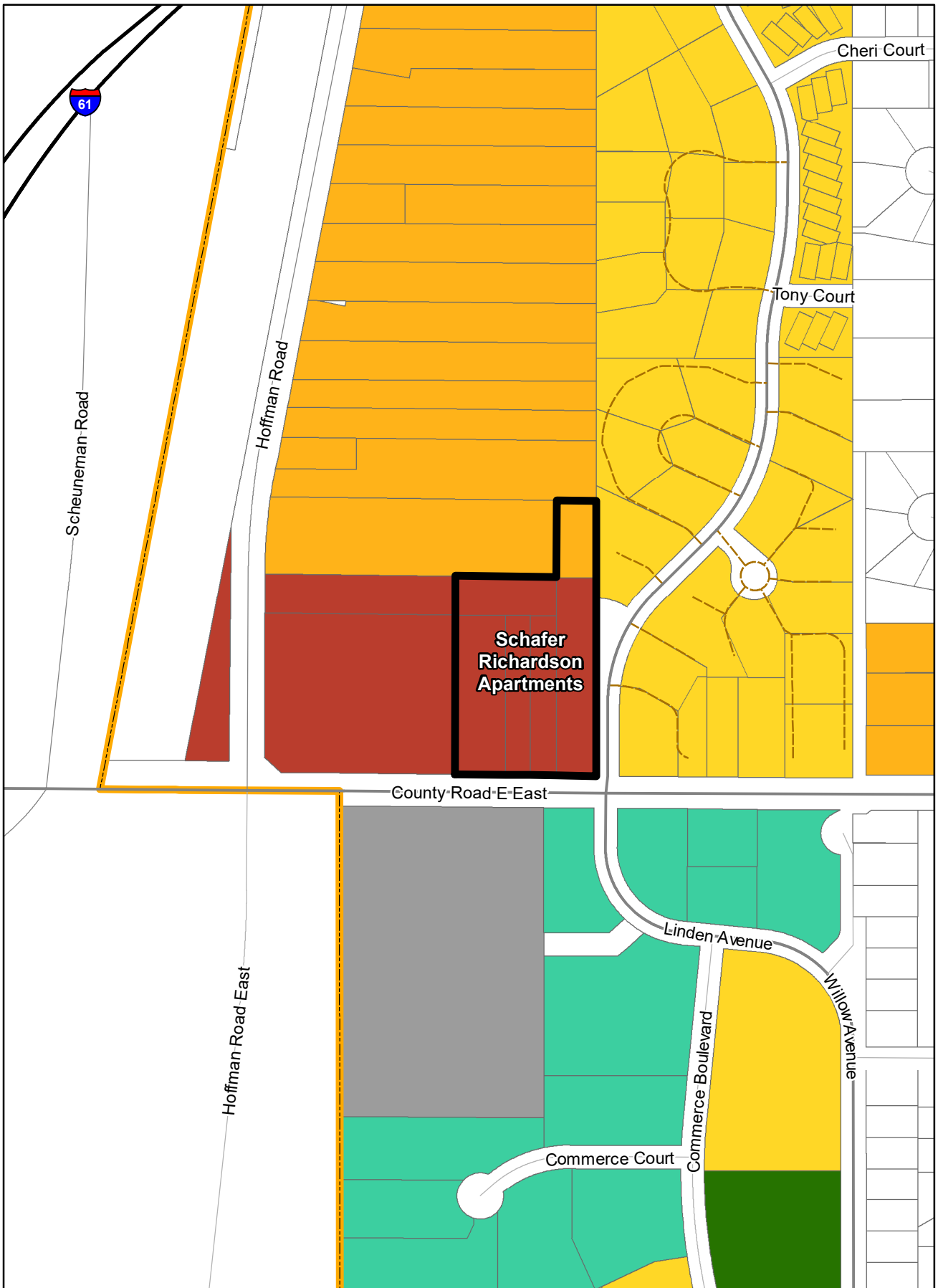
First Reading: May 14, 2019
First Publication: May 29, 2019
Second Reading: June 11, 2019
Final Publication:
Codified:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

EXISTING ZONING MAP

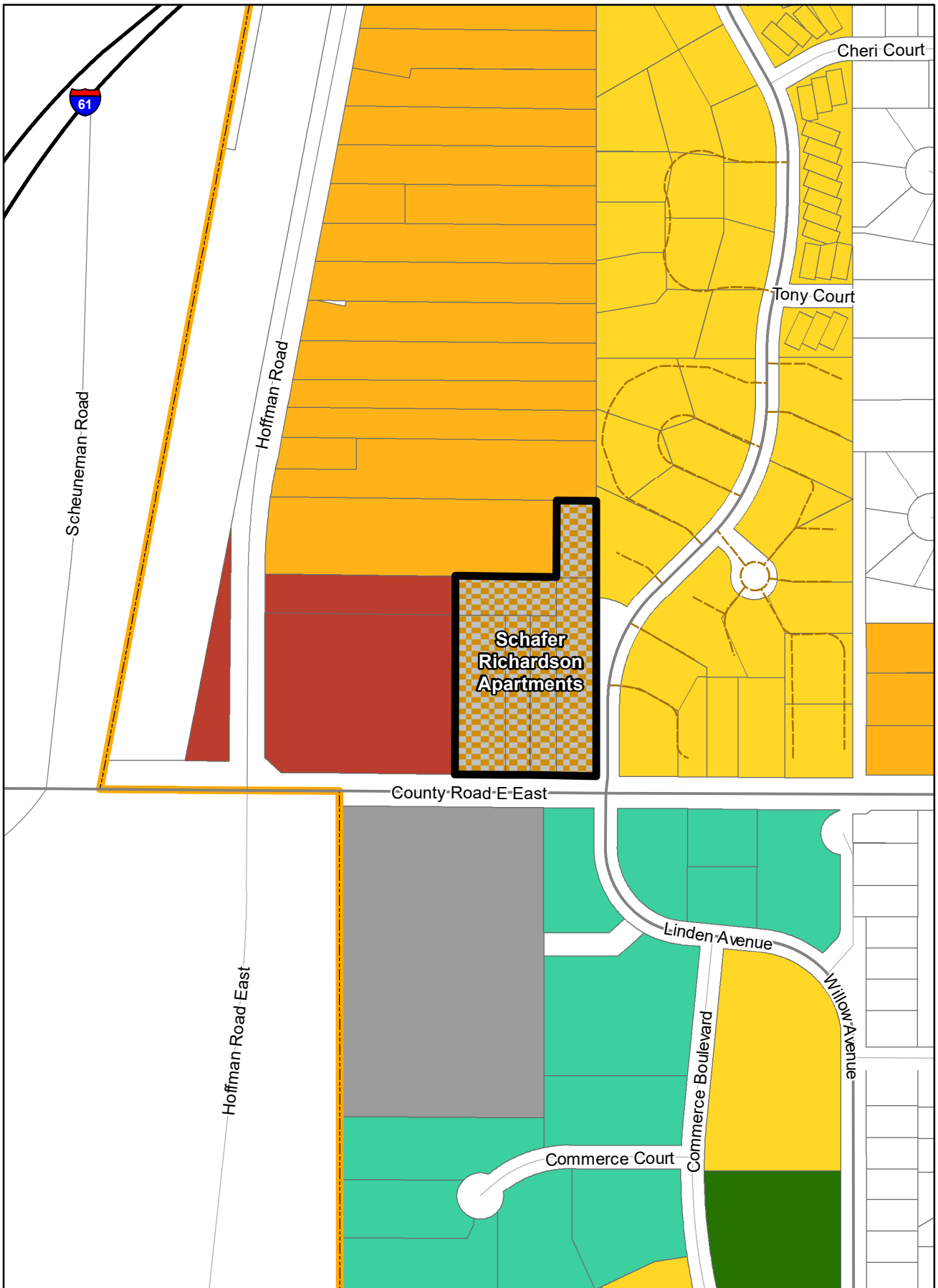


- B-4: General Business
- DBD: Diversified Business Development
- I-1: Limited Industry
- P: Public
- R-3: Single Family Residential
- R-5: Single Family - Two Family Medium Density Residential
- R-6: Medium Density Residential
- Municipal Boundary

500 250 0 500 Feet



PROPOSED ZONING MAP



- B-4: General Business
- DBD: Diversified Business Development
- I-1: Limited Industry
- P: Public
- R-3: Single Family Residential
- R-5: Single Family - Two Family Medium Density Residential
- R-6: Medium Density Residential
- R-7: High Density Residential
- Municipal Boundary

500 250 0 500 Feet





City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Ashton Miller, Planning Technician

DATE: April 23, 2019 for the April 29, 2019 Planning Commission Meeting

SUBJECT: Nancy & Mark Moe, 2524 Crestline Drive - Case No. 19-2-CUP

REQUEST

The applicants, Nancy and Mark Moe, are requesting approval of a Conditional Use Permit (CUP) for a home accessory apartment in the basement of their single-family home.

SITE CHARACTERISTICS

The property is located on the south side of Crestline Drive, east of Bellaire Avenue, and abutting the north end of Heiner's Pond. The lot is 25,069 square feet and contains a one-story home with an attached garage and finished basement.

ZONING / BACKGROUND

The subject site is zoned R-3 – Single Family Residential and S – Shoreland Overlay. The surrounding properties are also zoned R-3 and S. According to Ramsey County, the home was built in 1963. The applicants constructed an addition to the home and garage in 2014.

ANALYSIS

The zoning code limits accessory units to not more than 880 gross square feet in area, or 40% of the habitable area within the single family home, whichever is less. In this case, the accessory unit is 830 gross square feet in area and 38% of the habitable area of the principal unit, so complies with code.

The code requires that the owner of the residence/property reside in the principal unit, which the applicants do. The code also requires that the secondary entrance not face the same street as the principal entrance. As shown on the site plan, the entrance to the accessory unit is on the south side of the home, facing the shoreline, and will not be visible from the front of the property. A walkway that wraps around the house leads to the separate entrance.

The code states that the unit shall have a habitable floor area of not less than 200 sq. ft. for the first occupant and at least 100 square feet for each additional occupant. At 830 square feet of habitable space, the accessory unit could technically support a family of seven. However, the code limits the number of tenants to four.

The accessory apartment is finished, sans a cooking appliance, which the applicants will install pending approval. All other code-required furnishings, such as closet space, bathroom, and refrigeration facilities are provided.

The code requires that off-street parking be provided for all vehicles, either in the garage or on the driveway. There is a two-car garage for the applicants' vehicles. A two car wide driveway with a parking tab along the west side can easily accommodate additional vehicles generated by the accessory unit.

SUMMARY

The City has long supported the diversity of housing stock and additional density created by Accessory Dwelling Units. The Home Accessory Apartments ordinance was formally established in 1988, although small in-home units have been approved via Special Use Permit since at least 1984. From 1988, the City has approved ten units under the current ordinance, three of which were just last year.

DISCRETION

The City's discretion in approving or denying a Conditional Use Permit is limited to whether or not the proposal meets the standards outlined in the Zoning Ordinance; however, additional conditions may be imposed as the Council sees fit.

RECOMMENDATION

Staff has reviewed the proposed request against the standards and finds that they have been met, and that the CUP is consistent with the Comprehensive Plan. For these reasons, staff recommends approval subject to the following standard conditions:

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit.
2. Per Section 1301.050, Subd.4, if within one (1) year after granting the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the permit shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be 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 this permit with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the herein-stated conditions. Proof of such shall be provided prior to the issuance of a rental license.
4. The right to rent the accessory apartment ceases upon transfer of title unless reissued by the City Council.
5. Per Section 1302.125, Subd.4.a, the owner of the single-family structure shall reside in the principal structure. The permit becomes null and void if the owner ceases to reside in the residence. The accessory apartment shall remain an accessory rental apartment, owned by

the occupant of the principal structure. There shall be no separate ownership of the accessory rental apartment.

6. The number of vehicles associated with the principal residence and accessory unit together shall not exceed that which can fit in the garage and on the driveway.
7. The permanent number of occupants of the accessory apartment shall not exceed four (4) tenants.
8. The owner shall obtain a rental license prior to renting out the unit to anyone who is not related.

Attachments:

1. Draft Resolution of Approval
2. Location/Zoning Map
3. Applicant's Narrative
4. Site/Floor Plan – 2 pgs.

RESOLUTION NO. _____

**RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR
2524 CRESTLINE DRIVE
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (19-2-CUP) has been submitted by Nancy & Mark Moe to the City Council requesting approval of a Conditional Use Permit of the City of White Bear Lake for the following location:

LOCATION: 2524 Crestline Drive

LEGAL DESCRIPTION: Lot 6, Block 1, Lakeview Hills, Ramsey County, MN
(PID # 363022130025)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING RELIEF: A Conditional Use Permit for an 830 square foot Home Accessory Apartment per Code Section 1302.125; and

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on April 29, 2019; and

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

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

1. The 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.

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

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit.
2. Per Section 1301.050, Subd.4, if within one (1) year after granting the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the permit shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be 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 this permit with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the herein-stated conditions. Proof of such shall be provided prior to the issuance of a rental license.
4. The right to rent the accessory apartment ceases upon transfer of title unless reissued by the City Council.
5. Per Section 1302.125, Subd.4.a, the owner of the single family structure shall reside in the principal structure. The permit becomes null and void if the owner ceases to reside in the residence. The accessory apartment shall remain an accessory rental apartment, owned by the occupant of the principal structure. There shall be no separate ownership of the accessory rental apartment.
6. The number of vehicles associated with the principal residence and accessory unit together shall not exceed that which can fit in the garage and on the driveway.
7. The number of occupants of the accessory apartment shall not exceed four (4) tenants.
8. The owner shall obtain a rental license prior to renting out the unit to anyone who is not related.

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.

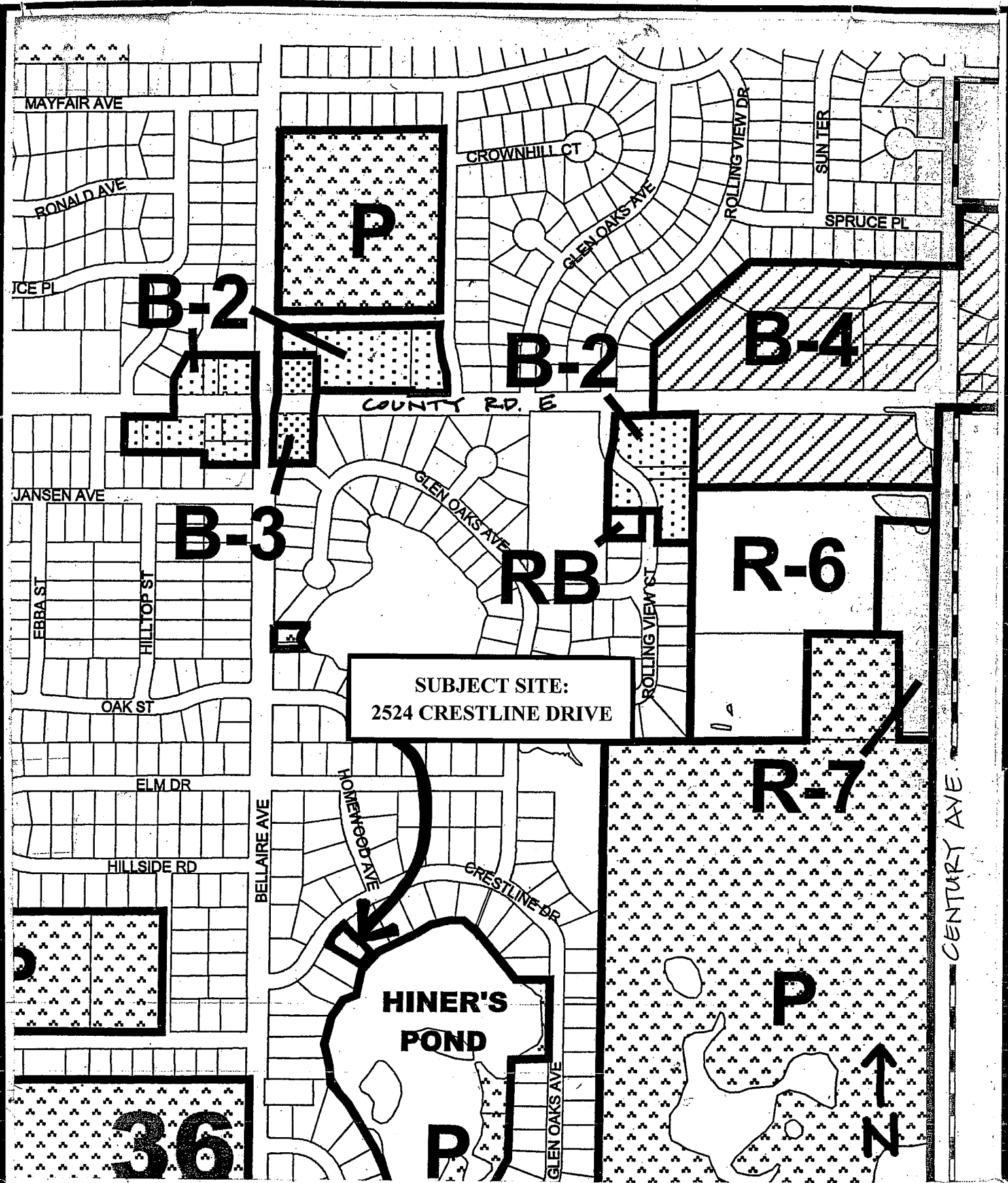
I have read and agree to the conditions of this resolution as outlined above.

Nancy Moe

Date

Mark Moe

Date



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

CASE NO. : 19-2-CUP
 CASE NAME : Moe Home Access. Apt.
 DATE : April 29, 2019

Conditional Use Permit narrative for:

Mark and Nancy Moe

2524 Crestline Dr.

White Bear Lake, MN 55110

651-216-1413

Our rambler's walkout basement was recently remodeled so it could eventually be used as a home accessory dwelling for our future elder care needs. It will easily accommodate live in health care workers for ourselves or family members in times of health or financial crisis. In the meantime, however, it is unused and could be put to work with little or no infringement on the surrounding community as a supplemental income producing space for our family while we live upstairs.

We are hopeful that you would allow us to rent out our lower level. These could range from short weekend vacations (ie: airbnb) to lengthier 3-6 months stays. We have 10+ years rental property experience. Paved parking space in the front driveway is already available with easy access to the basement door.

Thank you for your consideration.

Sincerely,



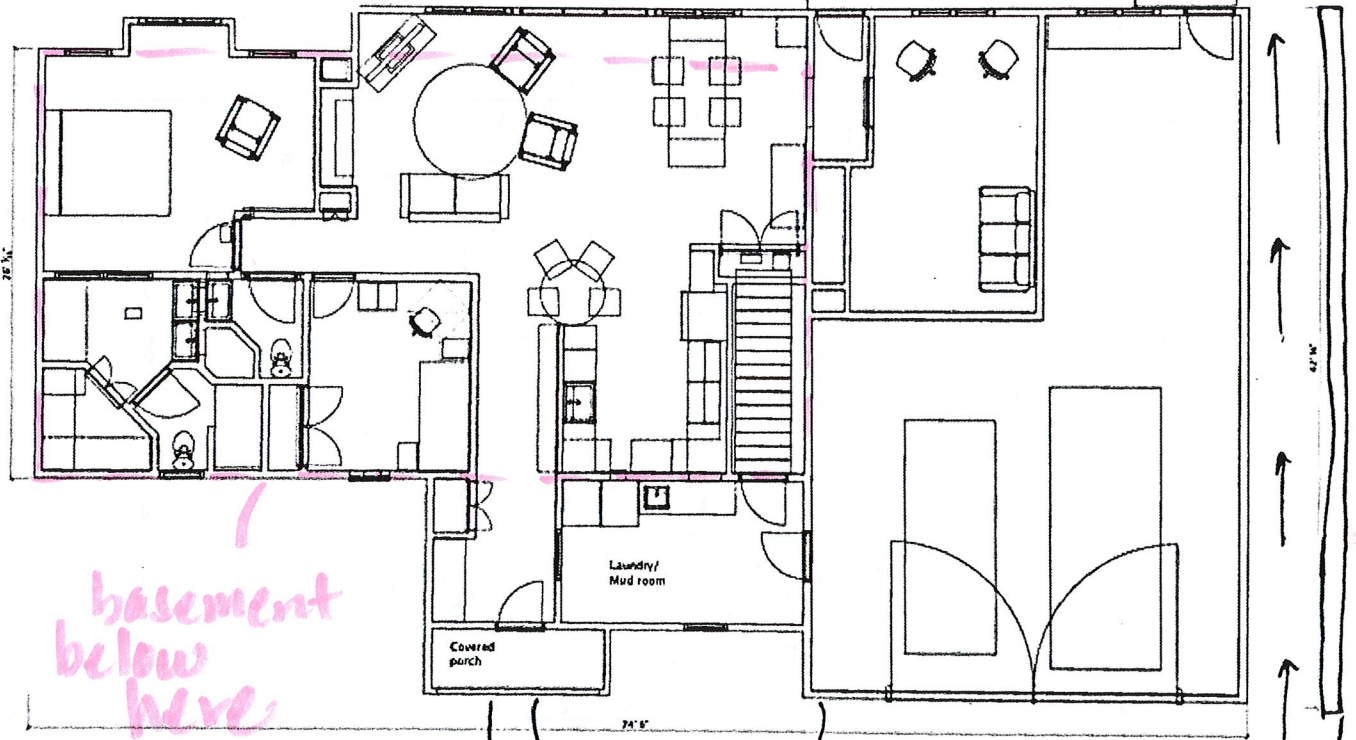
Mark and Nancy Moe

We have 2186 Sq Ft. total of
habitable space.
1352.6 of habitable sq ft upstairs.
833.4 of habitable sq ft basement.
38.1%

3,072 ↓

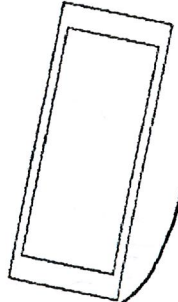
Main level - Owner occupied

M Mark L. Moe
2524 Crestline Dr
White Bear Lake, MN 55110
651-216-1413
nancy@nancymoe.com



basement below here

Driveway already paved and acceptable for an extra vehicle



Home Accessory Unit - Basement

Separate entrance

48' 11 1/4"

160.7 ft²

Bedroom 1

Living

Ping Pong table

M Mark L. Moe
2524 Crestline Dr
White Bear Lake, MN 55110
651-216-1413
nancy@nancymoe.com

550.1 ft²

26' 7 1/8"

Bedroom 2

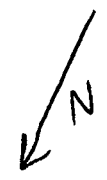
122.6 ft²

Bathroom
53.7
sq ft.

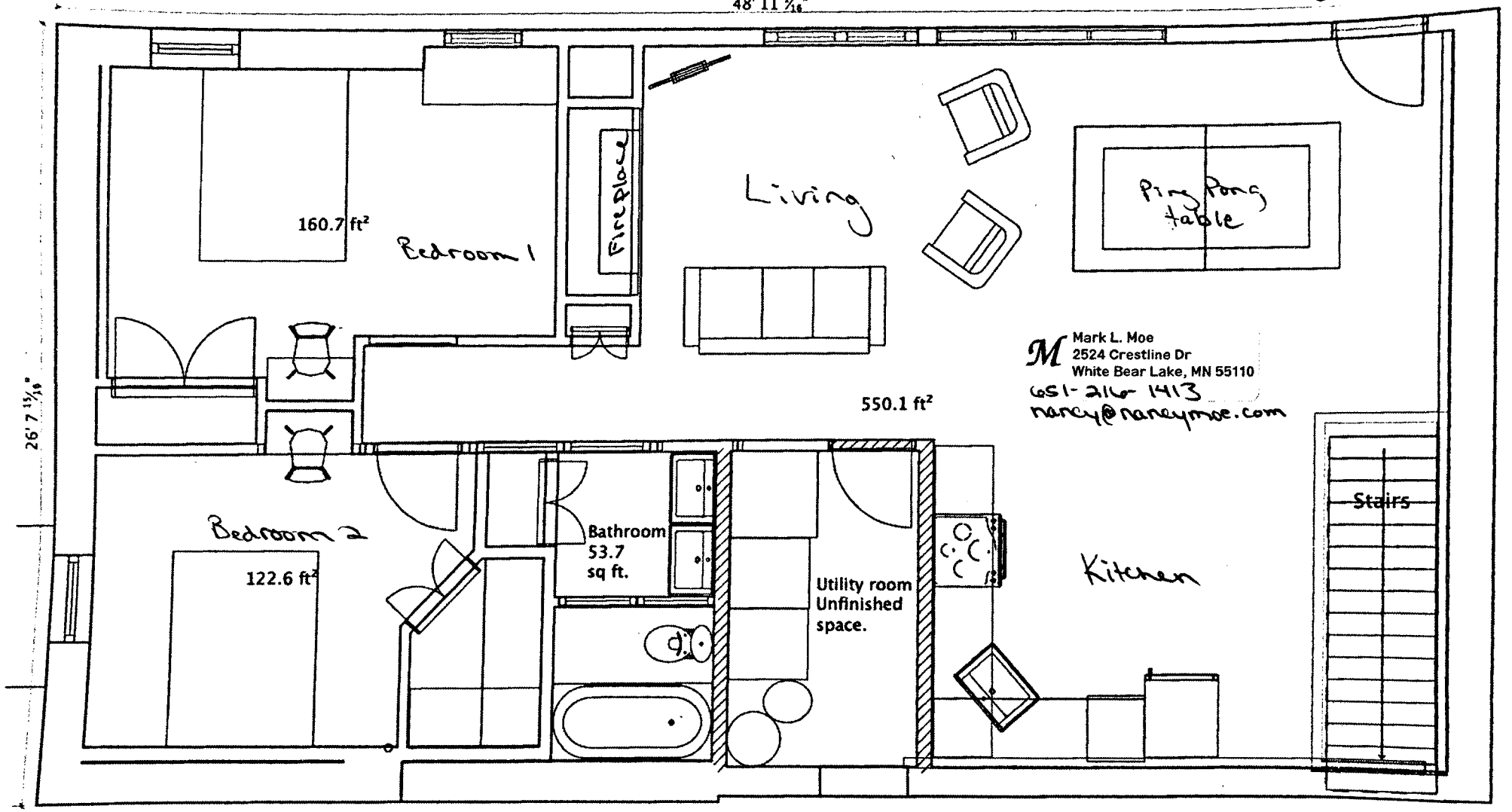
Utility room
Unfinished
space.

Kitchen

Stairs



830#
gross





City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator

DATE: April 24 for the April 29, 2019 Planning Commission Meeting

SUBJECT: Hisdahl's Trophies, 1966 & 1978 Highway 96 E - Case No. 19-3-PUD

SITE CHARACTERISTICS

The subject properties are located on the south side of Highway 96, just west Highway 61. The properties together total just less than a third of an acre. Both lots are quite flat with little significant vegetation. The western lot is a small single-family residence with a detached one-car garage. The eastern lot is Hisdahl's Trophies, a two-story mixed use building with retail on the main level, one residential unit on the second floor, and a small shed in the rear yard. There is a small paved area for parking about 5 cars behind the building. Most of the business' customers currently park in the adjacent alley to the east.

REQUEST

Keith Hisdahl, owner and operator of Hisdahl's Trophies, is requesting an amendment to and expansion of the existing Planned Unit Development (PUD). The proposal includes demolition of the existing single-family residence at 1966 Highway 96, and the construction of a parking lot in its place. The front half of the neighboring commercial building at 1978 Highway 96 would be removed and replaced while the back half would be remodeled. A second living unit would be added above the commercial space, resulting in a no net loss of density.

ZONING

The properties are zoned B-2 – Limited Business, and S – Shoreland Overlay, as are the properties across the alley to the east. The properties to the south, west and north are all zoned R-4 – Single and Two Family Residential, and S.

COMPREHENSIVE PLAN

The Comprehensive Plan talks very generally about this area and focuses mainly on the gentrification of the Ramaley Park neighborhood and the need to foster revitalization and reinvestment, while maintaining the area's unique scale and character.

BACKGROUND

The subject properties were platted in 1883. The single-family residence on the western lot was constructed in 1922. Hisdahl's has been in business since 1967.

In 1977 (via case #77-4-S), the City approved a Planned Unit Development to allow two (2) principal uses on one parcel – trophy shop on the first floor and apartment upstairs. The request/approval applied only to the eastern lot (#1978). The mixed use (retail below/apartment above) was seen as a desirable buffer between the residence at 1966 and the former service station to the east. Both properties were zoned R-4 and guided Semi-Public; it appears the comprehensive plan at the time anticipated that these parcels might one day be acquired by the cemetery property.

The initial PUD approval was reviewed and amended a year later in 1978 (via case no. 78-11-S) to allow for a larger building. At that time it was clarified that the original PUD was granted contingent upon the owner of the trophy shop living in the unit above, and a full paving of the rear yard area. In 1987 both properties were rezoned from R-4 (Single and Two Family Residential) to B-2. The properties have both been guided “Commercial” since 1998, when the designation was changed to be more consistent with the existing land use.

The City has previously approved two different expansion and remodel plans – one in 2012 and one in 2013. Both were never built and the approvals expired.

In February of 2013, Mr. Hisdahl had requested that the City Council vacate a portion of the alleyway adjacent to the subject site. His intent was to locate a stormwater pond in this area. Instead of a vacation, staff had recommended a lease at \$1 per year, automatically renewing every 5 years. Mr. Hisdahl was not interested in leasing the right-of-way and the request to vacate the alley was ultimately denied.

In May of 2015, the City adopted Engineering Design Standards. These standards require stormwater mitigation for any land disturbing activity that results in the addition or full reconstruction of 10,000 square feet or greater of impervious surface. The current proposal has 9,426 square feet of new or reconstructed impervious, therefore stormwater management is no longer required.

ANALYSIS

The proposed rebuild/remodel increases the gross floor area of the building by 876 square feet. The business owner no longer lives on site and both units will be rented out. The flexibility from code includes:

- Mixed Use
- Parking – Two enclosed spaces short
- Impervious area 71.2% vs. 30%
- Building setbacks from North and East property lines
- Hard surface setbacks from West and South property lines
- Amount of metal paneling on east elevation exceeds 50%
- Dumpster enclosure is wood, not masonry

Mixed Use

The existing single-family residence is being rebuilt as a second unit above the trophy shop. As such, the proposal is less an expansion and more of a reconfiguration. Staff supports the proposal because it retains the same number of units while providing sufficient off-street parking. It also corrects many existing non-conformities.

Parking

The amount of parking on-site will increase from 5 stalls to 13 stalls. Based on the data submitted, if the uses are considered individually, the zoning code requires a minimum of 15 stalls: 6 for retail, 4 for the apartments (two of which must be fully enclosed) 4 for the manufacturing and 1 for the storage. However, the residential units are considered nighttime uses and the retail is considered a daytime use. Therefore, joint parking may be applied and then only 11 spaces are required. The project is requesting PUD flexibility from the requirement for two enclosed spaces. This deviation is consistent with recent approval for the living units above Stonehouse Catering at 4466 Centerville Road, and helps to keep the units affordable.

Access

This segment of Highway 96 is under County jurisdiction. The applicant has been in conversation with Ramsey County about the relocation of the access opening and has received positive feedback.

Impervious Area

The amount of impervious area on site is proposed to increase from 41.4% to 71.2%. With the higher standards that commercial properties are held to, some variance is appropriate. The Jiffy Lube at 96 and 61 was granted a 45% variance in 1998 to allow a total of 75% impervious. Commercial properties are typically allowed a substantially larger amount of impervious area because they are required to meet City, NPDES, and watershed district requirements for stormwater mitigation. Due to its small size, (and because VLAWMO is not a regulating district) these requirements are not triggered. Under such a scenario, the City would typically require mitigation for all impervious area above 30%, or for all new impervious area above existing, however, the previous Assistant City Engineer assured the applicant that under the new Engineering Design Standards stormwater mitigation would not be required. Being that stormwater was the sticking point for previous attempts at reconstruction, the omission of this expensive element of site design gave the applicant confidence to venture forward a 3rd time. The applicant has spent a significant amount of money designing the project under the auspices that stormwater would not be required. Because stormwater mitigation is not required, grant funds may be available from the watershed (VLAWMO). Staff is asking the applicant to apply for such funds. Applications are reviewed on a monthly basis, so it would not delay the project. If site conditions allow, perhaps a small rain garden could be located in the green space just to the west of the building to capture runoff from the new roof. The grant is a 75/25 cost share, so the applicant would be responsible for 25% of cost. This condition is the same as was required with the project approval back in 2013.

Setbacks

The code requires a 10-foot building setback from the east property line and only 7 is proposed. This is an existing condition due to the portion building which is proposed to remain. The applicant is essentially extending an existing line of non-conformity.

The code requires a 30-foot building setback from the front property line and a 8.27-foot setback is proposed. In comparison, the existing building is setback 9 feet. So the proposed building is 9 inches closer to the property line, which is as far forward as the building could go without encroaching on the safety visibility triangles for the alley. Staff supports the variance due to the essentially undeletable amount of increase over existing conditions.

The cemetery to the south and west is zoned residential so a 20-foot hard surface setback is required, however, the cemetery is not a true residential use and it is not anticipated that it will ever convert to housing. Consequently, staff is supportive of the 5 foot setback along the west property line and the 10 feet from the south. If the subject site were not adjacent to residentially zoned property, only a 5 foot hard-surface setback would be required.

Elevations

The proposed building design, which is limited by the existing asymmetrical roofline, (see rear elevation) has changed significantly since the previous submittal. The building features a good amount of large sized windows, benefitting both the commercial and residential spaces. The architect has responded to the "Nine Design Principles" and that narrative is attached for your review. The building architecture is well designed, but the color pallet is rather strong. Staff recommends that either the metal panels be limited to one color, or - if the mix-and-match color scheme is retained - that the amount of metal panels be limited to the front (the new building addition portion) of the building. While we understand the orange trim color is intended to reflect our local school pride, we'd suggest a more neutral orange - an earthier tone as described by the design narrative.

The code limits the amount of metal paneling to no more than 50% of a wall area, and the east elevation has 56.5%. Recently, variances have been granted to allow larger amounts of ACM panels for car dealerships. ACM is a different material in that is strengthened by being bonded to a core material. The metal panels proposed for this project are essentially corrugated metal without the corrugation. This is what the code intended to prohibit and therefore staff recommends against the flexibility requested to increase the use of this material beyond 50%.

The applicant is proposing a wooden dumpster enclosure. Staff supports the deviation from masonry with a few (most aesthetic) upgrades. First, the matching wooden gate shall be X-braced on the inside. Second, the enclosure shall be all one neutral color (preferably the cool sahara tan). The enclosure shall be trimmed (on all sides) on both the top and bottom with horizontal cap and toe pieces, similar to the enclosure at White Bear Animal Hospital. The trim shall be a complementary color and the hardware (hinges and handles) shall be decorative, similar to WBAH.

Landscaping

The code requires that all parking areas of 5 or more stalls be screened from abutting property and views from public right-of-ways with one tree spaced every 25 feet and one shrub every 3 feet. Because there are existing trees along both the south and west sides of the property, the tree portion of this requirement is close to being met. The shrubs, on the other hand, still need to be provided. Along the north side, staff recommends trees and low-lying salt-tolerant ground cover, or small hardy shrubs. Staff also recommends a hardy ground cover instead of rock in the island. Finally, tree preservation calculations and a preservation plan must be approved and installed prior to the issuance of a demo permit.

Grading/Drainage

The properties currently drain towards Highway 96. Under the proposed conditions, the majority of runoff will be directed to a new catch basin in the middle of the parking lot that connects to the existing storm sewer in County Highway 96. Curb along east property line along

the alley. Engineering is recommending that this catch basin be equipped with a sump to catch debris.

Utilities

The building will need a fire suppression system and therefore the existing water 1-inch water line is insufficient. Rather than running a new service under Highway 96, the plans show a new 4-inch service line extending south along the alley and tapping a service main in Clarence Street. The existing sewer line must be capped and abandoned at the property line. The water service must be disconnected at the watermain.

Other

The existing signage that is non-conforming will no longer be grandfathered-in with this redevelopment. The new sign will need to comply with current code.

DISCRETION

The City's discretion in approving or denying a PUD is high. It is up to the City to decide whether the flexibility requested from code is a reasonable trade-off for the quality of development proposed. A PUD must be consistent with the Comprehensive Plan, and, similar to a CUP, the City may impose reasonable conditions it deems necessary to promote the general health, safety and welfare of the community and surrounding area.

SUMMARY

The majority of the PUD flexibility is being requested to perpetuate existing conditions. The greenest building is an existing building and the applicant is proposing to retain as much of the existing structure as possible. The single-family residence at 1966 has been abandoned for quite some time now and it will finally be demolished. The project supports the comprehensive plan in regards to reinvestment in this neighborhood. Unenclosed parking helps to keep building costs low, which translates into more affordable rental rates for future tenants. Staff finds that the proposal, which has been scaled-back in scope from previous submittals, fits better within the boundaries of the parcel and is therefore more compatible with the neighborhood than previous renditions.

RECOMMENDATION

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

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit – including items which are not attached to the Planning Commission and City Council packet.
2. Per Section 1301.050, Subd.4, if within one (1) year after approving the Planned Unit Development, the use as allowed by the permit shall not have been completed or utilized, the PUD 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.
3. This Planned Unit Development shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of this permit with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the

herein-stated conditions.

4. The applicant shall unify the two parcels into one PID (property identification) number.
5. The applicant shall obtain a building permit prior to beginning any work. Erosion control, and tree protection to be installed prior to construction.
6. All permanent landscaped areas will have automatic irrigation with an automatic rain gauge shut-off.
7. It shall be the responsibility of the property owner to clean out the sump in the parking lot catch basin seasonally or more frequently as needed to maintain functionality. Failure to do so may result in corrective action.
8. The future monument sign shall be either internally lit with light-colored text and a dark, opaque background color for the face, or shall be externally lit by down-cast lighting where the light source is not visible by passing pedestrian or vehicular traffic. The base of the monument sign shall be block to match the material used on the foundation of the building.
9. The applicant shall apply for grant funds from VLAWMO. If the request is denied, nothing additional is required. If the funds are granted, the applicant shall utilize it.

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

10. Revise the plans to:
 - a) Comply with the Fire Department comments dated February 1, 2019.
 - b) Comply with Engineering comments dated March 29, 2019.
 - c) A complete Tree Survey and Preservation Plan with replacement calculations.
 - d) A full landscape plan, including perimeter shrubs to comply with code.
 - e) The parking lot light pole shall not exceed 22 feet in height including the base not to exceed 2 feet. All light fixtures shall be down cast with the light source shielded from view from both the right-of-way and adjacent properties. A photometric plan is not required so long as the light pole is equipped with an external 360 full visor and the kelvins do not exceed 4000. Soffit lighting shall be recessed.
 - f) The metal panels shall either be limited to one color, or - if the mix-and-match color scheme is retained - the amount of metal panels be limited to the front (the new building addition portion) of the building. Either way, the amount of metal panels shall not exceed 50% of the aggregate wall area (excluding windows and doors) of any wall, as limited by code.
 - g) Revised details for the dumpster enclosure, including: the matching wooden gate shall be X-braced on the inside; the enclosure shall be all one neutral color (preferably the cool sahara tan); it shall be trimmed (on all sides) on both the top and bottom with horizontal cap and toe pieces; the trim shall be a complementary color; and the hardware (hinges and handles) shall be decorative.

- h) Label the door on the east side of the building as a residential door and paint the asphalt in that area with a yellow stripe (no parking) to discourage customers from their existing habits. This area should be reserved as a loading zone.
- i) Identify the location of mechanical equipment, which shall be screened with either landscaping or matching building materials.
- j) Trash enclosure shall be sized to accommodate both recycling and trash containers.
- k) Include a signed survey.

Revised plans to be approved by staff.

- 11. Extend a letter of credit consisting of 125% of the outside 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.
- 12. Provide a SAC determination letter from the Metropolitan Council.
- 13. Provide evidence of a permit from Ramsey County for the relocated curb cut on Highway 96.

Prior to the release of the letter of credit:

- 14. The applicant shall provide an as-built plan consistent with the City's 2019 record drawing requirements.
- 15. All exterior improvements must be installed.
- 16. All landscaping must have survived at least one full year.
- 17. The applicant shall tender proof (ie: a receipt) of having filed a certified copy of this permit with the County Recorder's Office per Condition #3.
- 18. The applicant shall provide proof that the two lots have been combined into one PID, per Condition #4.

Attachments:

- 1. Draft Resolution of Approval
- 2. Location/Zoning Map
- 3. Site Calculations
- 4. Project Narrative dated January 18, 2019
- 5. Exterior Material Colors (4 pgs)
- 6. Colored building renderings (2 pgs)
- 7. Preliminary Landscape Plan
- 8. Survey
- 9. Elevations and Floor Plans (5 pgs)
- 10. Civil Plans (6 pgs)

RESOLUTION NO. _____

**RESOLUTION GRANTING
A PLANNED UNIT DEVELOPMENT
FOR 1966 AND 1978 COUNTY HIGHWAY 96
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (19-3-PUD) has been submitted by Keith Hisdahl to the City Council requesting approval of a Planned Unit Development for the following location:

LOCATION: 1966 and 1978 Highway 96

LEGAL DESCRIPTION: Lot 24 and Lot 25, Block 21, Ramaley's Park, Ramsey County (PID #: 233022210028 & 233022210027)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING PERMITS: Both General Concept Phase and Development Stage approval of a Planned Unit Development to reconstruct and expand a mixed use building with 2,156 square feet of commercial (retail, office and manufacturing) on the ground floor and two dwelling units on the second floor, per Code Section 1301.070.

~~RESO # 11262, September 10, 2013: Development Stage approval of a Planned Unit Development amendment and expansion to construct a two-story mixed-use building with 3,146 square feet of office/retail on the ground floor and one residential unit above, per Code Section 1301.070; (Expired – never built)~~

~~RESO # 10975, February 14, 2012: General Concept Plan approval of a Planned Unit Development amendment and expansion to construct a two-story mixed-use building with 2,360 square feet of retail on the ground floor and two residential units above, per Code Section 1301.070 (Expired – never built)~~

~~SUP #77-4-S, February 15, 1977: A Special Use Permit for a Planned Unit Development to allow two (2) principal uses on one parcel of property – trophy shop on the first floor and apartment upstairs.~~

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on April 29, 2019;

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

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

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

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

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit – including items which are not attached to the Planning Commission and City Council packet.
2. Per Section 1301.050, Subd.4, if within one (1) year after approving the Planned Unit Development, the use as allowed by the permit shall not have been completed or utilized, the PUD 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.
3. This Planned Unit Development shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of this permit with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the herein-stated conditions.
4. The applicant shall unify the two parcels into one PID (property identification) number.
5. The applicant shall obtain a building permit prior to beginning any work. Erosion control, and tree protection to be installed prior to construction.
6. All permanent landscaped areas will have automatic irrigation with an automatic rain gauge shut-off.
7. It shall be the responsibility of the property owner to clean out the sump in the parking lot catch basin seasonally or more frequently as needed to maintain functionality. Failure to do so may result in corrective action.
8. The future monument sign shall be either internally lit with light-colored text and a dark,

opaque background color for the face, or shall be externally lit by down-cast lighting where the light source is not visible by passing pedestrian or vehicular traffic. The base of the monument sign shall be block to match the material used on the foundation of the building.

9. The applicant shall apply for grant funds from VLAWMO. If the request is denied, nothing additional is required. If the funds are granted, the applicant shall utilize it.

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

10. Revise the plans to:

- a) Comply with the Fire Department comments dated February 1, 2019.
- b) Comply with Engineering comments dated March 29, 2019.
- c) A complete Tree Survey and Preservation Plan with replacement calculations.
- d) A full landscape plan, including perimeter shrubs to comply with code.
- e) The parking lot light pole shall not exceed 22 feet in height including the base not to exceed 2 feet. All light fixtures shall be down cast with the light source shielded from view from both the right-of-way and adjacent properties. A photometric plan is not required so long as the light pole is equipped with an external 360 full visor and the kelvins do not exceed 4000. Soffit lighting shall be recessed.
- f) The metal panels shall either be limited to one color, or - if the mix-and-match color scheme is retained - the amount of metal panels be limited to the front (the new building addition portion) of the building. Either way, the amount of metal panels shall not exceed 50% of the aggregate wall area (excluding windows and doors) of any wall, as limited by code.
- g) Revised details for the dumpster enclosure, including: the matching wooden gate shall be X-braced on the inside; the enclosure shall be all one neutral color (preferably the cool sahara tan); it shall be trimmed (on all sides) on both the top and bottom with horizontal cap and toe pieces; the trim shall be a complementary color; and the hardware (hinges and handles) shall be decorative.
- h) Label the door on the east side of the building as a residential door and paint the asphalt in that area with a yellow stripe (no parking) to discourage customers from their existing habits. This area should be reserved as a loading zone.
- i) Identify the location of mechanical equipment, which shall be screened with either landscaping or matching building materials.
- j) Trash enclosure shall be sized to accommodate both recycling and trash containers.
- k) Include a signed survey.

Revised plans to be approved by staff.

11. Extend a letter of credit consisting of 125% of the outside 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.

- 12. Provide a SAC determination letter from the Metropolitan Council.
 - 13. Provide evidence of a permit from Ramsey County for the relocated curb cut on Highway 96.
- Prior to the release of the letter of credit:
- 14. The applicant shall provide an as-built plan consistent with the City’s 2019 record drawing requirements.
 - 15. All exterior improvements must be installed.
 - 16. All landscaping must have survived at least one full year.
 - 17. The applicant shall tender proof (ie: a receipt) of having filed a certified copy of this permit with the County Recorder’s Office per Condition #3.
 - 18. The applicant shall provide proof that the two lots have been combined into one PID, per Condition #4.

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

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

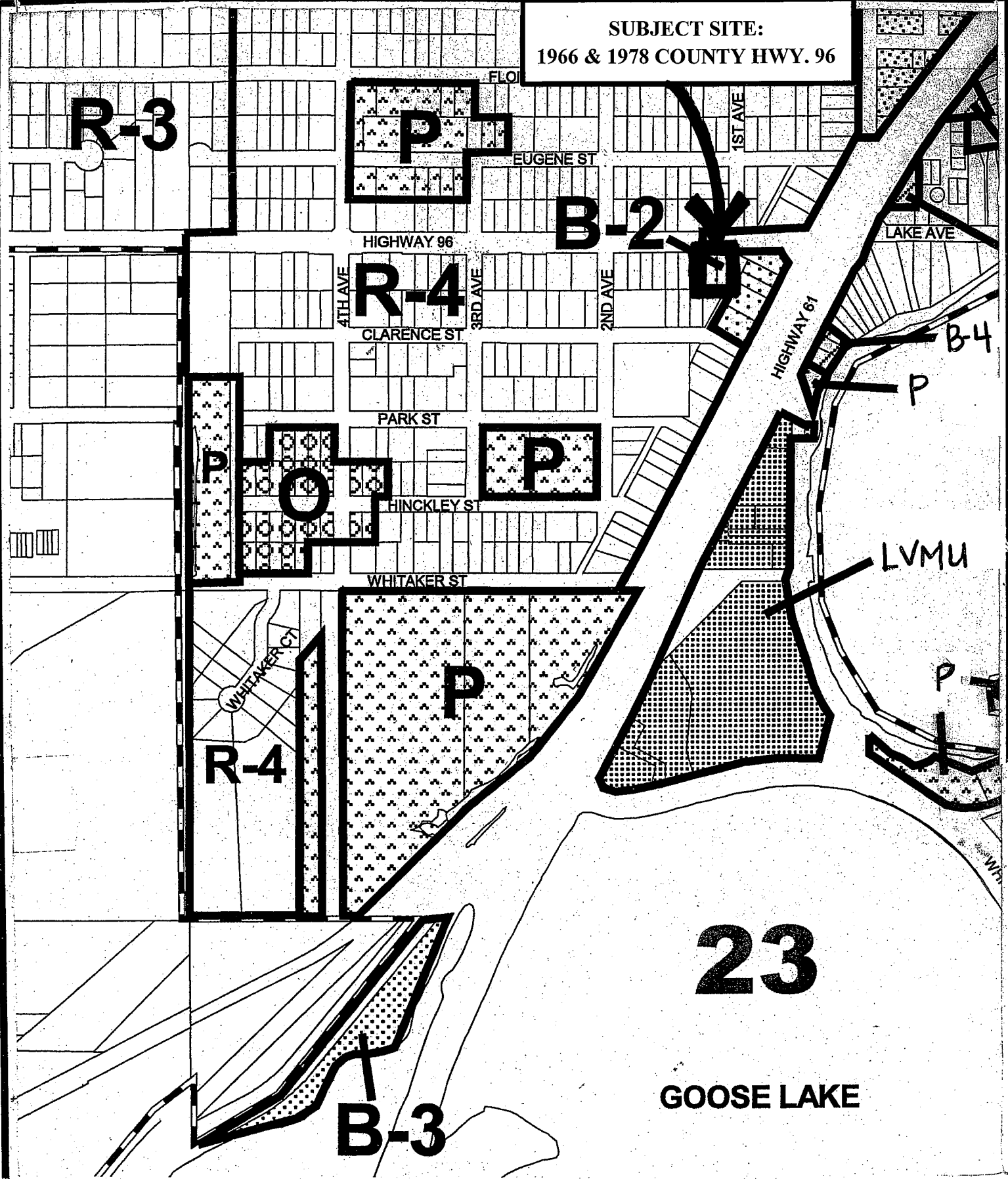
Kara Coustry, City Clerk

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.

Keith Hisdahl Date

SUBJECT SITE:
1966 & 1978 COUNTY HWY. 96



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

CASE NO. : 19-3-PUD
CASE NAME : Hisdahl's
DATE : April 29th 2019

HISDAHL SITE CALCULATIONS

AREA OF PARCEL 1 (LOT 25) 7,128 SQ. FT.

AREA OF PARCEL 2 (LOT 24) 7,356 SQ. FT

TOTAL AREA OF PROPERTY 14,484 SQ. FT.

TOTAL EXISTING IMPERVIOUS 5,994 SQ. FT.

TOTAL NEW/CONSTRUCTED IMPERVIOUS 9,426 SQ. FT.

TOTAL PROPOSED FINAL IMPERVIOUS 10,319 SQ FT.

HISDAHL TROPHY BUILDING CALCULATIONS

MAIN LEVEL FOOTPRINT RETAINED 916 SQ FT. (EXISTING MAIN FLOOR TOTAL 1767 SQ. FT.)

MAIN LEVEL ADDITION 1,240 SQ. FT

TOTAL NEW MAIN LEVEL 2,156 SQ. FT.

UPPER LEVEL FOOTPRINT RETAINED 916 SQ FT. (EXISTING UPPER LEVEL TOTAL 1780 SQ. FT.)

UPPER LEVEL ADDITION 1,350 SQ FT.

TOTAL NEW UPPER LEVEL 2,267 SQ. FT.

TOTAL COMBINED EXISTING BUILDING FINISHED (MAIN AND UPPER FLRS.) 3,547 SQ. FT.

TOTAL COMBINED NEW BUILDING FINISHED (MAIN AND UPPER FLRS.) 4,423 SQ. FT.

TOTAL COMBINED NEW FOUNDATION FOOTPRINT 2,156 SQ. FT.

BUILDING SURFACES BY ELEVATION:

Front Elevation:

Metal siding Panels 111 sq. ft.

Masonry 91 Sq. Ft.

Siding 279 Sq. Ft.

Left Elevation:

Metal siding Panels 782 sq. ft.

Masonry 81 Sq. Ft.

Siding 521 Sq. Ft.

Right Elevation:

Metal siding Panels 402 sq. ft.

Masonry 66 Sq. Ft.

Siding 623 Sq. Ft.

Rear Elevation:

Metal siding Panels 79 sq. ft.

Siding 647 Sq. Ft.

PROJECT NARRATIVE FOR KEITH HISDAHL AND HISDAHL'S TROPHY PUD SUBMITTAL

Prepared by Susan Hebert Welles, Project Designer

January 18, 2019

OVERVIEW

Keith Hisdahl, second generation owner of Hisdahl's at #1978 & #1966 Hwy 96 is requesting an amendment to and expansion of an existing Planned Unit Development(PUD) to remodel and add to his current mixed use building. Hisdahl's has been a presence in the White Bear Lake community for nearly 50 years and he wishes to continue as the city's anchor for local team sportswear, apparel and trophy design. The proposed new building will be a continuation of a retail/manufacturing business at street level while offering residential living options in the upper level.

This new building will require the removal of the existing home at #1966 including removal of the existing detached garage and accessory shed. The North facing 35' of the current Hisdahl's business at #1978 will be removed and the remaining portion of the building (an approx. 916 sq. ft. footprint which encompasses a second floor apartment and main floor business) will be incorporated into a single new structure. The new building will have a total building footprint of 2,271 sq. ft. The additional sq. ft. will be added between the remaining structure and extend to the front setback of Hwy 96. This will provide Hisdahl's with a fresh veneer along Hwy 96 and allow for a new asphalt parking lot to be constructed to the west of the new building. Access from Hwy 96 will be available from both the West and East directions. The parking lot will provide 13 off street parking spaces for customers and tenants. Due to space limitations within the property and in order to keep the overall construction budget in line, we are requesting that the city forgo a garage structure to maximize parking for customers as well as tenants.

Mr. Hisdahl is requesting to combine the two lots into one parcel and is currently working with the County and City to either reuse or combine existing utilities attached to the house at #1966 to the new building at #1978. Accommodations for fire suppression are being designed for the new building and will require additional water service from the south at Clarence St.

NINE DESIGN PRINCIPALS

1. Regionalism: How does the architecture fit with the community in respect to climate, local materials and history?

The new Hisdahl Trophy building was designed to blend into the surrounding neighborhood by using a mixture of residential forms through the addition of two North-facing gables on the upper story and a prominent gable from the side elevations that mimics the familiar Bungalow form found throughout the city's residential neighborhoods. The overall height of the finished roofline is thus consistent with the neighboring homes. Glass store front windows are spaced individually across the main floor store façade rather than in continuous succession to create a more residential look from the street but also lends to the building's primary use as a store front. The use of Board and Batten along with horizontal lap siding on the upper level is consistent with the genre of materials found on the neighboring homes and helps to tie the building to

the neighborhood. Masonry mixed with metal plates on the building's main level adds a touch of modern without detracting from the upper level's more traditional elements.

2. Context: How was the project designed to fit within the context of the site? (such as topography, views, other natural features and characteristics of surrounding properties?)

The new building was designed in size and shape to conform to the neighboring homes in which it is located. Since its purpose is to fit the needs of both business and residence the overall design was intended to be a mixture of the two. While the new building is consistent in depth with its predecessor the frontage along Hwy 96 was increased slightly to compensate for the former buildings narrow and long form which made it look out of balance as either a business or a home.

3. Scale and Massing: How does the scale of the building fit with the surrounding buildings and what massing strategies have been used to affect scale at a pedestrian level as well as a distant panoramic view? What techniques have been employed (such as landscaping) to mitigate any large, blank surface, such as a windowless façade or a large expanse of asphalt? Can daylight reach into all parts of the building?

The new building's scale and massing is consistent with the surrounding neighborhood homes and structures. With the addition of the forward facing gables and West elevation shed roof dormer and strong side gable presence, the building offers several varying roof lines to replace the longitudinal rectangular shape of the former building. By increasing the frontage along Hwy 96 and adding green space between the street access and the building the parking lot is recessed a bit from the street and provides a welcoming entrance at the store's entrance.

Natural light is accessible from all four sides of the building and new windows with metal awnings featured on the west façade allows for light into the working shop area while adding an attractive elemental to people arriving at the business.

4. Composition: Is the building proportionally correct? (ie: is the roof of a one story building only a foot or two above the ceiling?)

Since the owner wished to retain the back portion of the existing building to defray the cost of building entirely new and keeping him on budget the challenge with the addition was to take into account an existing asymmetrical roof line. To address this condition and provide a building that was more proportionately balanced the front façade was stretched and the side gable was introduced to not only conceal the former roof line but also lend the building a story and a half look rather a full 2 story from the street.

5. Hierarchy: What is the visual emphasis of the building?

The strong gables on the upper level front facade overlooking Hwy 96 coupled with the steel plates and masonry on the ground floor will dominate the building's visual emphasis from the street level.

6. Color: What is the color palette? Please provide a material sample board for review.

The colors for the exterior will be a blend of earthy brown tones from dark to cream with trim accents in deeper orange to accentuate the familiar White Bear school's team colors. (Please see attached color and material description at the end of the Narrative.)

7. Detail and Craftsmanship: Who is the builder? Do you have any existing projects we can visit?

The builder will be Paul Husnik of Husnik Homes in White Bear Lake. Paul is currently working on the Twin Point Restaurant exterior remodel in DT Lake Elmo. He was also the builder for World Around Us Daycare on Hwy 61 in WBL as well as numerous homes and remodels in and around the WBL community for the past 25 yrs.

8. Transformation: How well will the building adapt to changes in tenants? Can this design gracefully transform into another use-what is its reincarnation?

The building will continue in its role as an adaptive reuse project offering residential living on the upper level while providing multiple options for retail on the ground level. The new layout has few interior walls and can easily be reinvented into multiple retail opportunities.

9. Simplicity: What is the idea or concept behind this design? Are there any faux elements? If so please explain their reason.

The main concept behind this design was to reuse a specific portion of the existing structure and incorporate the needs of the client to expand his business while generating income and keeping to his budget. The design was driven to give the client the next chapter for his business and allow for his continued success in the community.



SAND DUNE

WARM AND RELAXED

As the waves roll in and the breeze blows, sit back, deep exhale and let the sunshine warm your toes in the sand. The color Sand Dune helps create a sense of natural grandeur with a relaxed versatile medley of coastal hues. It combines elements of bisque beige, driftwood, shale and charcoal with a touch of light sky blue that paints a canvas of effortless elegance with a range of exterior palettes. Sand Dune is light and airy and very approachable —leave your cares behind and enjoy the view.



2018
SHINGLE
COLOR OF
THE YEAR



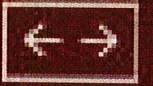
SW 6062
Rugged Brown

195-C7

6062
Rugged Brown

/ Exterior

Locator Number: 195-C7



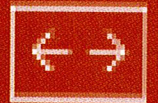
SW 6884
Obstinate Orange

116-C2

6884
Obstinate Orange

/ Exterior

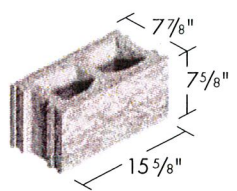
Locator Number: 116-C2





Athenia[®]

(Split Face)



Typical 8" Size

Unit Properties:

- Units exceed ASTM C-90. Higher strength units allow for more efficient structural designs.
- Recommend all units be manufactured with proper dose of integral admixture for water repellency and test units to ensure performance.
- All units are shipped on pallets. The pallets are wrapped and labeled to ensure units are clean and dry and to reduce potential chippage.

Installation Tips:

- A close mortar color will provide a more monolithic appearance.



Color to be Walnut

WESTERN STATES METAL ROOFING



901 W. Watkins St., Phoenix, AZ 85007

Kynar 500®/Hylar 5000® COLOR SELECTION GUIDE

Cool-Tech 500™ with COOL technology.
Cool coating with premium heat-reflective technology from Dura Coat.

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Call Today for a Free Quote!

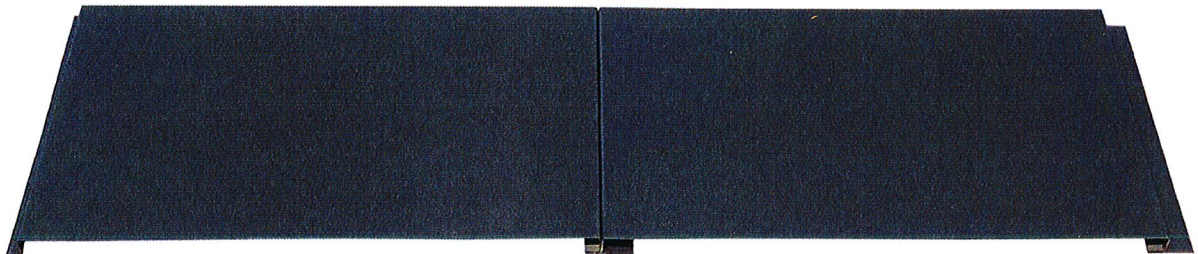
(877) 787-5467

sales@metalforroofing.com
metalforroofing.com
paintedtrustedroofing.com

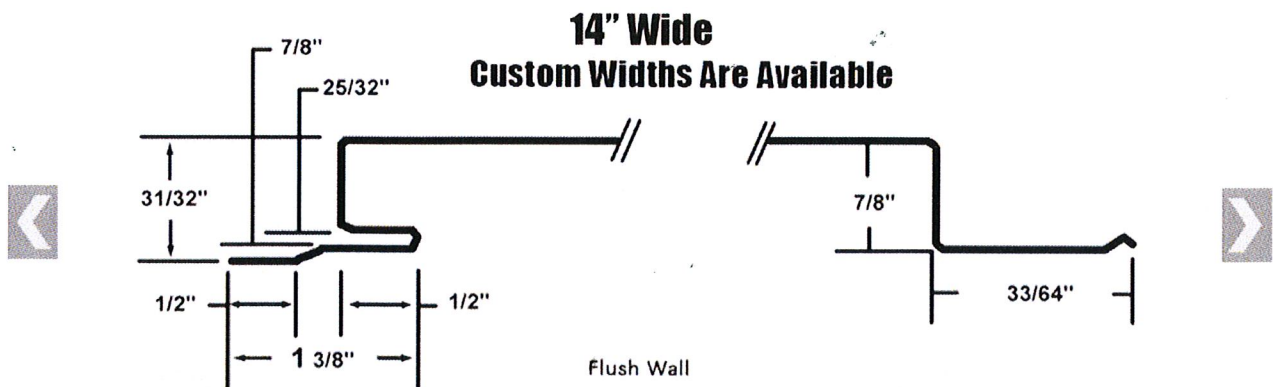
STANDARD COLORS - ALWAYS IN STOCK & AVAILABLE FOR IMMEDIATE DELIVERY

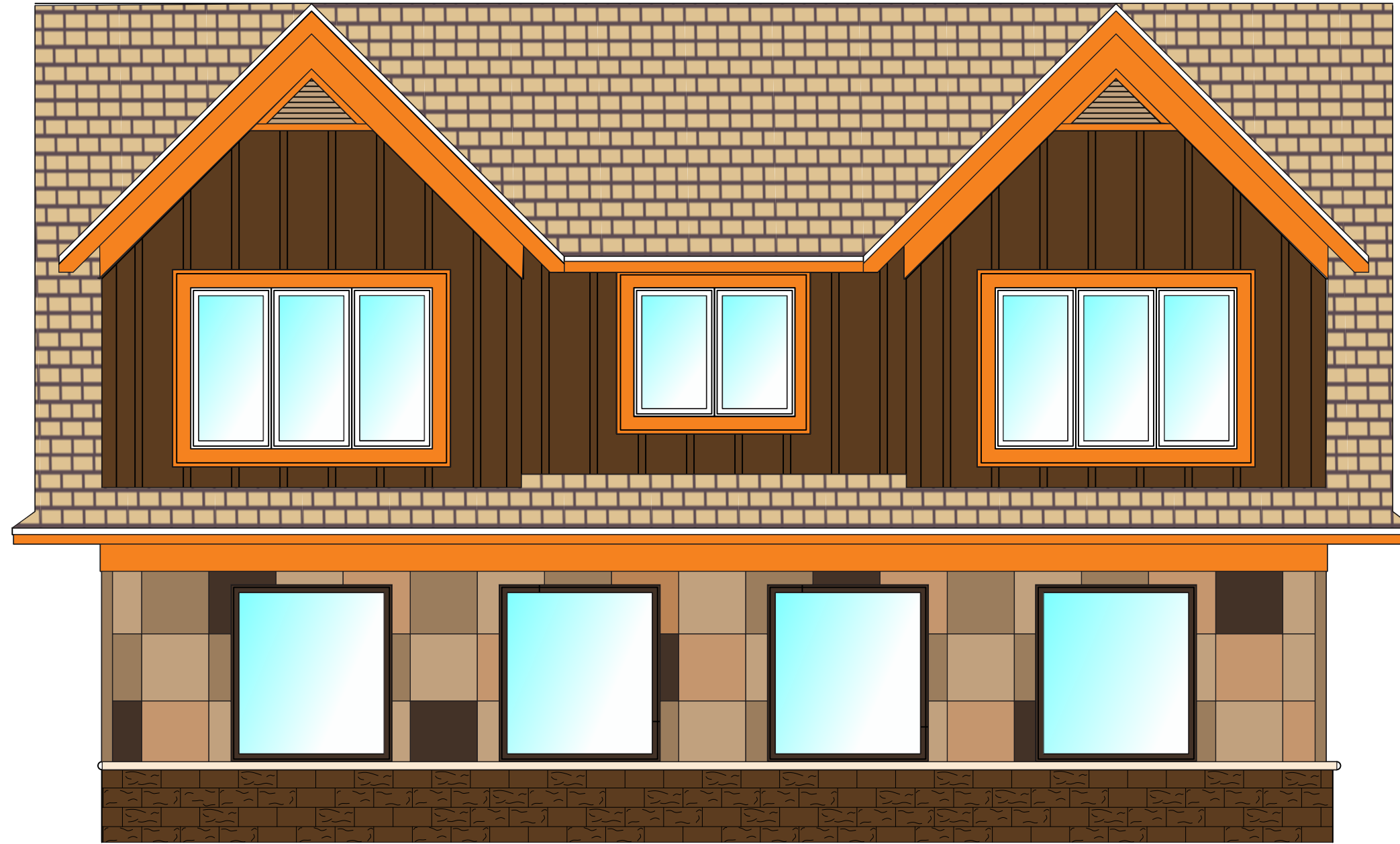


T-GROOVE FLUSH WALL/SOFFIT PANELS

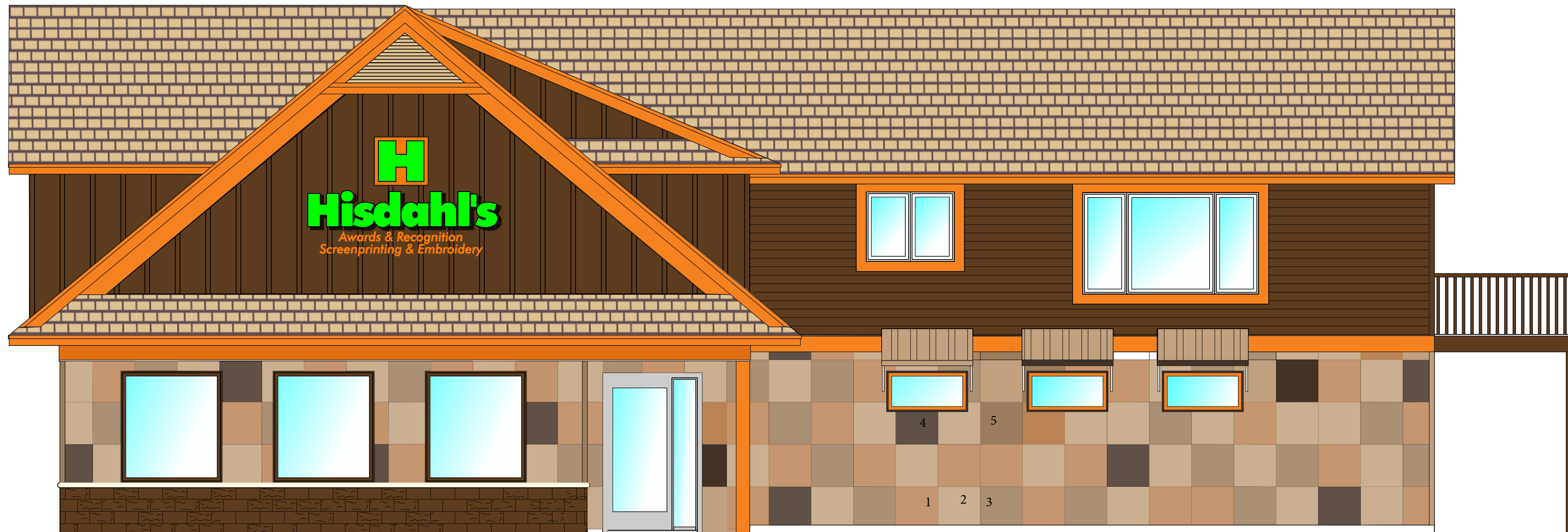


T-GROOVE FLUSH WALL/SOFFIT PANELS





1 FRONT ELEVATION
A1 1/4" = 1'-0"



1. Copper Penny
2. Sandstone
3. Desert Tan
4. Mansard Brown
5. Medium Bronze

2 RIGHT ELEVATION
A1 1/4" = 1'-0"

Husnik Homes, Inc.

2370 County Road J #105
White Bear Lake MN. 55110
P. 651-426-7462
MN BL #
e-mail: phusnik@husnikhomes.com

REMODEL AND ADDITION FOR:

HISDAHL TROPHY-KEITH HISDAHL

1978 HWY 96 E.
WHITE BEAR LAKE, MINNESOTA 55110

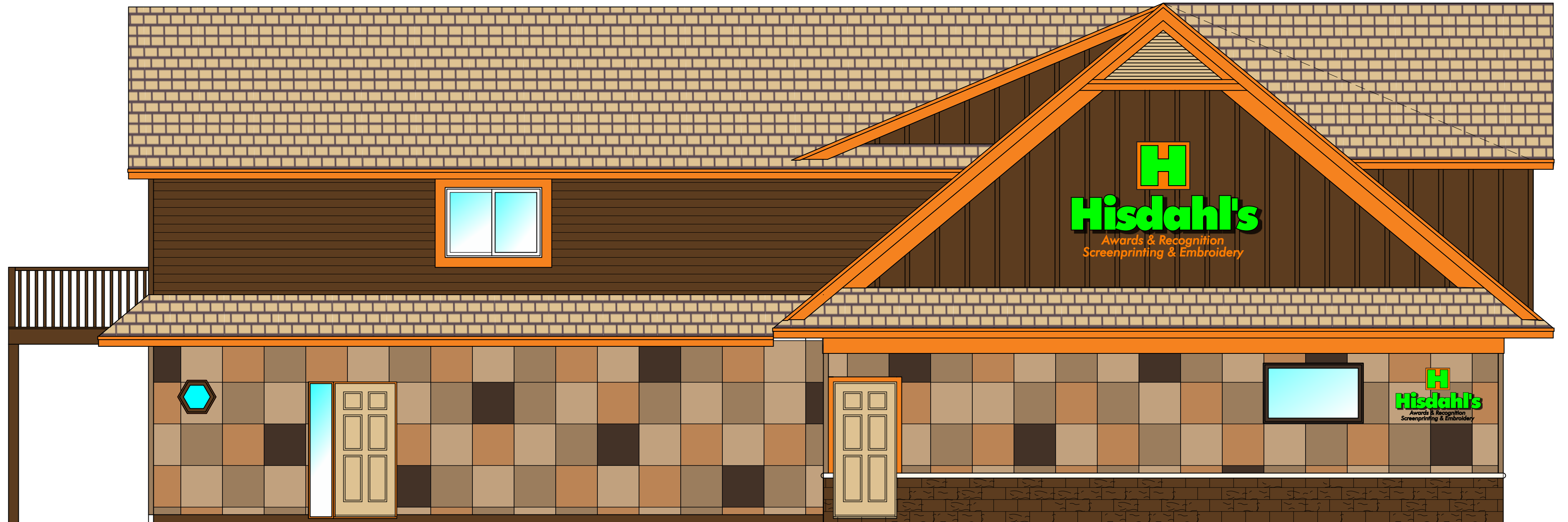
ISSUE DATE
JANUARY 14, 2019

REVISIONS

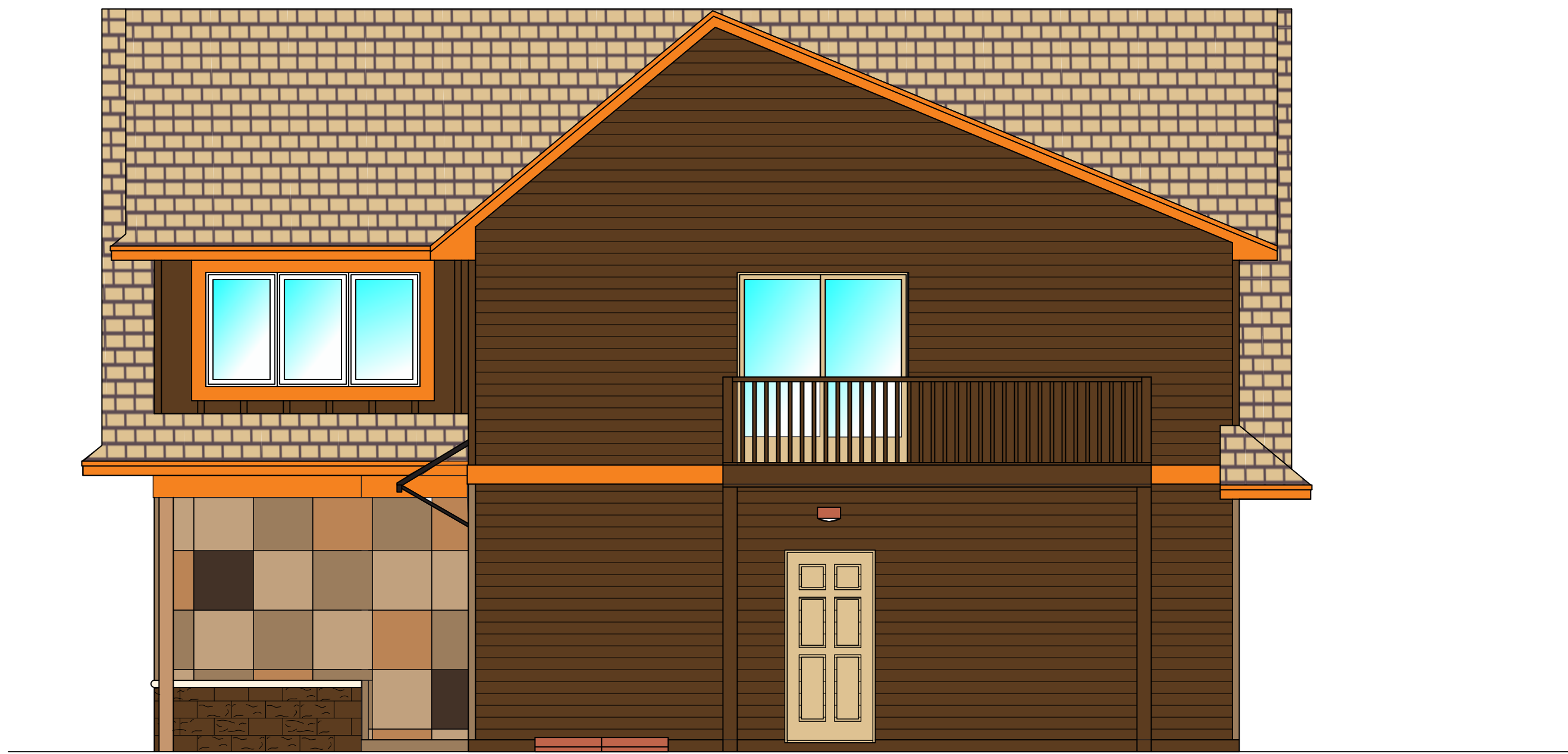
A1

JOB #201804
SHEET

OF



1 LEFT ELEVATION
A2 1/4" = 1'-0"



2 REAR ELEVATION
A2 1/4" = 1'-0"

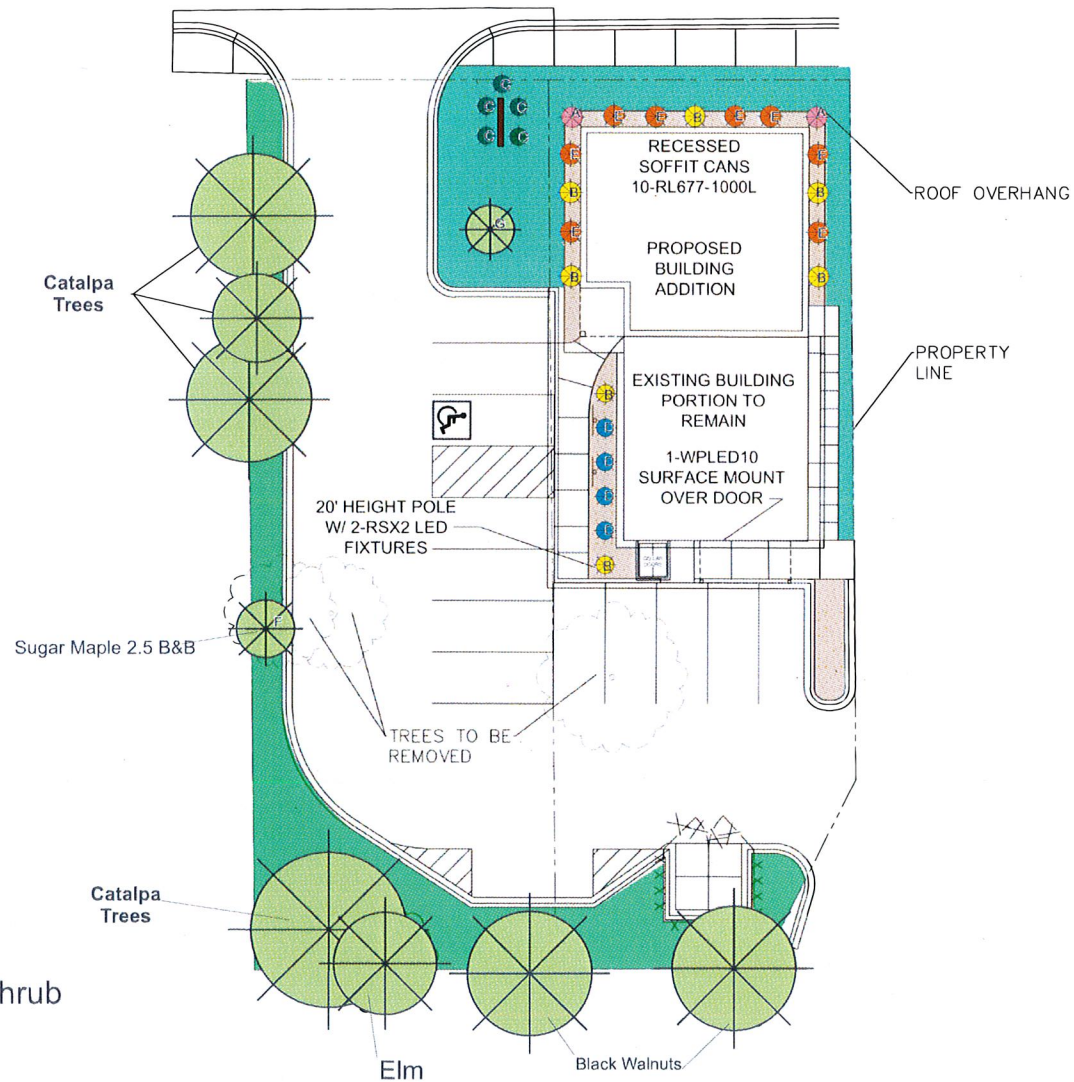
Husnik Homes, Inc.
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P. 651-436-7462
MN BL #
e-mail: phusnik@husnikhomes.com

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JOB #201804
SHEET
A2
OF

- 3455 SQUARE FEET Turf
- 800 SQUARE FEET River Rock Mulch
- A-(2) #3 GAL Rhododendron
- B-(7) #5 GAL Magic Carpet Spirea Shrub
(*Spiraea japonica* 'magic carpet')
- C-(5) #3 GAL Repurposed Hosta
- D-(4) #5 GAL Elegans Drawf Norway Spruce Schub
(*picas abies* 'elegans')
- E-(8) #3 GAL Repurpose Tiger Lilly
- F-(8) 2.5 B&B Sugar Maple
- G-(8) 2.5 B&B Spring Snow Crabapple



EXTERIOR LIGHTING PLAN WITH PROPOSED LANDSCAPE
1/16" = 1'-0"

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White Bear Lake, MN. 55110
P. 651-426-7462
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1978 HWY 96 E.
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SHEET
E1
OF

HISDAHL TROPHY

1966 & 1978 HIGHWAY 96

WHITE BEAR LAKE, RAMSEY COUNTY, MINNESOTA

FLOOD PLAIN SUMMARY

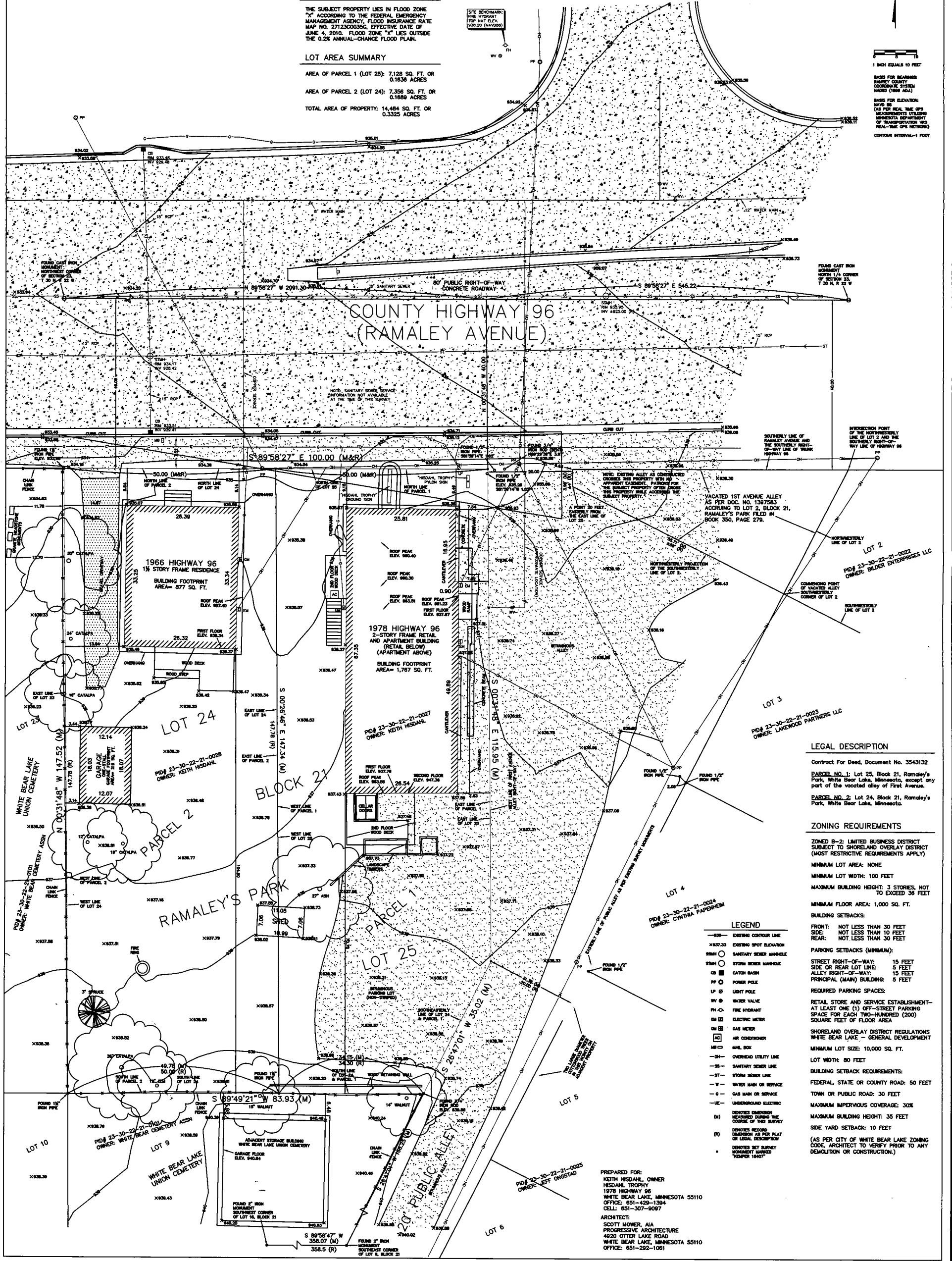
THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 27123C00356, EFFECTIVE DATE OF JUNE 4, 2010. FLOOD ZONE "X" LIES OUTSIDE THE 0.2% ANNUAL-CHANCE FLOOD PLAIN.

LOT AREA SUMMARY

AREA OF PARCEL 1 (LOT 25): 7,128 SQ. FT. OR 0.1636 ACRES
AREA OF PARCEL 2 (LOT 24): 7,356 SQ. FT. OR 0.1689 ACRES
TOTAL AREA OF PROPERTY: 14,484 SQ. FT. OR 0.3325 ACRES

SITE BENCHMARK
FIRE HYDRANT
TOP MHT ELEV.
836.20 (MAY 1988)

1 INCH EQUALS 10 FEET
BASE FOR BEARINGS
RAMSEY COUNTY
COORDINATE SYSTEM
BASED ON ADAI
BASE FOR ELEVATIONS
MAY BE
FOR REAL TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION'S
REAL-TIME GPS NETWORK
CONTOUR INTERVAL=1 FOOT



LEGAL DESCRIPTION

Contract For Deed, Document No. 3543132
PARCEL NO. 1: Lot 25, Block 21, Ramaley's Park, White Bear Lake, Minnesota, except any part of the vacated alley of First Avenue.
PARCEL NO. 2: Lot 24, Block 21, Ramaley's Park, White Bear Lake, Minnesota.

ZONING REQUIREMENTS

ZONED B-2: LIMITED BUSINESS DISTRICT
SUBJECT TO SHORELAND OVERLAY DISTRICT
(MOST RESTRICTIVE REQUIREMENTS APPLY)
MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: 100 FEET
MAXIMUM BUILDING HEIGHT: 3 STORES, NOT TO EXCEED 36 FEET
MINIMUM FLOOR AREA: 1,000 SQ. FT.
BUILDING SETBACKS:
FRONT: NOT LESS THAN 30 FEET
SIDE: NOT LESS THAN 10 FEET
REAR: NOT LESS THAN 30 FEET
PARKING SETBACKS (MINIMUM):
STREET RIGHT-OF-WAY: 15 FEET
SIDE OR REAR LOT LINE: 5 FEET
ALLEY RIGHT-OF-WAY: 15 FEET
PRINCIPAL (MAIN) BUILDING: 5 FEET
REQUIRED PARKING SPACES:
RETAIL STORE AND SERVICE ESTABLISHMENT- AT LEAST ONE (1) OFF-STREET PARKING SPACE FOR EACH TWO-HUNDRED (200) SQUARE FEET OF FLOOR AREA
SHORELAND OVERLAY DISTRICT REGULATIONS
WHITE BEAR LAKE - GENERAL DEVELOPMENT
MINIMUM LOT SIZE: 10,000 SQ. FT.
LOT WIDTH: 80 FEET
BUILDING SETBACK REQUIREMENTS:
FEDERAL, STATE OR COUNTY ROAD: 50 FEET
TOWN OR PUBLIC ROAD: 30 FEET
MAXIMUM IMPERVIOUS COVERAGE: 30%
MAXIMUM BUILDING HEIGHT: 35 FEET
SIDE YARD SETBACK: 10 FEET
(AS PER CITY OF WHITE BEAR LAKE ZONING CODE, ARCHITECT TO VERIFY PRIOR TO ANY DEMOLITION OR CONSTRUCTION.)

LEGEND

- EXISTING CONTOUR LINE
- X187.33 EXISTING SPOT ELEVATION
- SMH SANITARY SEWER MANHOLE
- SMH STORM SEWER MANHOLE
- CB CATCH BASIN
- PP POWER POLE
- LP LIGHT POLE
- WV WATER VALVE
- PH FIRE HYDRANT
- EM ELECTRIC METER
- GM GAS METER
- AC AIR CONDITIONER
- MB MAIL BOX
- OH OVERHEAD UTILITY LINE
- SS SANITARY SEWER LINE
- ST STORM SEWER LINE
- WM WATER MAIN OR SERVICE
- GE GAS MAIN OR SERVICE
- UE UNDERGROUND ELECTRIC
- (M) IDENTIFIED DIMENSION BEARING DURING THE COURSE OF THIS SURVEY
- (P) IDENTIFIED RECORD DIMENSION AS PER PLAT OR LEGAL DESCRIPTION
- (S) IDENTIFIED SET SURVEY MONUMENT MARKED "TOPPER 1940"

PREPARED FOR:
KEITH HISDAHL, OWNER
HISDAHL TROPHY
1978 HIGHWAY 96
WHITE BEAR LAKE, MINNESOTA 55110
OFFICE: 651-429-1394
CELL: 651-307-9087
ARCHITECT:
SCOTT MOWER, AIA
PROGRESSIVE ARCHITECTURE
4820 OTTER LAKE ROAD
WHITE BEAR LAKE, MINNESOTA 55110
OFFICE: 651-292-1081

AREA OF PARCEL 1 (LOT 25) 7,128 SQ. FT.
 AREA OF PARCEL 2 (LOT 24) 7,356 SQ. FT.
 TOTAL AREA OF PROPERTY 14,484 SQ. FT.

TOTAL NEW/CONSTRUCTED IMPERVIOUS 9,426 SQ. FT.

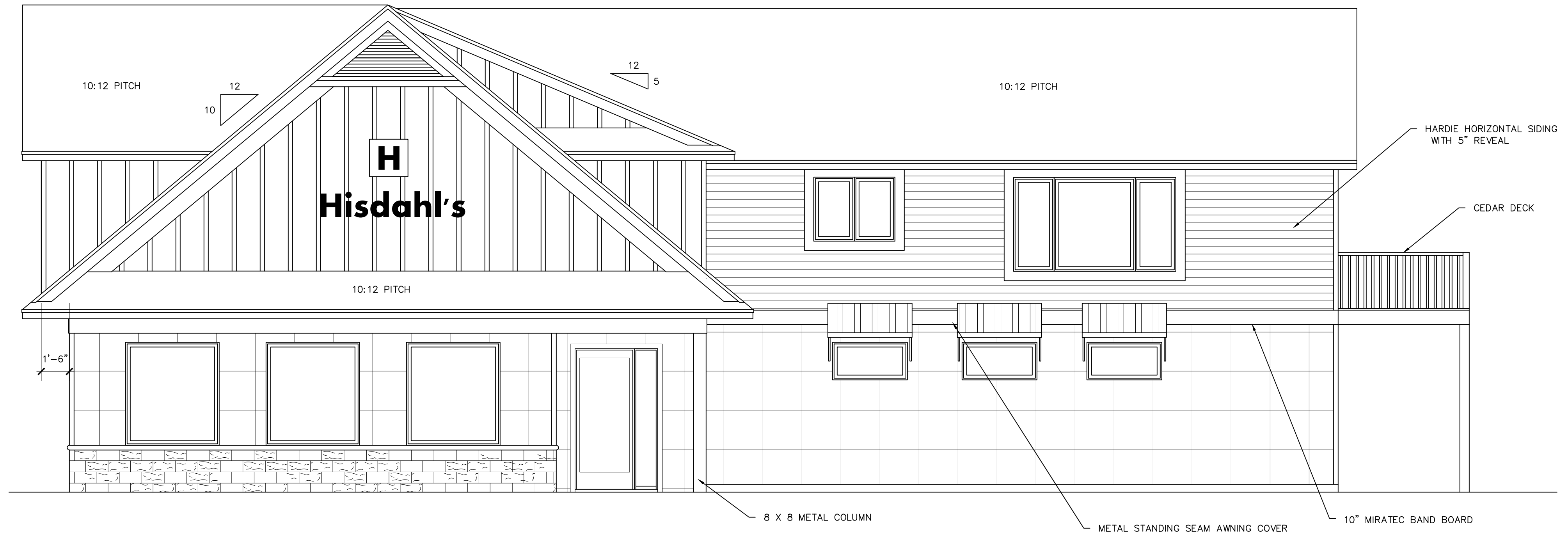
MAIN LEVEL FOOTPRINT RETAINED 916 SQ. FT.
 MAIN LEVEL ADDITION 1,240 SQ. FT.
 TOTAL NEW MAIN LEVEL 2,156 SQ. FT.
 UPPER LEVEL FOOTPRINT RETAINED 916 SQ. FT.
 UPPER LEVEL ADDITION 1,350 SQ. FT.
 TOTAL NEW UPPER LEVEL 2,267 SQ. FT.

APPROXIMATE SQUARE FOOTAGE BREAKDOWN BY USE:

EXISTING UPPER LEVEL 1 BEDROOM APARTMENT	916 SQ. FT.
NEW UPPER LEVEL 2 BEDROOM APARTMENT	1,350 SQ. FT.
MAIN LEVEL RETAIL	1,109 SQ. FT.
MAIN LEVEL OFFICE SPACE	128 SQ. FT.
MAIN LEVEL SHOP/MANUFACTURING AREA	919 SQ. FT.
LOWER LEVEL SHOP/MANUFACTURING AREA	662 SQ. FT.
LOWER LEVEL STORAGE WAREHOUSE	1,124 SQ. FT.
LOWER LEVEL MECH./MISC.	140 SQ. FT.



1 FRONT ELEVATION
 A1 1/4" = 1'-0"



2 RIGHT ELEVATION
 A1 1/4" = 1'-0"

Husnik Homes, Inc.
 2370 County Road J #105
 White Bear Lake MN. 55110
 P. 651-426-7462
 MN BL #
 e-mail: phusnik@husnikhomes.com

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 1978 HWY 96 E.
 WHITE BEAR LAKE, MINNESOTA 55110

ISSUE DATE
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A1
 OF



1 LEFT ELEVATION
 A2 1/4" = 1'-0"



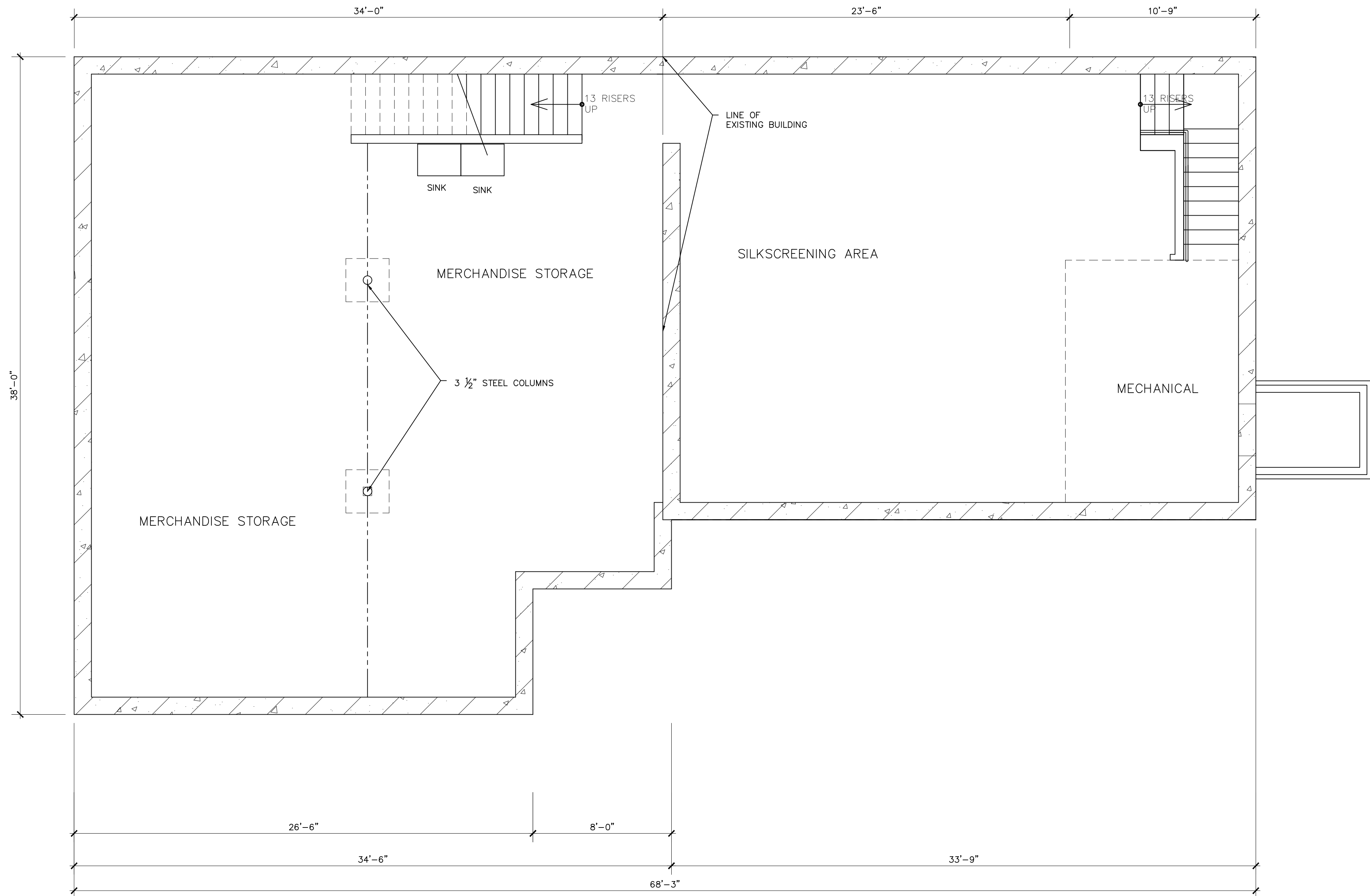
2 REAR ELEVATION
 A2 1/4" = 1'-0"

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A2
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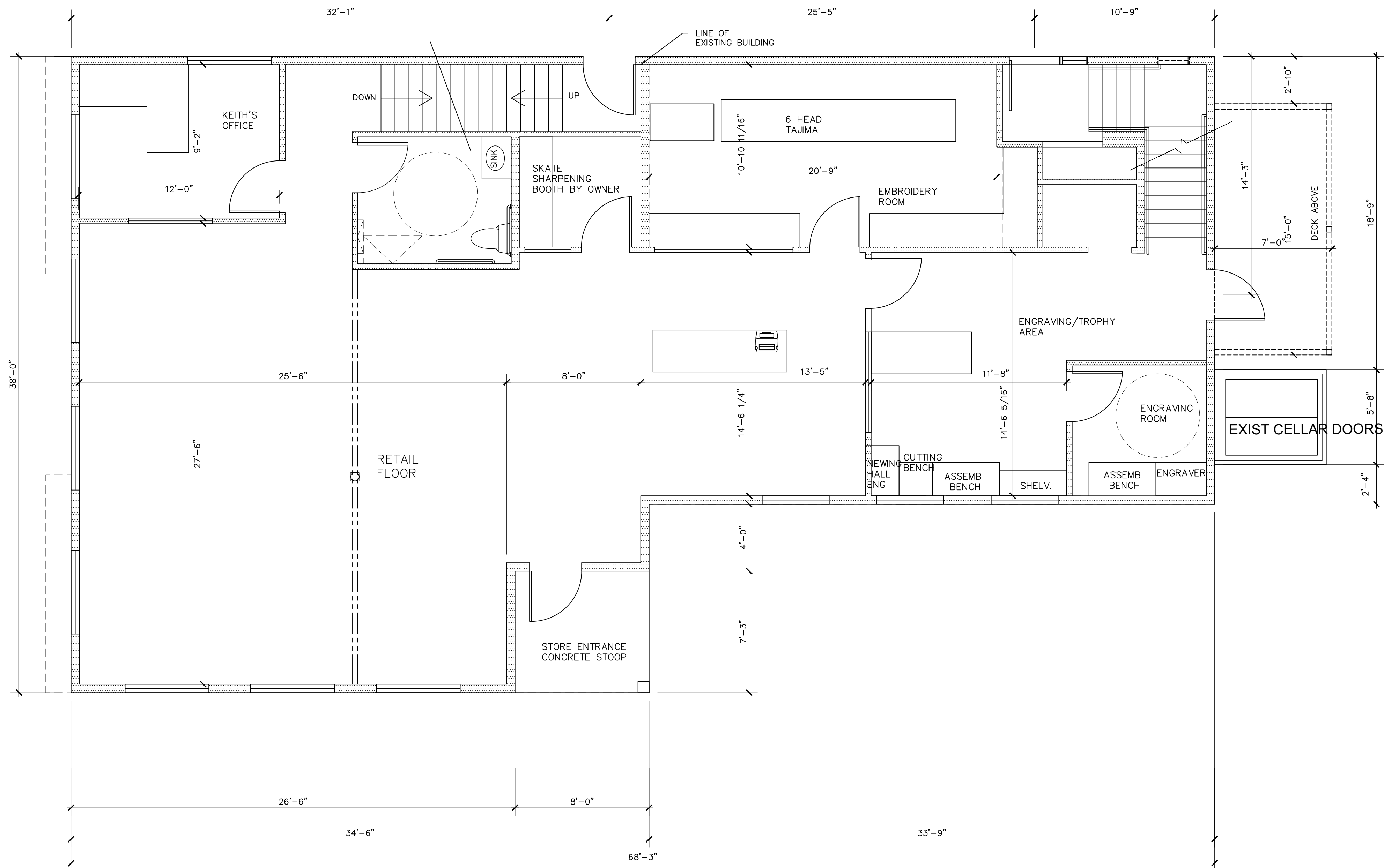
1 FOUNDATION PLAN
 A3 1/4" = 1'-0"

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 e-mail: phusnik@husnikhomes.com

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 OF



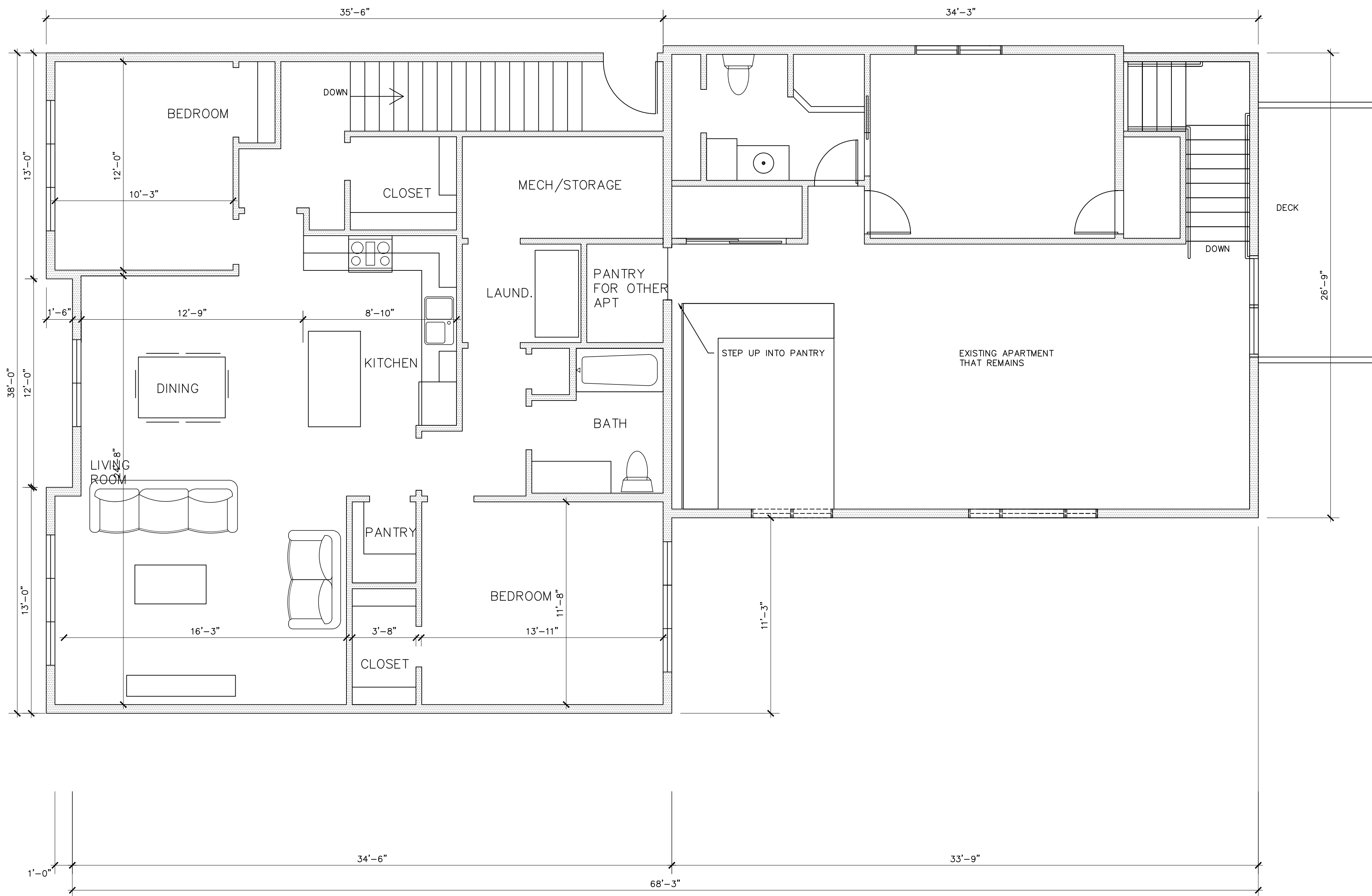
1 MAIN FLOOR PLAN
 A4 1/4" = 1'-0"

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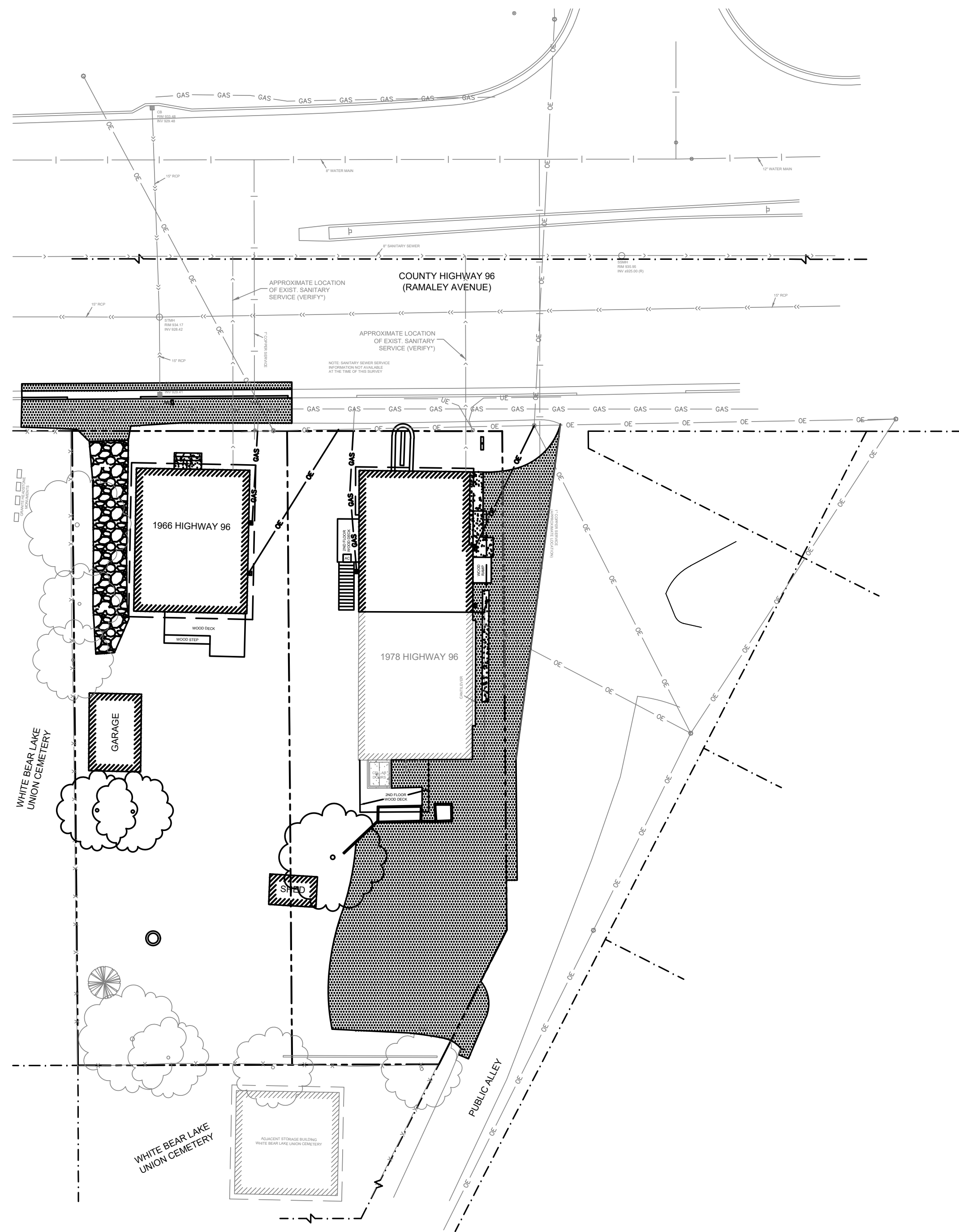
1
A5 UPPER FLOOR PLAN
1/4" = 1'-0"

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2370 County Road J #105
White Bear Lake MN. 55110
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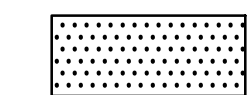
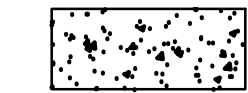
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1978 HWY 96 E.
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A5
OF



SYMBOL LEGEND

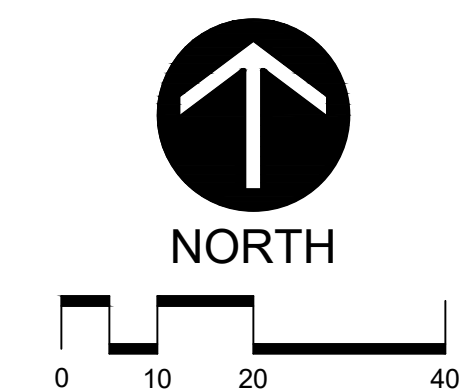
-  REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION
-  REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION

KEY NOTES

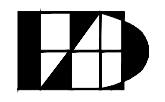
- ① SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
- ② REMOVE AND DISPOSE OF EXISTING BUILDING.
- ③ REMOVE AND DISPOSE OF EXISTING WOOD DECK, POSTS, AND FOOTINGS.
- ④ REMOVE AND DISPOSE OF EXISTING GAS LINE AND METER.
- ⑤ REMOVE AND DISPOSE OF EXISTING ELECTRIC LINE AND METER.
- ⑥ REMOVE AND DISPOSE OF EXISTING RETAINING WALL.
- ⑦ REMOVE AND DISPOSE OF EXISTING TREE, STUMP, AND ROOTS.
- ⑧ REMOVE AND DISPOSE OF EXISTING FIRE PIT.
- ⑨ REMOVE AND DISPOSE OF EXISTING MAIL BOX, POST, AND FOOTING.
- ⑩ REMOVE AND SALVAGE EXISTING SIGN FOR OWNER.
- ⑪ PROTECT EXISTING BUILDING.
- ⑫ PROTECT EXISTING CELLAR DOORS.
- ⑬ PROTECT EXISTING TREES.

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State OneCall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.



Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (f) 651.481.9201
 www.larsonengr.com



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KEITH HISDAHL
 1978 HIGHWAY 96
 WHITE BEAR LAKE, MN 55110

Client: KEITH HISDAHL
 Project Title: 2018 BUILDING ADDITION AND NEW PARKING LOT

2018 BUILDING ADDITION AND NEW PARKING LOT
 1978 HIGHWAY 96
 WHITE BEAR LAKE, MN 55110

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

T.J. Last
 First M. Last, P.E.

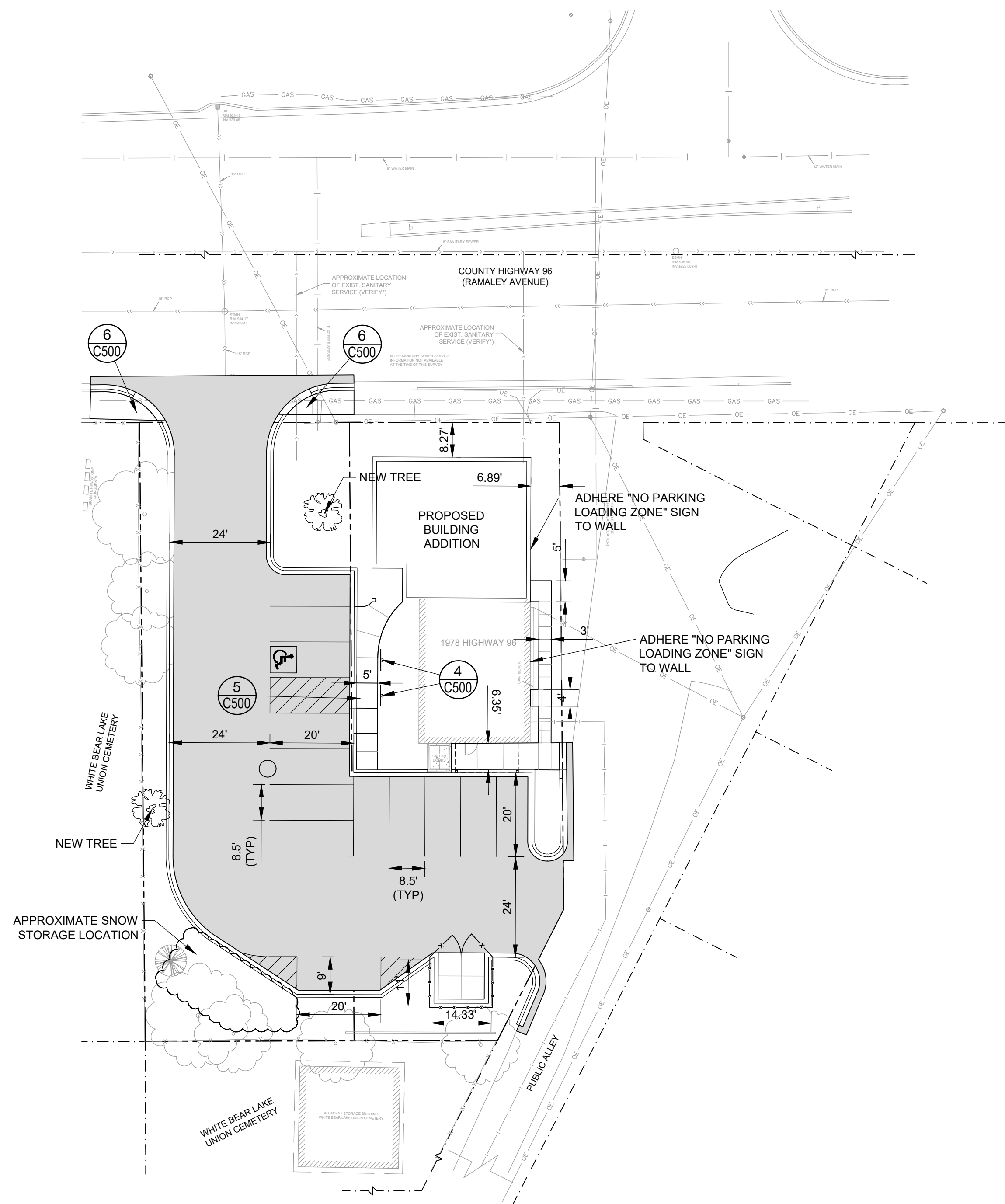
Date: 12.14.18 Reg. No.: 53681

Rev.	Date	Description
1	03.07.19	City Comments


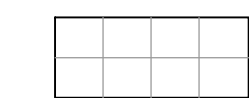
Project #: 12186078
 Drawn By: KBK
 Checked By: TJR
 Issue Date: 12.14.18
 Sheet Title:

DEMOLITION PLAN

Sheet:
C100



SYMBOL LEGEND

-  NEW BITUMINOUS PAVEMENT
SEE DETAIL
-  NEW CONCRETE PAVEMENT
SEE DETAIL

WHERE APPLICABLE, DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB OR FACE OF CURB TO END OF STALL LINE.

PRELIMINARY NOT FOR CONSTRUCTION

**2018 BUILDING ADDITION
AND NEW PARKING LOT**
1978 HIGHWAY 96
WHITE BEAR LAKE, MN 55110

KEITH HISDAHL
1978 HIGHWAY 96
WHITE BEAR LAKE, MN 55110

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

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T.J. Rose
First M. Last, P.E.

Date: 12.14.18 Reg. No.: 53681

Rev.	Date	Description
1	03.07.19	City Comments

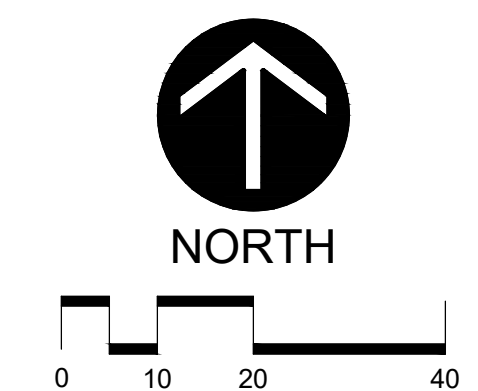
Project #: 12186078
Drawn By: KBK
Checked By: TJR
Issue Date: 12.14.18

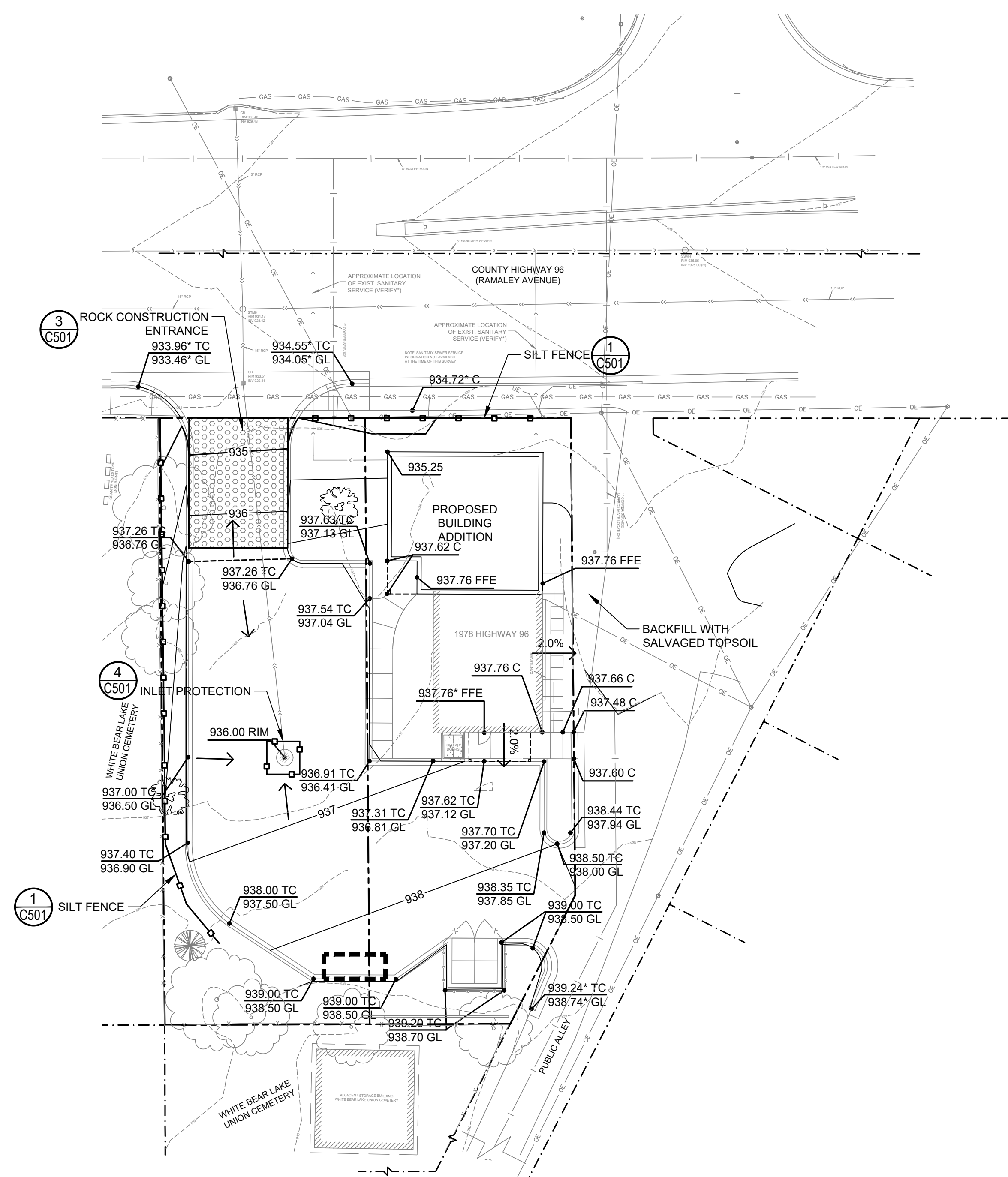
Sheet Title:

**PAVING AND
DIMENSION PLAN**

Sheet:

C200

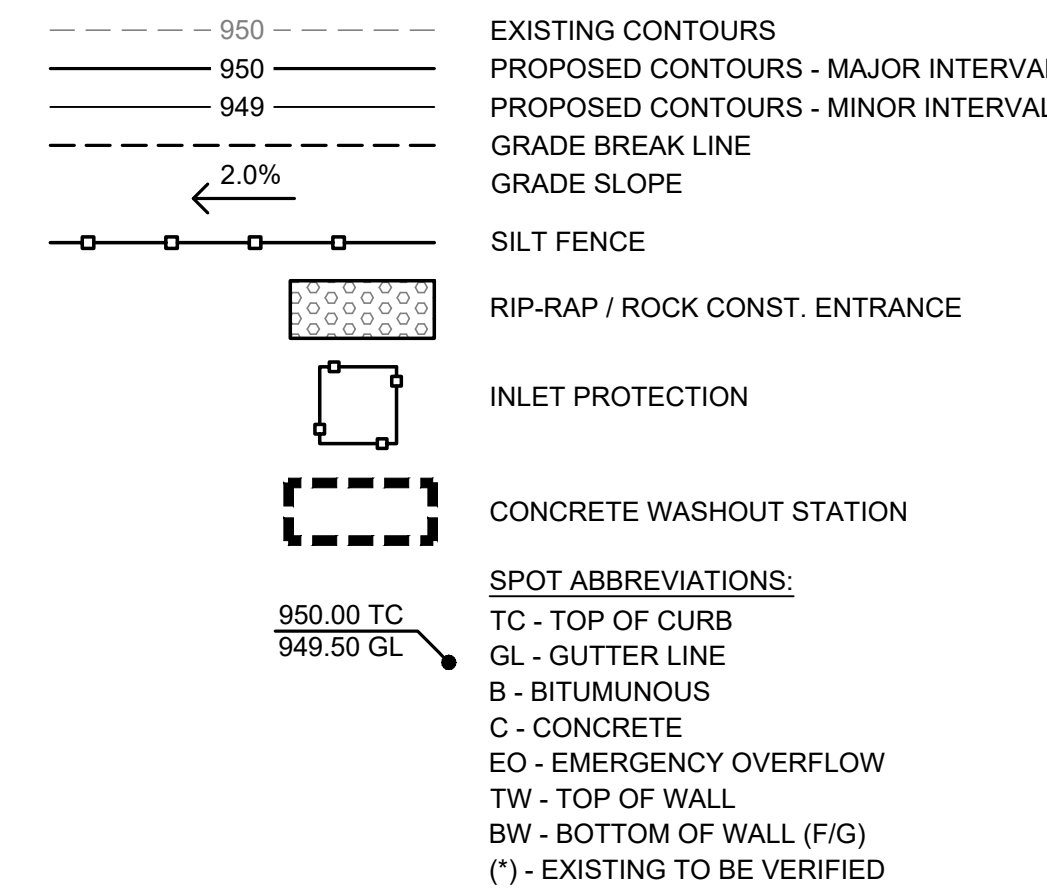




EROSION CONTROL NOTES

- Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
- Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
- All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
- The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
- All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
- All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
- The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
- Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
- All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
- All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
- All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
- In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
- Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
- All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
- If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
- All soils tracked onto pavement shall be removed daily.
- All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
- Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
- Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
- Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
- All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
- Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
- All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
- Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.

LEGEND



GRADING NOTES

- Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
- All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
- Grades shown in paved areas represent finish elevation.
- Restore all disturbed areas with 4" of good quality topsoil and seed.
- All construction shall be performed in accordance with state and local standard specifications for construction.

PRELIMINARY NOT FOR CONSTRUCTION

Client:

KEITH HISDAHL

1978 HIGHWAY 96
WHITE BEAR LAKE, MN 55110

Project Title:

**2018 BUILDING ADDITION
AND NEW PARKING LOT**
1978 HIGHWAY 96
WHITE BEAR LAKE, MN 55110

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T.J. Rose
First M. Last, P. E.

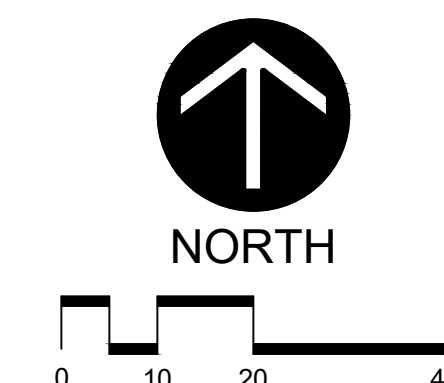
Date: 12.14.18 Reg. No.: 53681

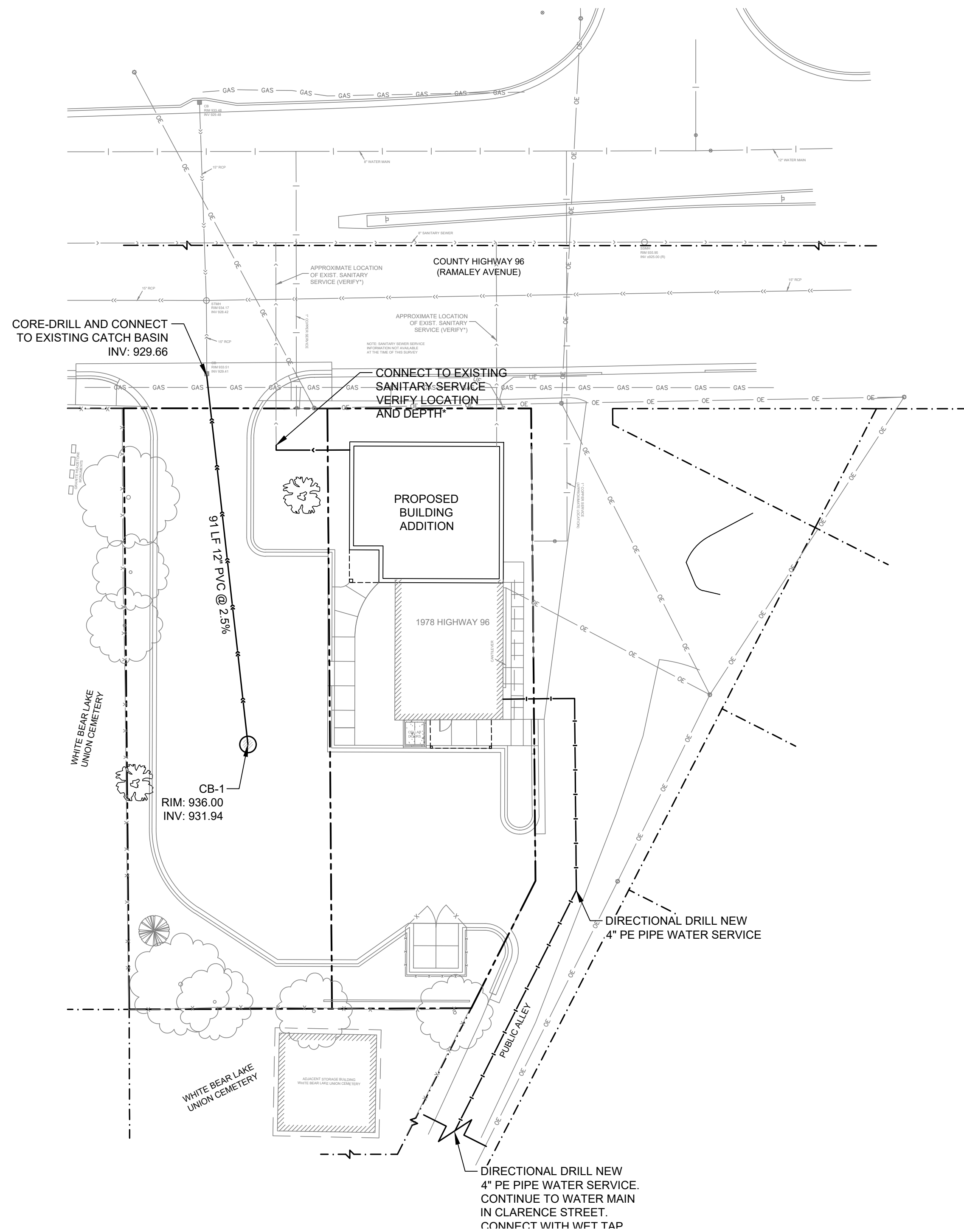
Rev.	Date	Description
1	03.07.19	City Comments

Project #: 12186078
Drawn By: KBK
Checked By: TJR
Issue Date: 12.14.18
Sheet Title:

**GRADING AND
EROSION CONTROL
PLAN**

Sheet:
C300





LEGEND

- | | | | |
|---|------------------|--------------|------------------------------|
| ○ | STORM MANHOLE | —— CTV —— | CABLE UNDERGROUND LINE |
| ○ | CATCH BASIN | —— OE —— | ELECTRIC OVERHEAD LINE |
| □ | CURB INLET | —— UE —— | ELECTRIC UNDERGROUND LINE |
| ▲ | FLARED END | —— FO —— | FIBER OPTIC UNDERGROUND LINE |
| ○ | SANITARY MANHOLE | —— G —— G —— | NATURAL GAS UNDERGROUND LINE |
| ⊗ | HYDRANT | —— S —— S —— | SANITARY SEWER PIPE |
| ⊗ | GATE VALVE & BOX | —— T —— T —— | TELEPHONE UNDERGROUND LINE |
| ⊗ | WATER SHUTOFF | —— W —— W —— | WATERMAIN PIPE |
| ☀ | LIGHT POLE | —— DT —— | DRAINTILE PIPE |

UTILITY NOTES

- It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
- All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
- The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
- The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
- Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1109 where located within 10 feet of waterlines or the building.
- HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
- All RCP pipe shown on the plans shall be MN/DOT class 3.
- Maintain a minimum of 7 1/2' of cover over all water lines and sanitary sewer lines. Install water lines 18" above sanitary sewers, where the sanitary sewer crosses over the water line, install sewer piping of materials equal to watermain standards for 9 feet on both sides and maintain 18" of separation.
- Where 7 1/2' of cover is not provided over sanitary sewer and water lines, install 2" rigid polystyrene insulation (MN/DOT 3780) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8" wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
- All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
- See Project Specifications for bedding requirements.
- Pressure test and disinfect all new watermains in accordance with state and local requirements.
- Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.
- A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.

PRELIMINARY NOT FOR CONSTRUCTION

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 www.larsonengr.com

Client:
KEITH HISDAHL
 1978 HIGHWAY 96
 WHITE BEAR LAKE, MN 55110

Project Title:
2018 BUILDING ADDITION AND NEW PARKING LOT
 1978 HIGHWAY 96
 WHITE BEAR LAKE, MN 55110

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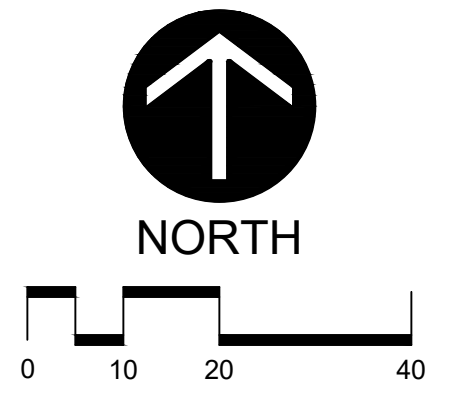
T.J. Last
 First M. Last, P.E.
 Date: 12.14.18 Reg. No.: 53681

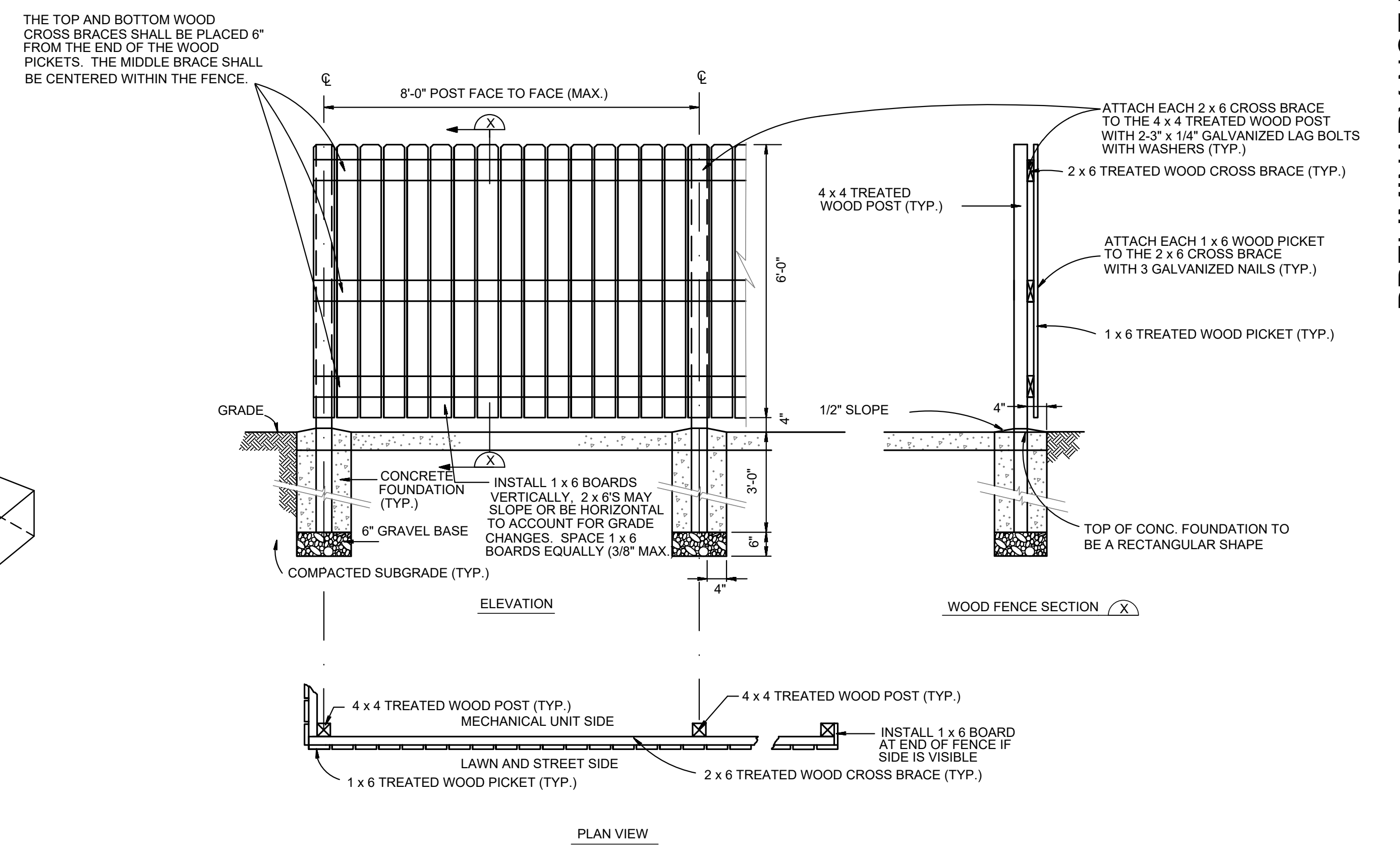
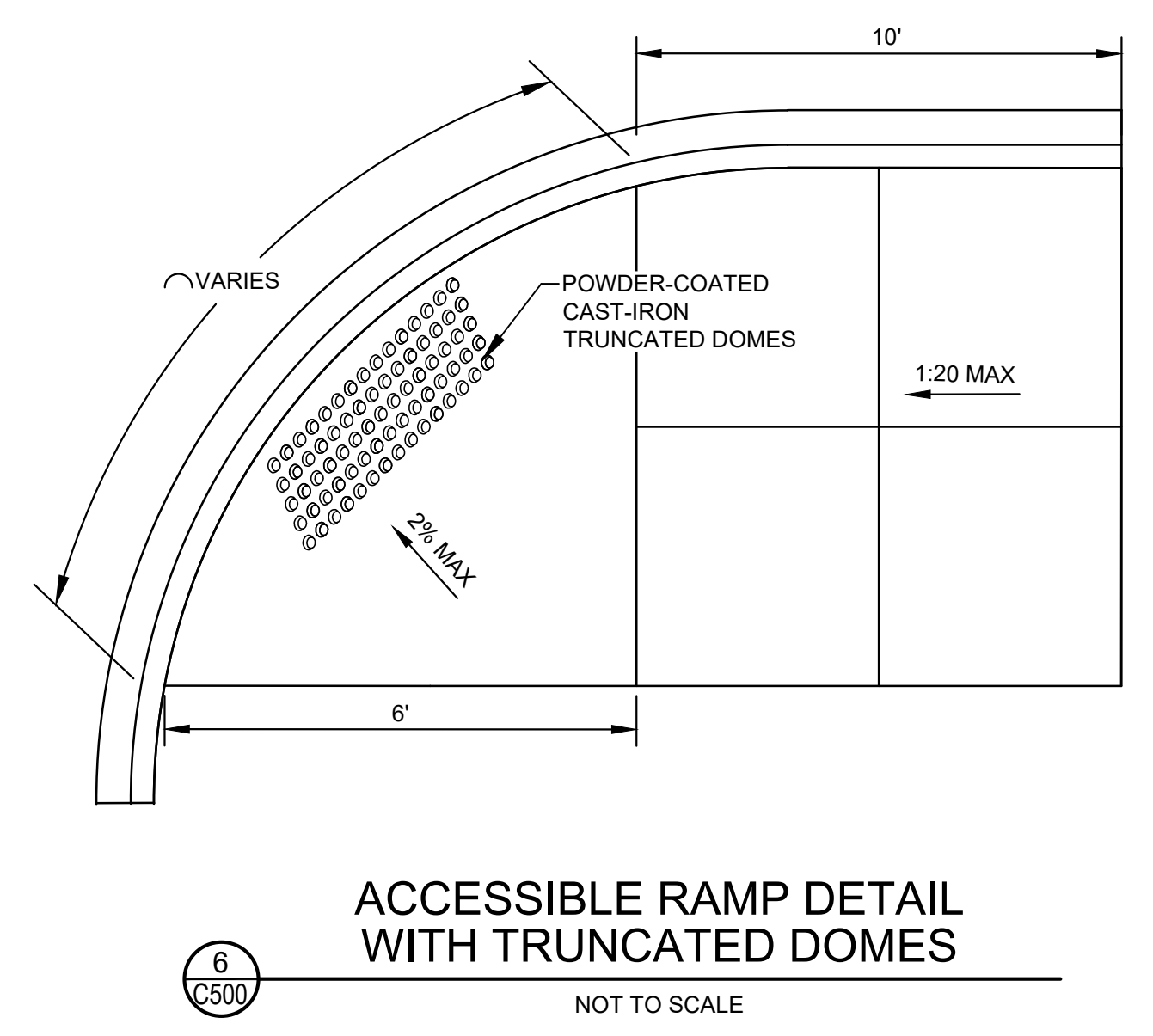
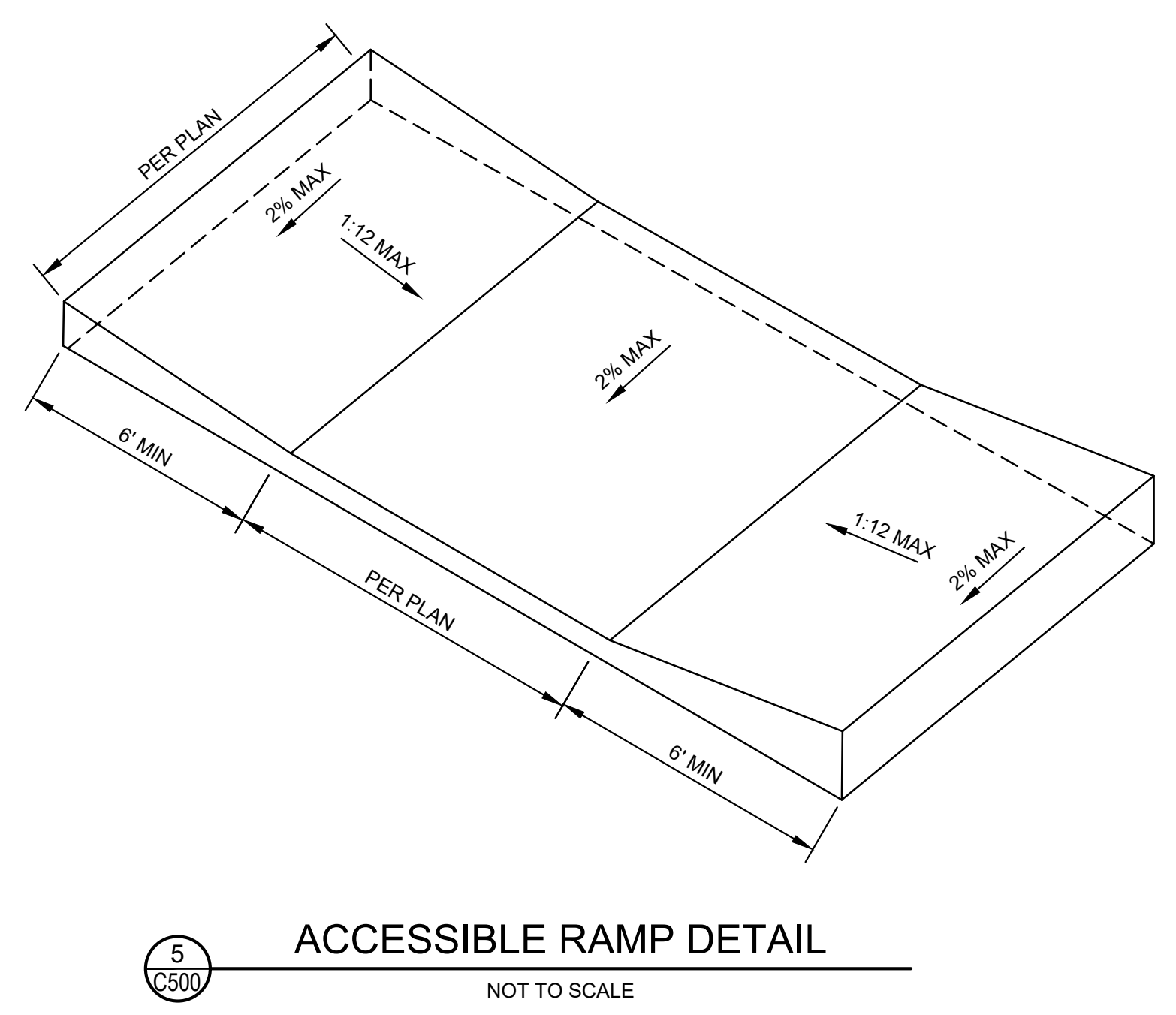
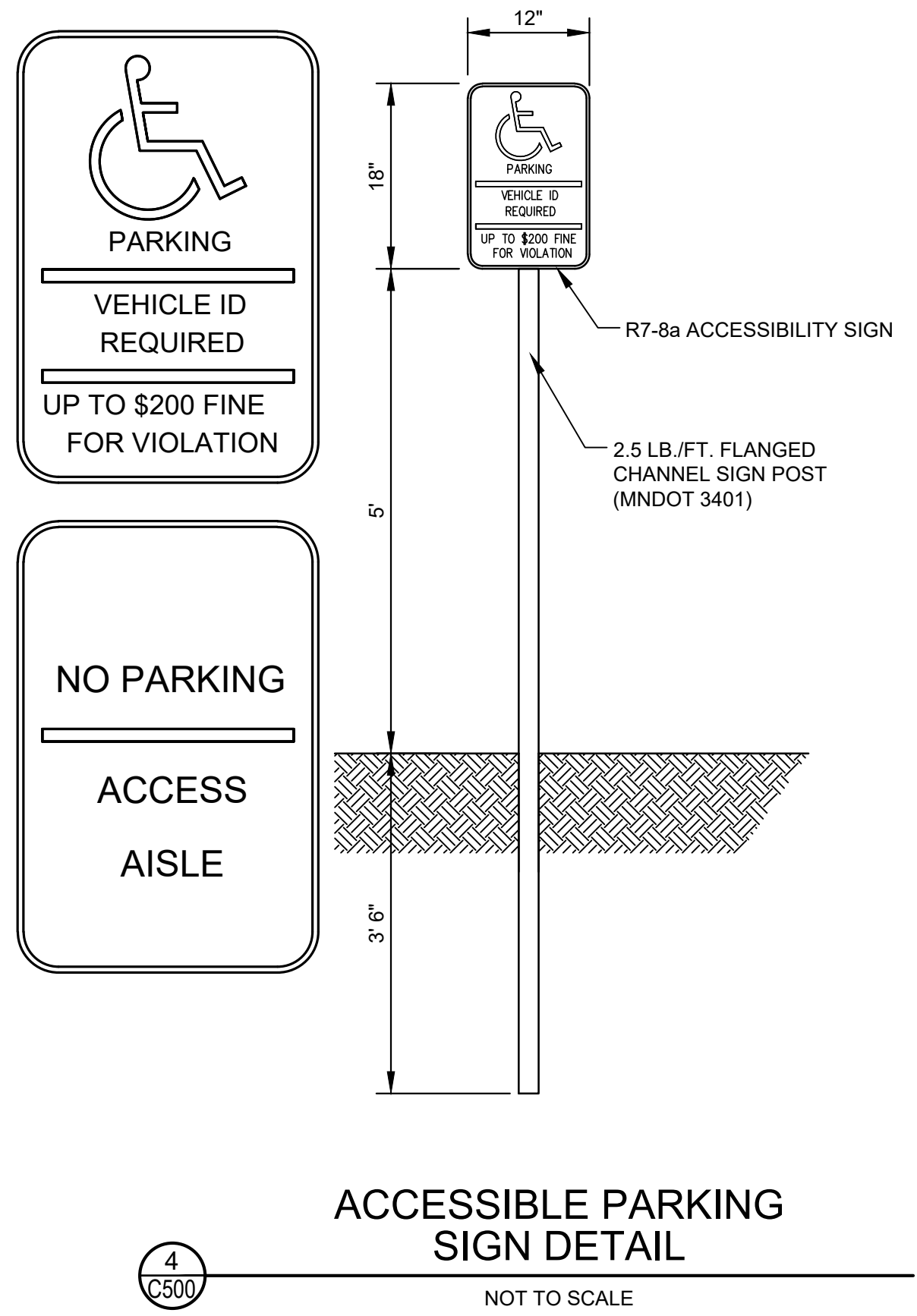
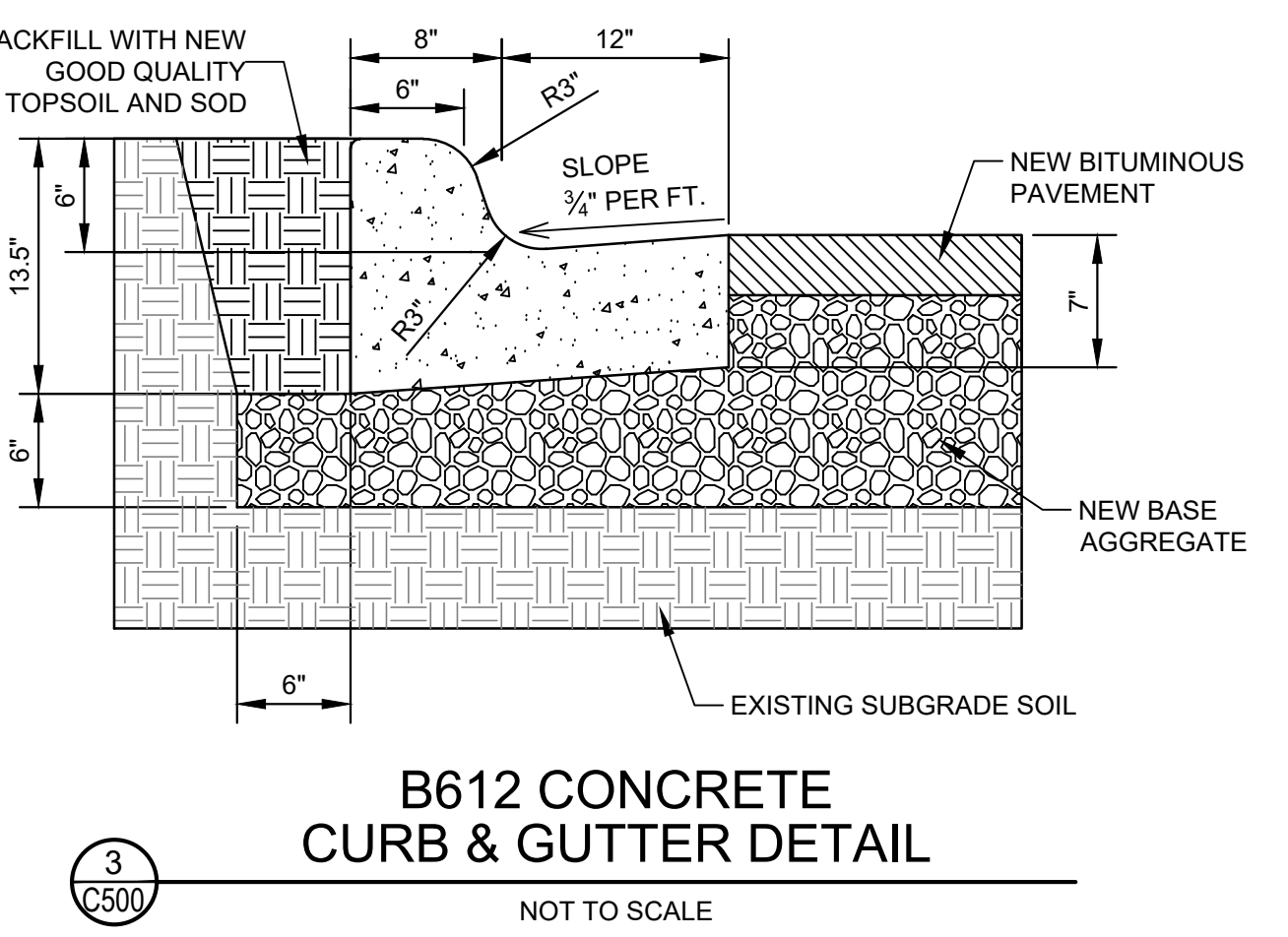
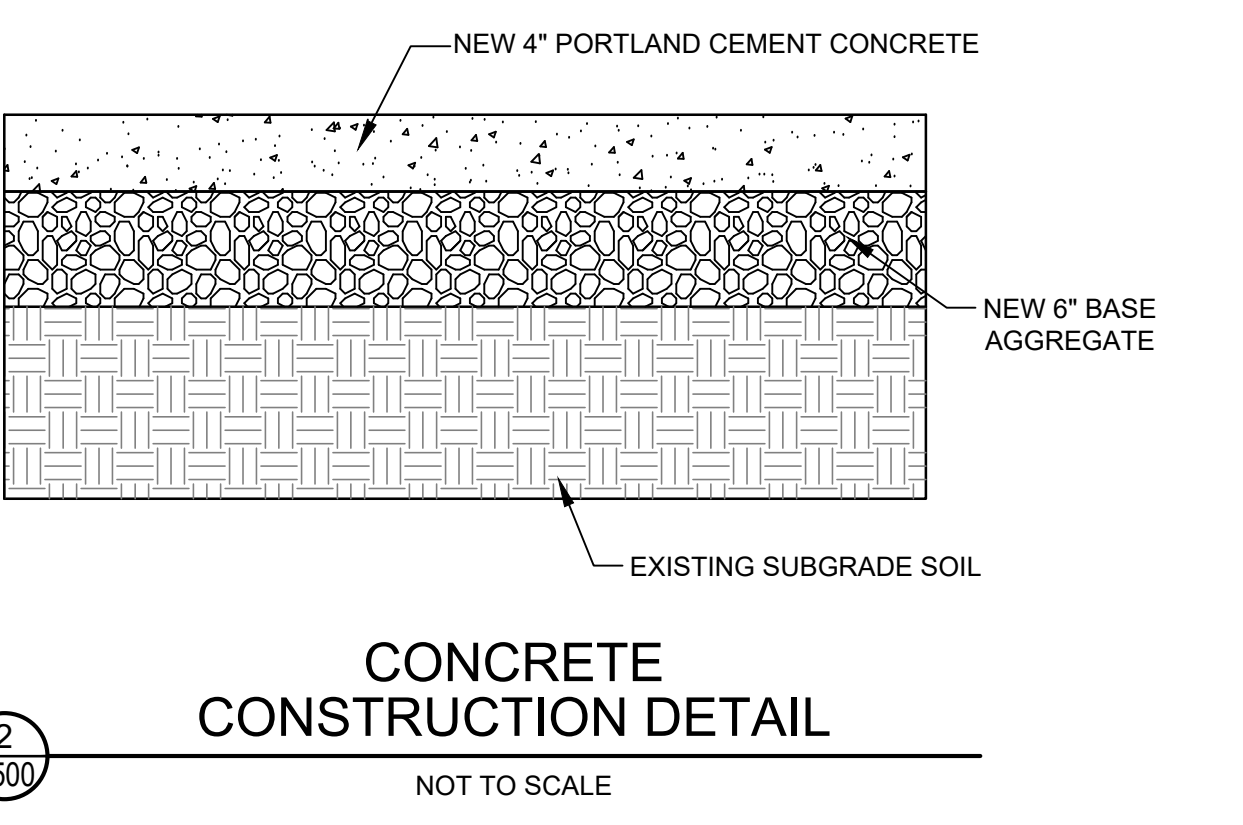
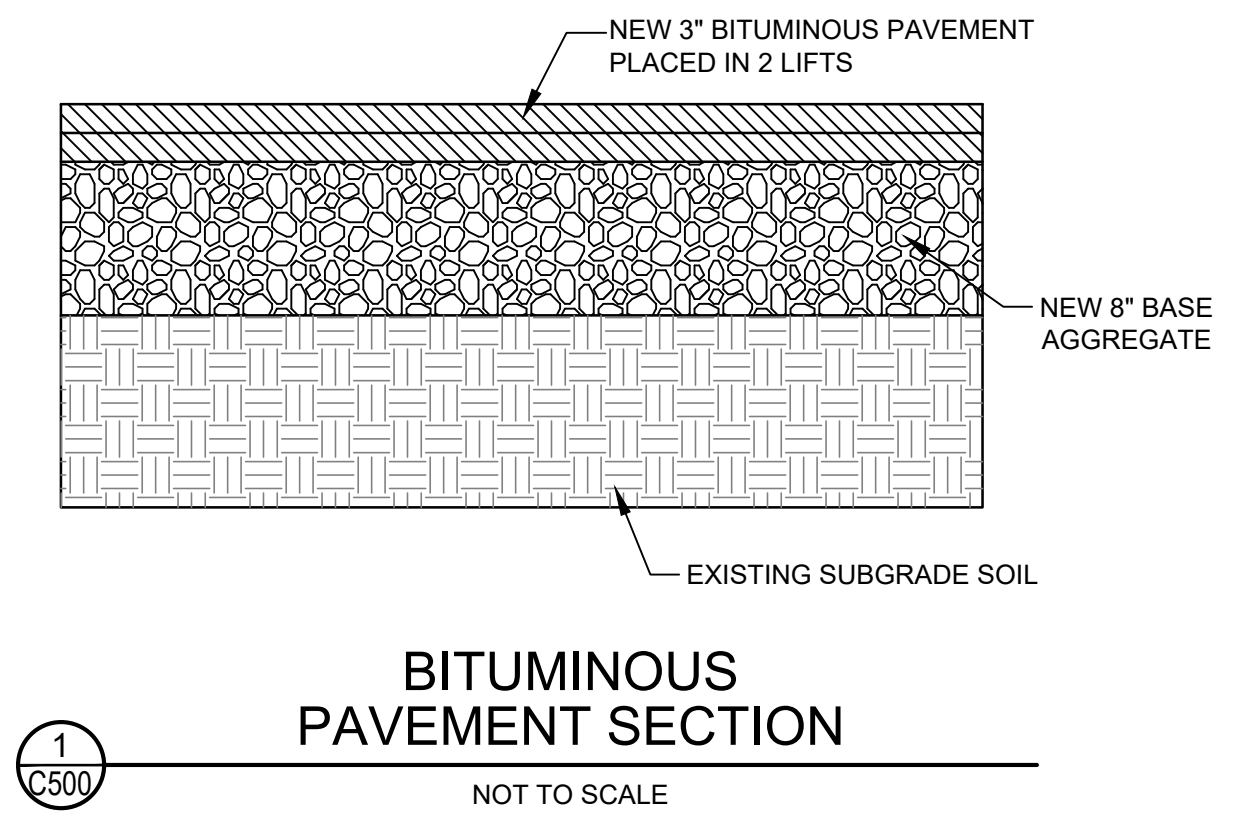
Rev.	Date	Description
1	03.07.19	City Comments

Project #: 12186078
 Drawn By: KBK
 Checked By: TJR
 Issue Date: 12.14.18
 Sheet Title:

UTILITY PLAN

Sheet:
C400





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KEITH HISDAHL
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 WHITE BEAR LAKE, MN 55110

2018 BUILDING ADDITON AND NEW PARKING LOT
 1978 HIGHWAY 96
 WHITE BEAR LAKE, MN 55110

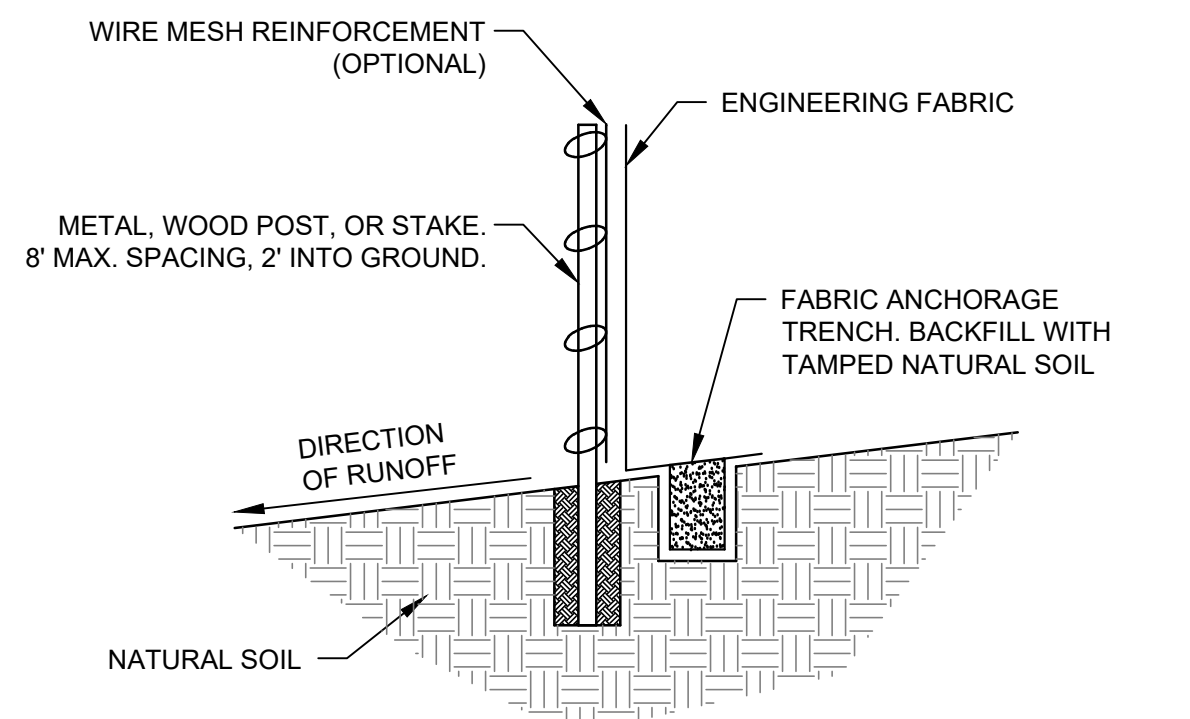
I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

T.J. Roe
 First M. Last, P.E.
 Date: 12.14.18 Reg. No.: 53861

Rev.	Date	Description
1	03.07.19	City Comments

Project #: 12186078
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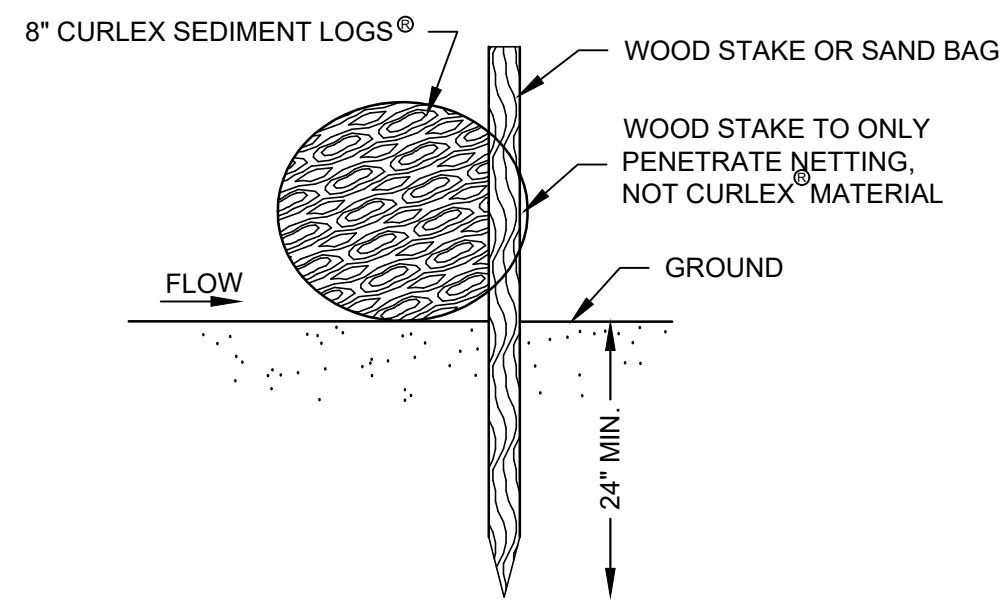
Sheet: **C500**



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

SILT FENCE INSTALLATION DETAIL

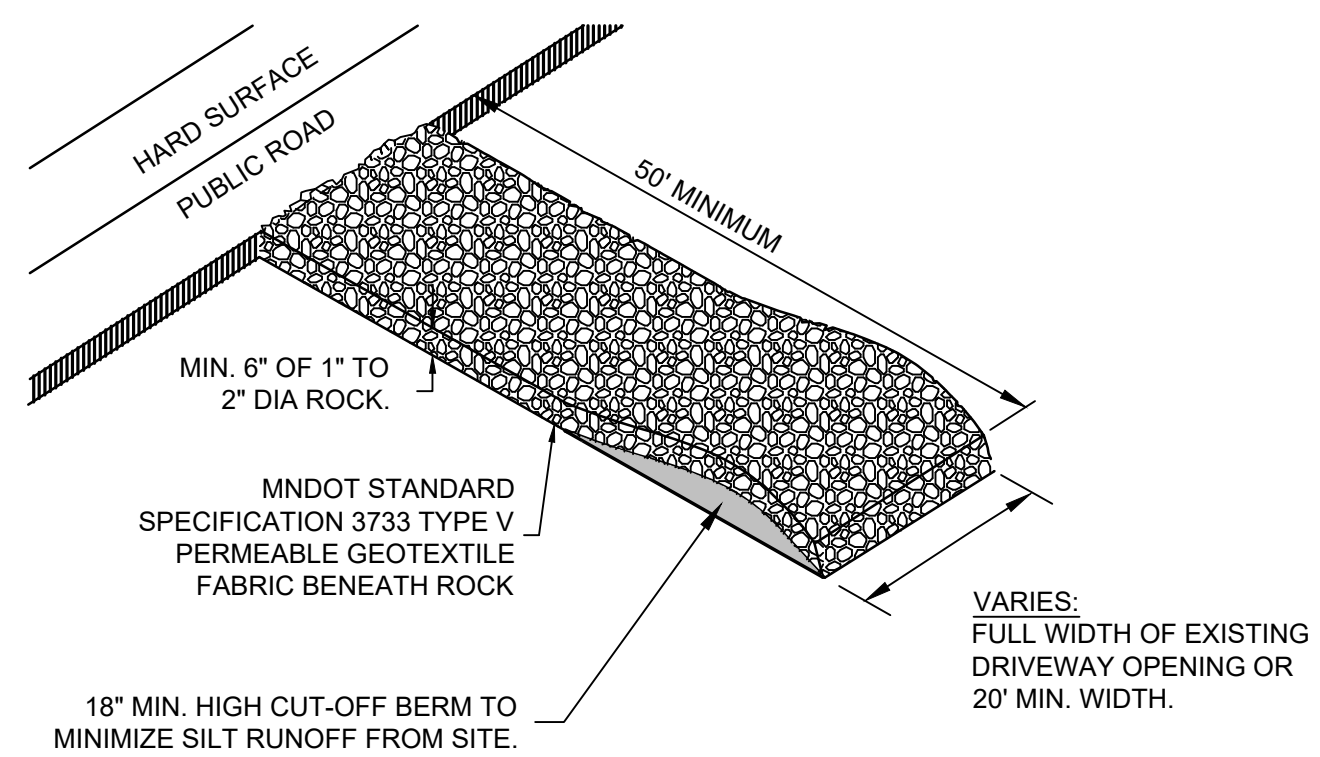
1
C501
NOT TO SCALE



NOTES:
1. STAKE OR SAND BAG SPACING SHALL BE 2 FEET O.C.

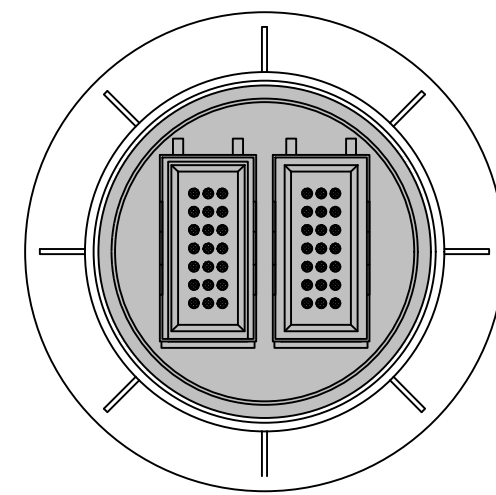
SEDIMENT LOG DETAIL

2
C501
NOT TO SCALE



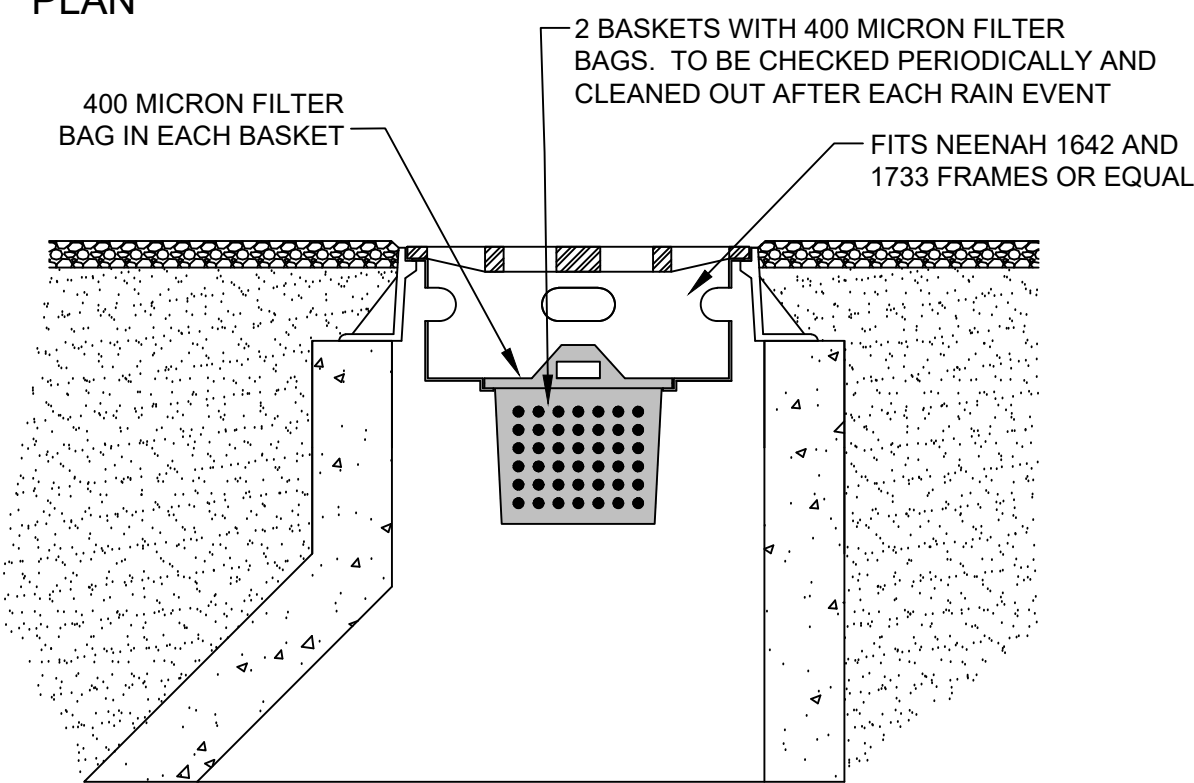
ROCK CONSTRUCTION ENTRANCE

3
C501
NOT TO SCALE



PLAN

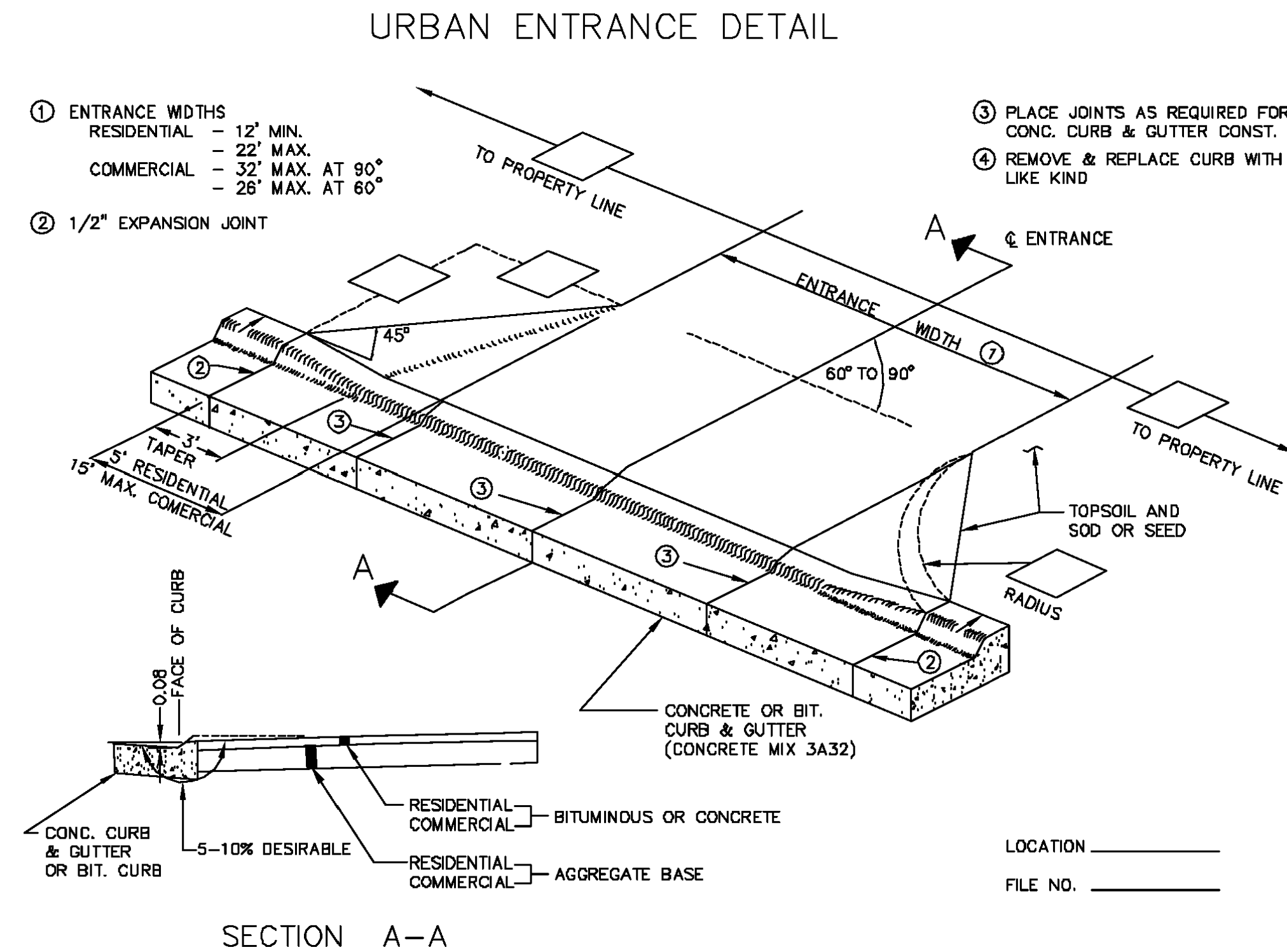
FILTER AREA	5.65 FT ²
OVERFLOW AREA	0.42 FT ²
MAXIMUM OVERFLOW RATE (@ 7" HEAD)	1.99 CFS
MAXIMUM OVERFLOW RATE (@ 13" HEAD)	2.79 CFS
BASKET WEIGHT (EMPTY)	1 LB
BASKET WEIGHT (FULL-APPROX.)	45 LBS



PROFILE

INFRSAFE INLET PROTECTION DEVICE (OR EQUAL)

4
C501
NOT TO SCALE



SECTION A-A

RAMSEY COUNTY DRIVEWAY DETAIL

5
C501
NOT TO SCALE

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Sheet Title:

DETAILS

Sheet
C501



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator

DATE: April 24, 2019 for the April 29, 2019 Planning Commission Meeting

SUBJECT: Grant Raykowski, 2503 Manitou Island - Case No. 19-2-V

REQUEST

The applicant, Kathryn Alexander of Alexander Design Group, on behalf of the homeowner, Grant Raykowski, is requesting three variances in order to rebuild a larger detached garage in the same location as the existing detached garage:

- A 320 square foot variance from the 1,250 square foot maximum for both accessory structures combined,
- A 61.5 foot variance from the 95 foot average setback from the lake, and
- A 20 foot variance from the 40 foot setback required from the street.

The existing garage is 685 square feet in size. The proposed garage would be 999 square feet in size – a 314 square foot increase. The attached garage is 571 square feet in size for a total of 1,570 square feet of accessory structure.

SITE CHARACTERISTICS

The subject site is first lot on the east side of the road at the north end of Manitou Island. At 1.2 acres in size, the lot is slightly larger than code requires. The portion of the attached garage that can accommodate vehicles is 22 feet 10 inches by 23 feet 7.5 inches (539 square feet in size).

ZONING

The subject property is zoned R-1I – Low Density Single Family Residential Island district and S – Shoreland Overlay district. The surrounding properties are all zoned the same.

BACKGROUND

According to Ramsey County, the house was built in 1941. There are no permits in the city files for the detached garage, but it can be seen in aerial photos as far back as 1953. The owners are relatively new and they plan to remodel the home in the near future, keeping the existing footprint.

APPLICANT'S PRACTICAL DIFFICULTY

The applicant is proposing to perpetuate the non-conformities rather than bring the structure into compliance with code because they do not want to remove any of the existing trees. See applicant's narrative.

ANALYSIS

Variance #1: A 320 square foot variance from the 1,250 square foot maximum for both accessory structures combined.

The proposed amount of garage would not be out of scale in relation to the principal structure or lot. In addition, many of the homes on the island have garages which exceed code, therefore the proposed variance is not out of character with the neighborhood.

Moline, 2017: 1264 sq. ft. variance from 1,000 sq. ft. max for a single accessory structure, for a total of 2,264 sq. ft., BUT 1,200 sq. ft. was hidden underground, so the garage appears to be only 1,064 sq. ft. in size.

Fisk, 2016: A 232 sq. ft. variance from the 1,250 sq. ft. max for two accessory structures together, for a total of 1,482 sq. ft.

Ommen, 2008: A 604 sq. ft. variance from the 1,000 sq. ft. max for a single accessory structure, for a total of 1,604 sq. ft.

To the best of staff's knowledge, the largest visible accessory structure(s) on the island is 1,604 square feet in size and the current request is for 1,570 square feet. Staff supports the size variance portion of the request.

Variance #2: A 61.5 foot variance from the 95 foot average setback from the lake.

The Shoreland Overlay District allows a "Water-Oriented Accessory Structure" (WOAS) to be closer to the lake than other structures so long as it is not within the shore impact zone and does not exceed 250 square feet in size. See staff's alternative location graphic. The applicant has cited 95 feet as the setback requirement because of the averaging rule. However, if the averaging rule were not applied, the setback requirement would be 50 feet. Given the size of the proposed garage, staff recommends that the structure be located at least 50 feet from the Ordinary High Water Level (OHWL). Meeting the 50 foot setback from the OHWL will, unfortunately, require the loss of some (approximately 8) trees. However, a significant amount of screening is retained on all sides and replacement is not required. Also, the trees are only 5-inch and 6-inch cedars, nothing that couldn't be replaced if desired. While there are other accessory structures on the island that are closer to the lake than the house - most are equally as old. There is only one comparable variance that has been granted with the Shoreland Overlay district regulations in place: In 2000 size and setback variances were granted to 2533 Manitou Island to allow a 276 square foot gazebo 35 feet from the OHWL.

The City's shoreland ordinance requires that the lowest floor of a structure be 3 feet above the High Water Elevation (aka the Base Flood Elevation), which in this case is 927.1. The existing garage floor is 2.6 feet shy of meeting this requirement and the new garage is proposed at the same elevation. Staff recommends that because the low floor of the structure does not meet the minimum elevation requirements, that the structure be (wet) flood proofed per state floodplain rules - see attached graphic from pg. 47 of Minnesota Quick Guide. The alternative is that the

garage could be raised up on fill so that it meets the separation requirements, but doing so is not desired for a few reasons: first it would increase the visibility of the structure – from the lake and the street. Second, it would require a greater amount of fill which is not natural or desired so close to the shore. Third, it would require removal of a greater number of trees, as the fill would need to taper beyond the structure to tie back into existing contours of the property. Both the applicant and staff agree that fill to meet the elevation requirement is not the preferred alternative.

In addition to the City's elevation requirement, the Rice Creek Watershed District has indicated that their rules require that the structure floor be two feet above the 927.1 elevation. They have preliminarily indicated support for a variance from this requirement, however, the applicant will need to apply and such approval will be a condition of this approval.

Variance #3: A 20 foot variance from the 40 foot setback required from the street.

In the accessory structures section of the code, item (d) states that any unattached accessory building which abuts a public street right-of-way shall adhere to the same setback requirement as that of the principal structure. Technically, the road on the island is not a public right-of-way; it is a private road. Item (g) of the same section states that no detached garages or other accessory buildings shall be located nearer the front lot line than the principal building on that lot. The home is 34 feet from the street side property line. Therefore, the detached garage could be the same without variance. While a setback lesser than 34 feet may be reasonable in order to save a few trees, the closer to the road the garage gets, the more visible it would be from the street. According to the applicant, the neighbors have expressed a desire to keep it as screened as possible, therefore staff is recommending that the 34 foot setback be provided.

Other

An administrative variance for a second accessory structure over 120 square feet in size is necessary and has already been obtained. Finally, the owners have indicated that the remodeled home will have cedar shake siding so the exterior materials on the garage and residence will continued to match in type and color.

SUMMARY

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

Staff understands the applicant's reasoning for wanting to keep retain the existing conditions, which have been present for many years with no known adverse impacts or complaints. However, a complete rebuild triggers compliance with current code and is an opportunity to improve conditions. Staff agrees that a 95 foot setback from the OHWL is excessive. The intent of the code is to limit accessory structures in both size, and in relation to their proximity to the shoreline. Generally speaking, the larger the structure, the further from the shore it should be. The proposed garage is the maximum size allowed in a single accessory structure, therefore, maintaining a 50

foot setback is a reasonable deviation that keeps the garage in relatively the same location. The lot raises in grade as it pulls away from the lake, so increasing the setback also helps elevate the structure even if only very slightly. In relation to the low floor elevation, staff finds that wet flood proofing could be an acceptable alternative to fill when the structure is not habitable and when approved by variance.

Staff recommends denial of the applicant's request, but approval of a lesser variance. Staff recommends:

- approval of the 320 square foot variance from the 1,250 square foot maximum for both accessory structures combined,
- approval of a 2.6 foot variance from the requirement that the ground floor be 3 feet above the BFE, and
- approval of a 45 foot variance from the 95 foot average setback, which keeps the garage 50 feet from the OHWL.

RECOMMENDATION

Staff recommends denial of the applicant's request based on the following findings:

- 1) The variances are not necessary for the reasonable use of the land or building; alternative design options exist.
- 2) The existing non-conformity of a smaller structure in the same location and the loss of a few trees on a heavily wooded lot are not sufficient grounds upon which to grant the requested variances.
- 3) The variances are not the minimum variance necessary to alleviate a practical difficulty.
- 4) Granting the variances would not be in harmony with the general purpose and intent of the code - deviation from the code without reasonable justification will slowly alter the City's essential character.

Staff further recommends approval of the three variances itemized above, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. The variances 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. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. The driveway serving the detached garage shall be paved with an approved hard surface.
4. A building permit shall be obtained prior to construction of the garage.

Prior to the issuance of a building permit:

5. The garage shall be located at least 50 feet from the OHWL, 34 feet from the street and be (wet) flood proofed per state floodplain rules.
6. All necessary permit and/or variances required by the RCWD are issued/granted; proof of such shall be provided.
7. The exterior materials used on the garage shall match those on the home.
8. The applicant shall verify their property lines and have the property pins exposed at the time of inspection.
9. The applicant shall have the surveyor stake the location of the OHWL for verification at the time of inspection.

Attachments:

1. Draft Resolution of Approval
2. Draft Resolution of Denial
3. Zoning/Location Map
4. Applicant's Request Narrative, Plans & Supporting Exhibits
5. Staff's Alternate Location Graphic
6. Pg. 47 of Minnesota Quick Guide

RESOLUTION NO. _____

**RESOLUTION GRANTING THREE VARIANCES FOR
2503 MANITOU ISLAND
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (19-2-V) has been submitted by Kathryn Alexander, on behalf of Grant Raykowski, to the City Council requesting approval of three variances from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 2503 Manitou Island

LEGAL DESCRIPTION: That part of Lot 72 lying Westerly of a line measured 39 feet on southwest line of said Lot to a point 238.72 feet northeasterly of the west COR, and all of Lots 73 and 74, Manitou Island, White Bear Lake, Ramsey County, MN; (PID # 13.30.22.42.0003)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING RELIEF: A 45 foot variance from the 95 foot average setback from the lake, per Code Section 1302.040, Subd.4.c; and a 320 square foot variance from the 1,250 square foot size limit for all accessory structures combined, per Code Section 1302.030, Subd.4.i, and a 2.6 foot variance from the requirement the ground floor be 3 feet above the High Water Elevation, per Code Section 1303.230, Subd.5.a.9, in order to demolish and rebuild the existing detached garage; and

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on April 29, 2019; and

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

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

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

3. Because a 50-foot setback is being provided, the variances will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
4. The special conditions and circumstances are not the result of actions of the owner or a predecessor in title.
5. The non-conforming uses of neighboring lands, structures, or buildings in the same district are not the sole grounds for issuance of the variances.

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

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. The variances 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. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. The driveway serving the detached garage shall be paved with an approved hard surface.
4. A building permit shall be obtained prior to construction of the garage.

Prior to the issuance of a building permit:

5. The garage shall be located at least 50 feet from the OHWL, 34 feet from the street and be (wet) flood proofed per state floodplain rules.
6. All necessary permit and/or variances required by the RCWD are issued/granted; proof of such shall be provided.
7. The exterior materials used on the garage shall match those on the home.
8. The applicant shall verify their property lines and have the property pins exposed at the time of inspection.
9. The applicant shall have the surveyor stake the location of the OHWL for verification at the time of inspection.

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

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

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

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

Grant Raykowski

Date

RESOLUTION NO. _____

**RESOLUTION DENYING TWO SETBACK VARIANCES
FOR 2503 MANITOU ISLAND
FROM THE CITY OF WHITE BEAR LAKE ZONING CODE**

WHEREAS, a proposal (19-2-V) has been submitted by Kathryn Alexander, on behalf of Grant Raykowski at the following site:

LOCATION: 2503 Manitou Island

LEGAL DESCRIPTION: That part of Lot 72 lying Westerly of a line measured 39 feet on southwest line of said Lot to a point 238.72 feet northeasterly of the west COR, and all of Lots 73 and 74, Manitou Island, White Bear Lake, Ramsey County, MN; (PID # 13.30.22.42.0003)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING RELIEF: A 61.5 foot variance from the 95 foot average setback from the lake, per Code Section 1302.040, Subd.4.c; and a 20 foot variance from the 40 foot setback from the street, per Code Section 1303.030, Subd.5.c; in order to demolish the existing detached garage and reconstruct it in the same location; and

WHEREAS, the Planning Commission has held a public hearing as required by the City Zoning Code on April 29, 2019; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake, after reviewing the proposal, that the City Council denies the request based upon the following findings of the Planning Commission:

- 1) The variances are not necessary for the reasonable use of the land or building; alternative design options exist.
- 2) The existing non-conformity of a smaller structure in the same location and the loss of a few trees on a heavily wooded lot are not sufficient grounds upon which to grant the requested variances.
- 3) The variances are not the minimum variance necessary to alleviate a practical difficulty.
- 4) Granting the variances would not be in harmony with the general purpose and intent of the code - deviation from the code without reasonable justification will slowly alter the City's essential character.

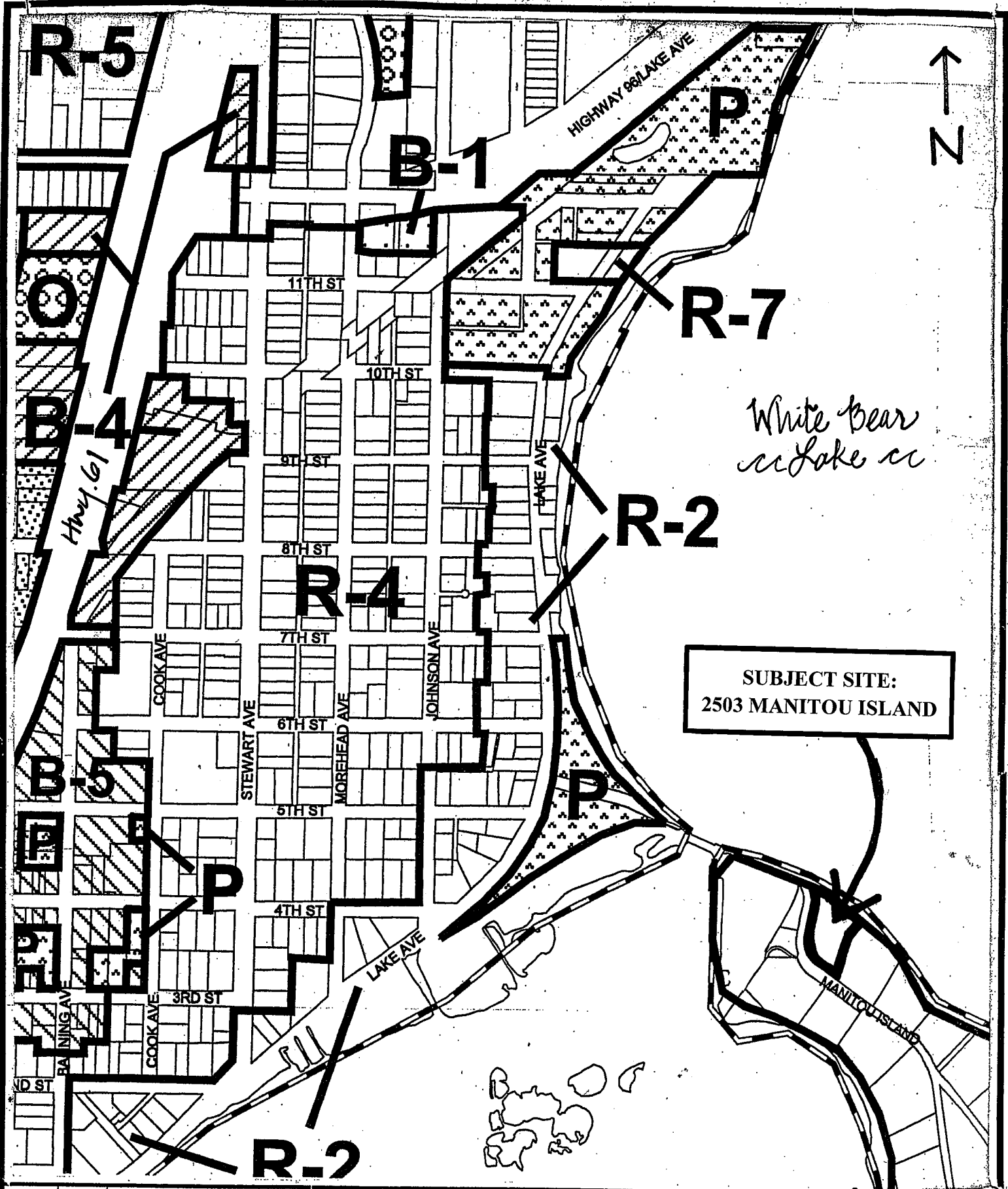
The foregoing resolution, offered by Council member _____ and supported by Council member _____, was declared carried on the following vote:

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk



SUBJECT SITE:
2503 MANITOU ISLAND

*White Bear
Lake cc*

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

CASE NO. : 19-2-V
CASE NAME : Raykowski
DATE : April 29, 2019

Planning Commission Meeting

Monday April 29th, 2019

We come before you today to seek permission to rebuild our old and failing detached garage in the same position it currently sits in. We purchased our property almost 3 years ago with the intention to tear the main home down and rebuild. The home is almost 80 years old and in need of a lot of TLC. After living in the home for the last 3 years our family has grown to love the charm and character of our old home along with the extensive landscaping and tree cover on the lot. It fits in well on historic Manitou Island along with the other old homes. Our neighbors were also thrilled to hear we want to restore the house versus tear down like so many other recent homes on the island. We plan to restore the current home to its original state however are faced with the hardship of a very small attached garage that is not even a full 2 car by today's standards (*reference exhibit 1: Samantha Crosby's statement that a standard 2 car is 24x24 and ours is 21x22*) and we can barely fit our SUV in it. The way our current home sits on the property, expansion of the attached garage is not possible. The only way to add garage space on the home would be to tear it down and rebuild. Tearing down and rebuilding the main home would cause far greater destruction to the property. Being the youngest family on the island we plan to live out our lives here. Many residents are aging and moving on and their homes are being torn down and being rebuilt. We feel very strongly about preserving our current home, minimizing the waste that comes with a tear down and preserving the extensive landscaping and tree cover that could never be replaced in our lifetime.

Our detached garage is very old and failing and needs to be rebuilt for safety and to allow us to store our family's vehicles. It is currently too small to fit a standard SUV in. By allowing us to rebuild our garage in the same location as is currently sits as we have proposed, it will allow us proper garage space for our family to store our vehicles as well as maintain the extensive tree cover that benefits all.

The trees buffer and reduce visibility for the garage as viewed by neighbors, the road and public waters. (*reference exhibit 2-google maps aerial coverage showing trees and printed photos*) We are the first home you see as you enter the island and the trees hide the garage from the street view. The trees also shield the garage for our neighbors as well as from the lake side view. Any change in grade or position would result in significant tree loss...many of these trees, as you can see in the photos are very large mature trees and could not be replaced. Keeping our trees is of utmost importance and we are committed to keeping them and have had many of the trees in that area vaccinated. When planning this rebuild we consulted Hugo Tree, Rainbow Tree Care and Wewers Tree Spading Services and they have all recommended our plan as proposed with no change in elevation or position other than to expand to the open area towards the street side (*see photos*) if trees are to be preserved. This minor expansion will

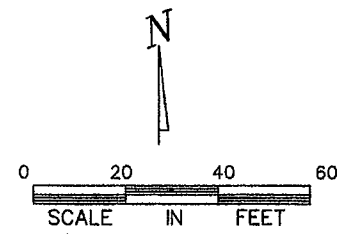
allow standard size garage doors so vehicles can be stored in the garage. To raise the garage as the code requires would result in clearcutting all the trees on this corner of our property as well as positioning the garage at a higher elevation that would make it more noticeable to all. We appreciate Samantha's consideration for relocation of the structure and driveway however we ran it by the association board members and they would not be supportive of this because our garage would become the first thing you see when one enters the island and it would require removal of many significant large trees. We are now torn between keeping our neighbors pleased versus conforming to the city requirements.

Our neighbors and association fully support our project as proposed. Keeping the garage at the current elevation and position it has been for the last 80 plus years allows it to stay shielded by the trees thus benefiting all. We respectfully ask that you approve our request to rebuild our garage and grant the variances we need to keep the garage in the same location with the small increase in size.

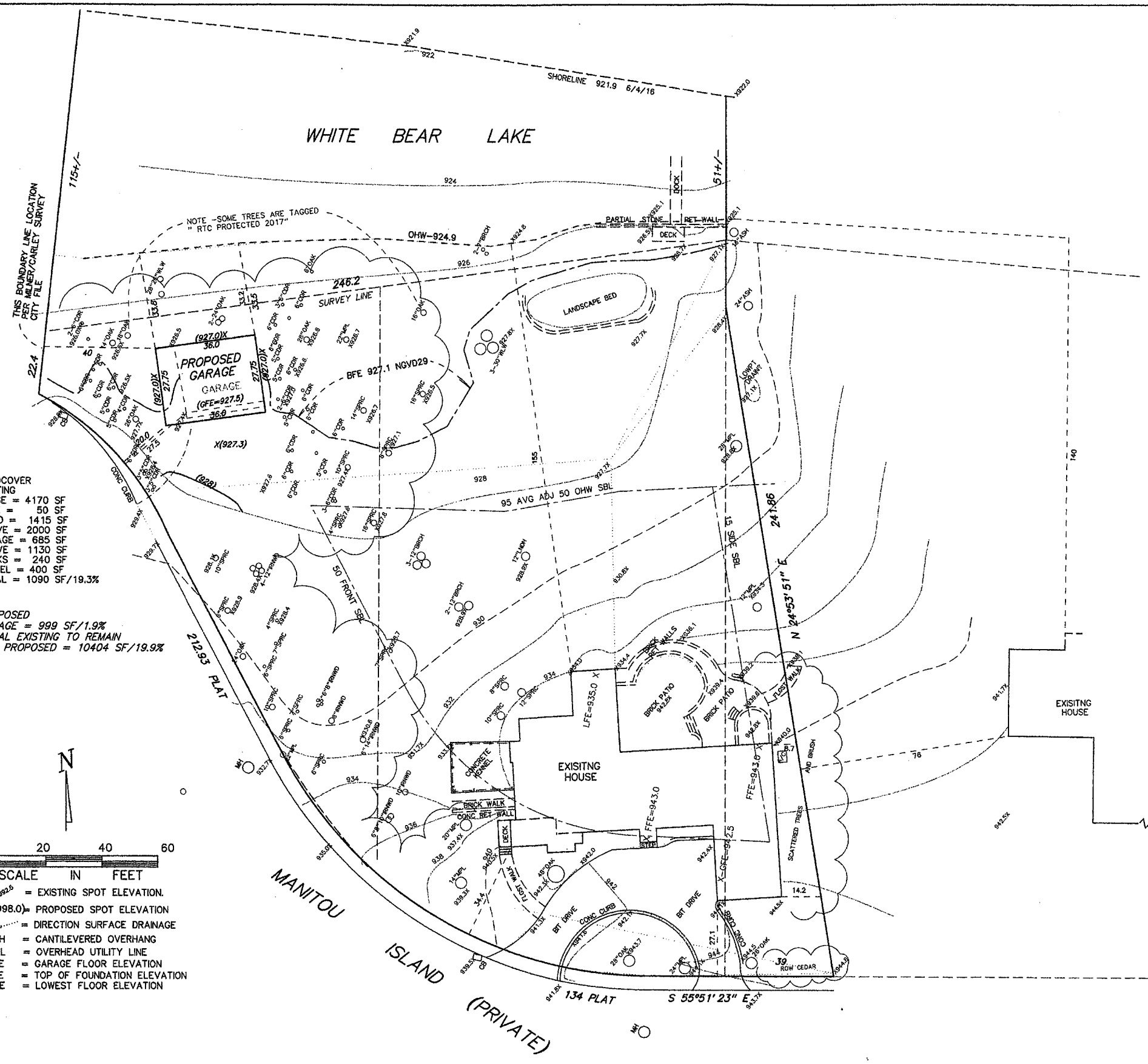
Thank you!

HARDCOVER
EXISTING
HOUSE = 4170 SF
DECK = 50 SF
PATIO = 1415 SF
FDRIVE = 2000 SF
GARAGE = 685 SF
SDRIVE = 1130 SF
WALKS = 240 SF
KENNEL = 400 SF
TOTAL = 1090 SF/19.3%

PROPOSED
GARAGE = 999 SF/1.9%
TOTAL EXISTING TO REMAIN
AND PROPOSED = 10404 SF/19.9%



X(998.0) = EXISTING SPOT ELEVATION.
X(998.0) = PROPOSED SPOT ELEVATION
--- = DIRECTION SURFACE DRAINAGE
COH = CANTILEVERED OVERHANG
OHL = OVERHEAD UTILITY LINE
GFE = GARAGE FLOOR ELEVATION
TFE = TOP OF FOUNDATION ELEVATION
LFE = LOWEST FLOOR ELEVATION



LEGAL DESCRIPTION:
THAT PART OF LOT 72 LYING WLY OF A LINE MEAS.
39 FT ON SW LINE OF SAID LOT TO APT 238.72 FT
NELY OF WEST COR ; AND ALL OF LOTS 73 AND 74,
MANITOU ISLAND, WHITE BEAR LAKE, RAMSEY COUNTY, MN.

ADDRESS - 2503 MANITOU ISLAND
PID# 13.30.22.42.0003

AREA = 52400 SF/ 1.20 AC TO OHW

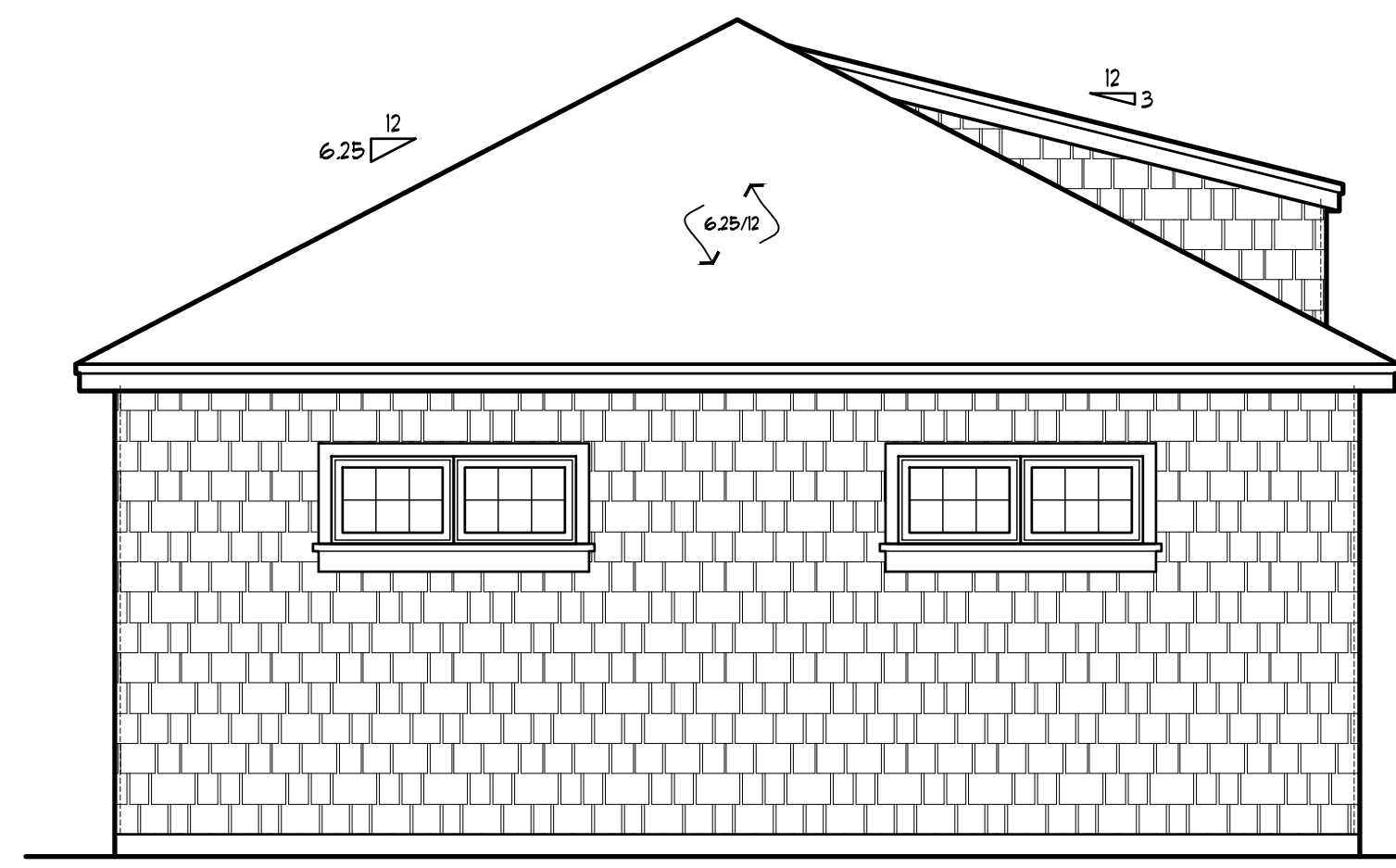
BOUNDARY INFORMATION BY OTHERS
SURVEY IS SUBJECT TO CHANGE PER
TITLE OR EASEMENT INFORMATION

VERIFY ALL DIMENSIONS AND
ELEVATIONS WITH HOUSE PLANS

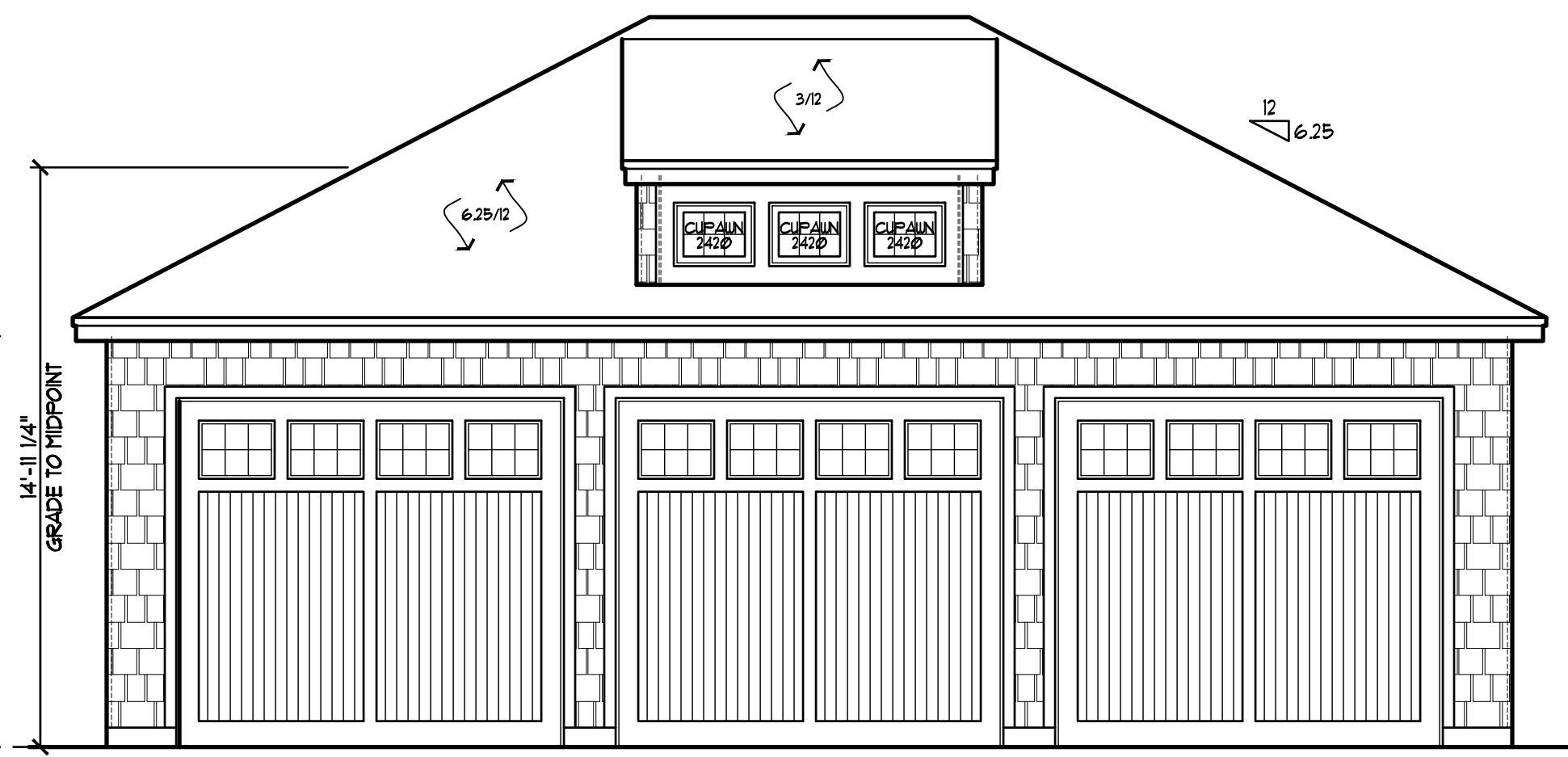
VERIFY ALL SETBACKS WITH CITY

4/23/19
3/29/19 PROP GAR, ELEV, GRDG, AC, SCS
3/29/19 ADD'L TREES

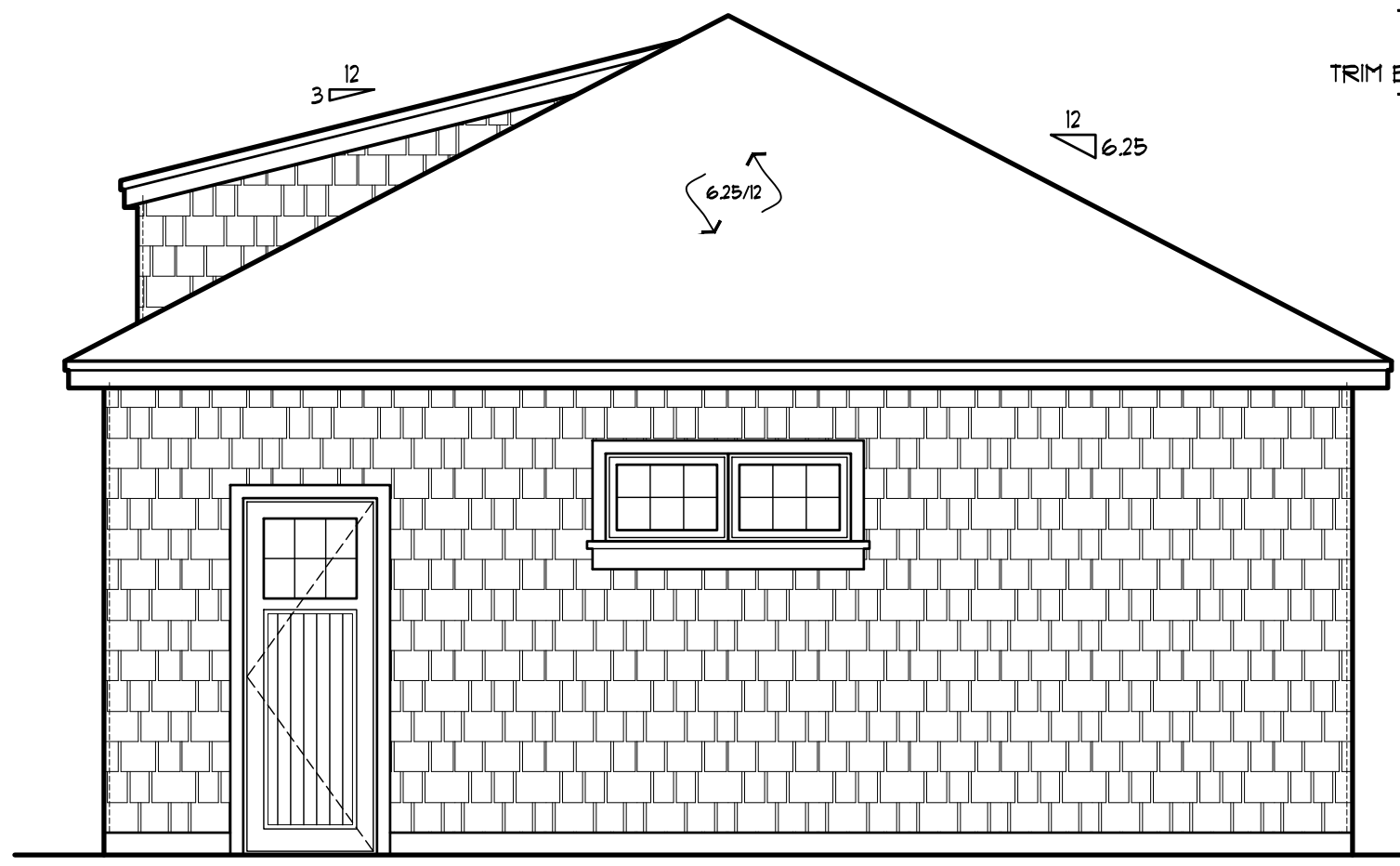
BUILDING PERMIT SURVEY REVISION, MN KIROSHIO-RAYKOWSKI RES. of 2503 MANITOU ISLAND	
BOOK DATE SHEETS	3/11/19 PROP GAR 3/11/19 ELEV 3/11/19 GRDG 3/11/19 AC, SCS 3/11/19 ADD'L TREES
PREPARED BY: FRANK R. CARDARELLE CHECKED BY: FRANK R. CARDARELLE DATE: 3/11/19 SCALE: AS SHOWN PROJECT NO.: 19-001	
FRANK R. CARDARELLE Land Surveyor 6440 FLYING CLOUD DRIVE EDEN PRAIRIE, MN 55344 952-941-3031	



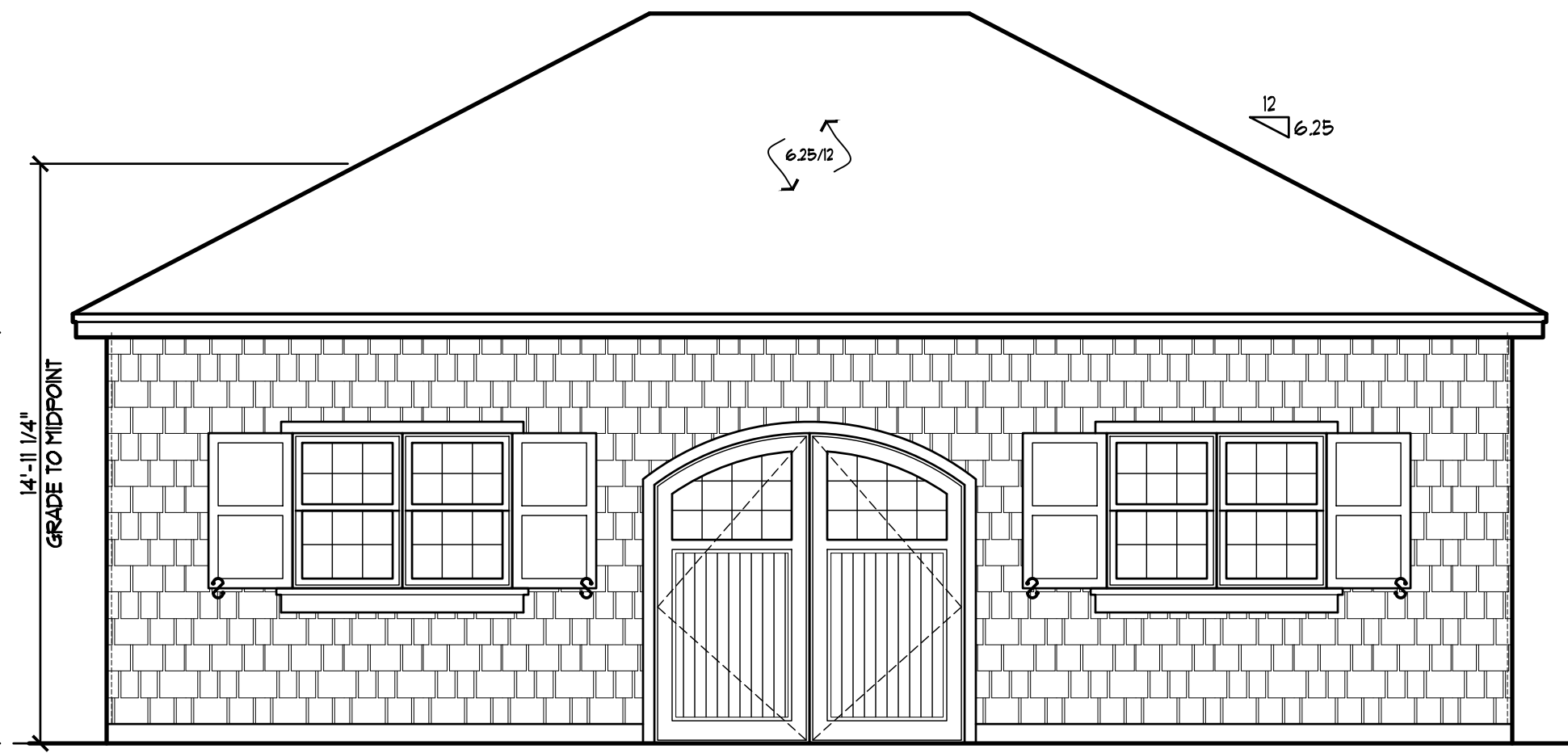
1 LEFT ELEVATION
SCALE: 1/4"=1'-0"



2 FRONT ELEVATION
SCALE: 1/4"=1'-0"

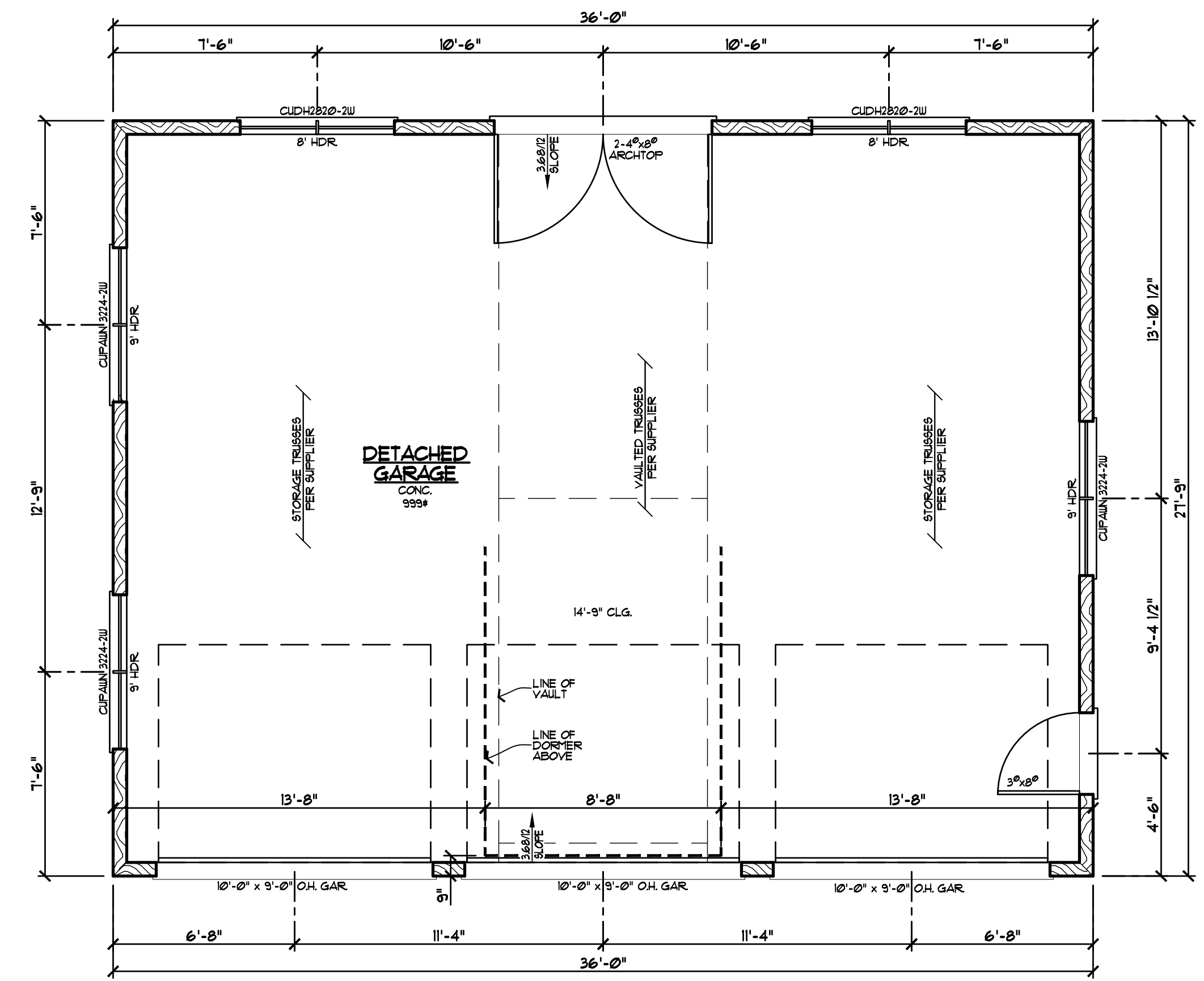


3 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

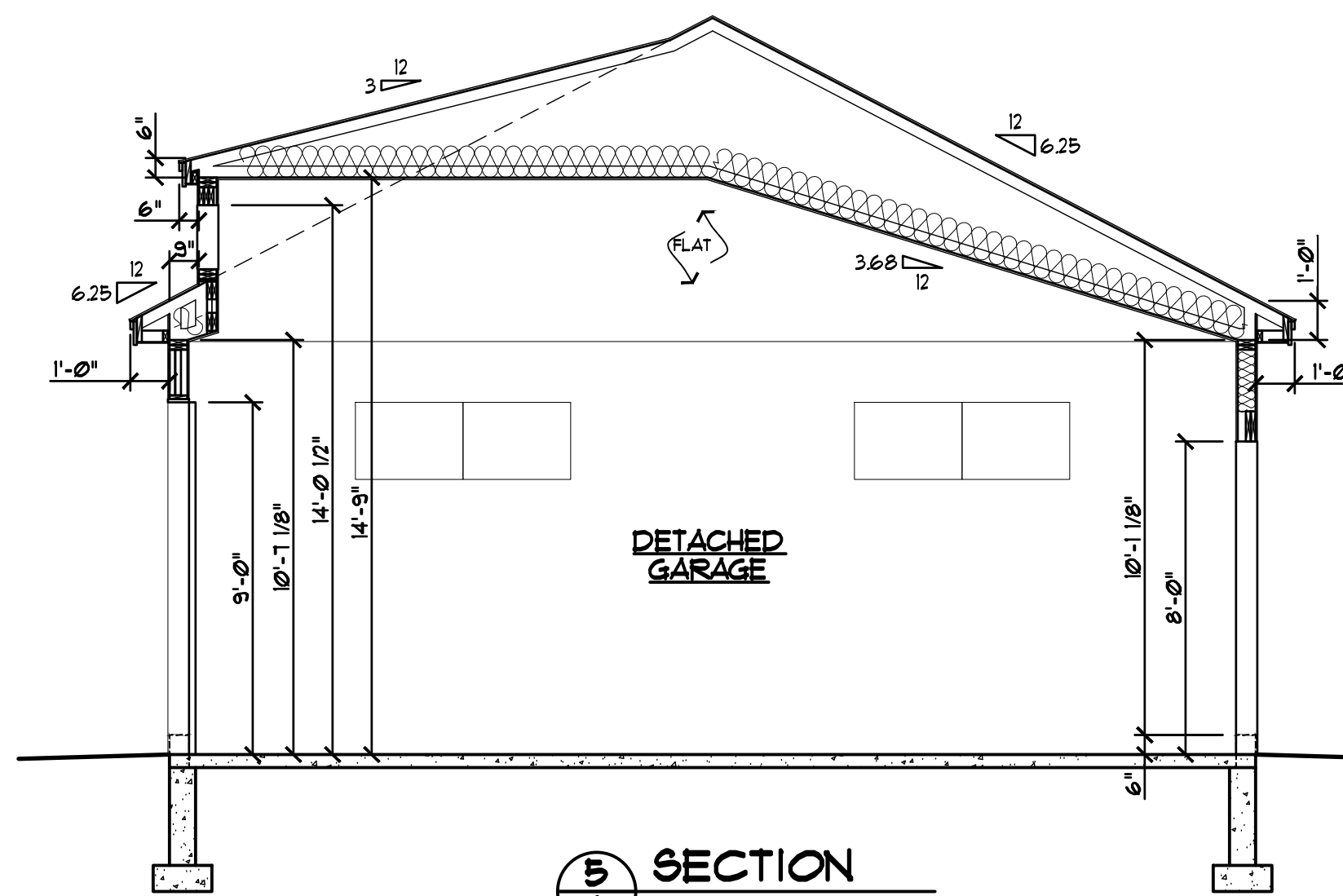


4 REAR ELEVATION
SCALE: 1/4"=1'-0"

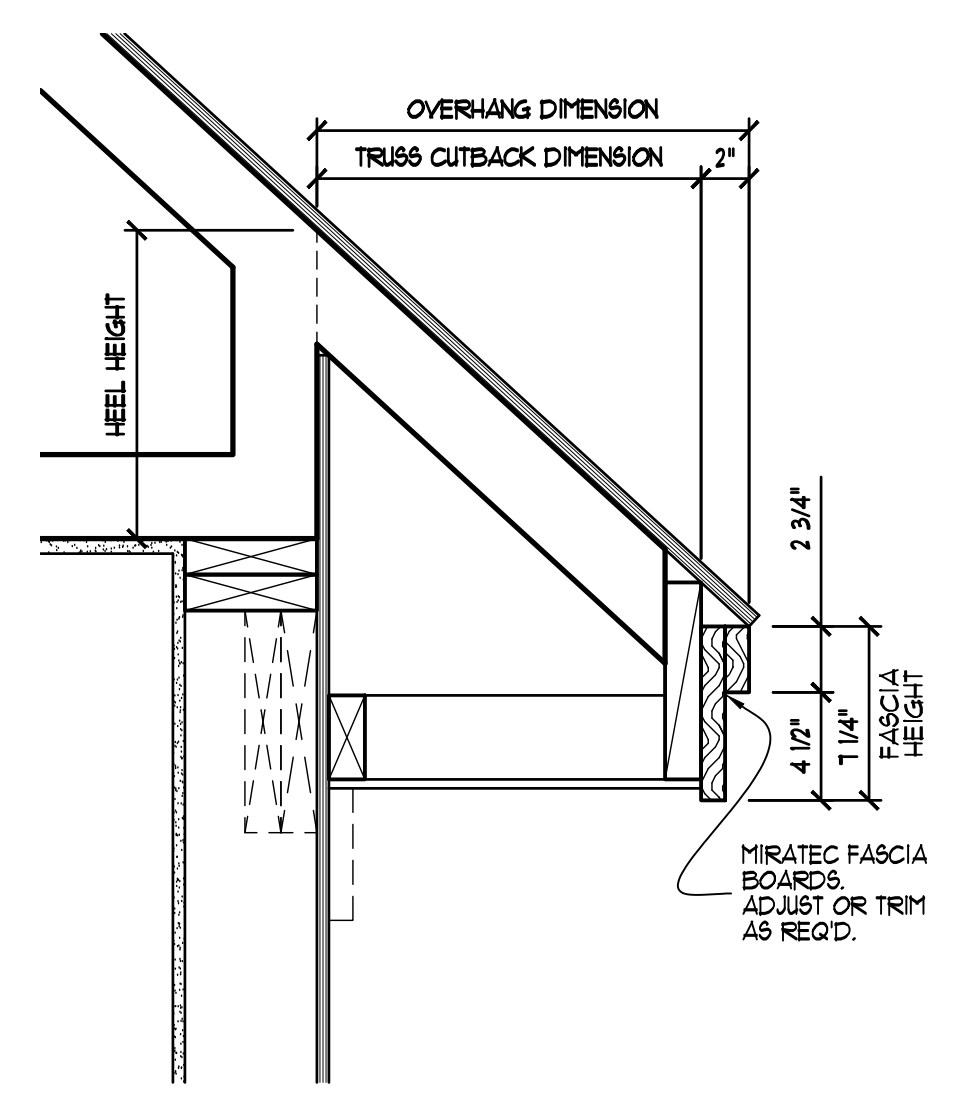
CEDAR SHAKE ROOFING
TO MATCH NEW HOUSE
FASCIA & RAKE DETAILS
TO MATCH NEW HOUSE
SHAKE SIDING PER ELEV.
TO MATCH NEW HOUSE
TRIM BANDS PER ELEV.
TO MATCH NEW HOUSE



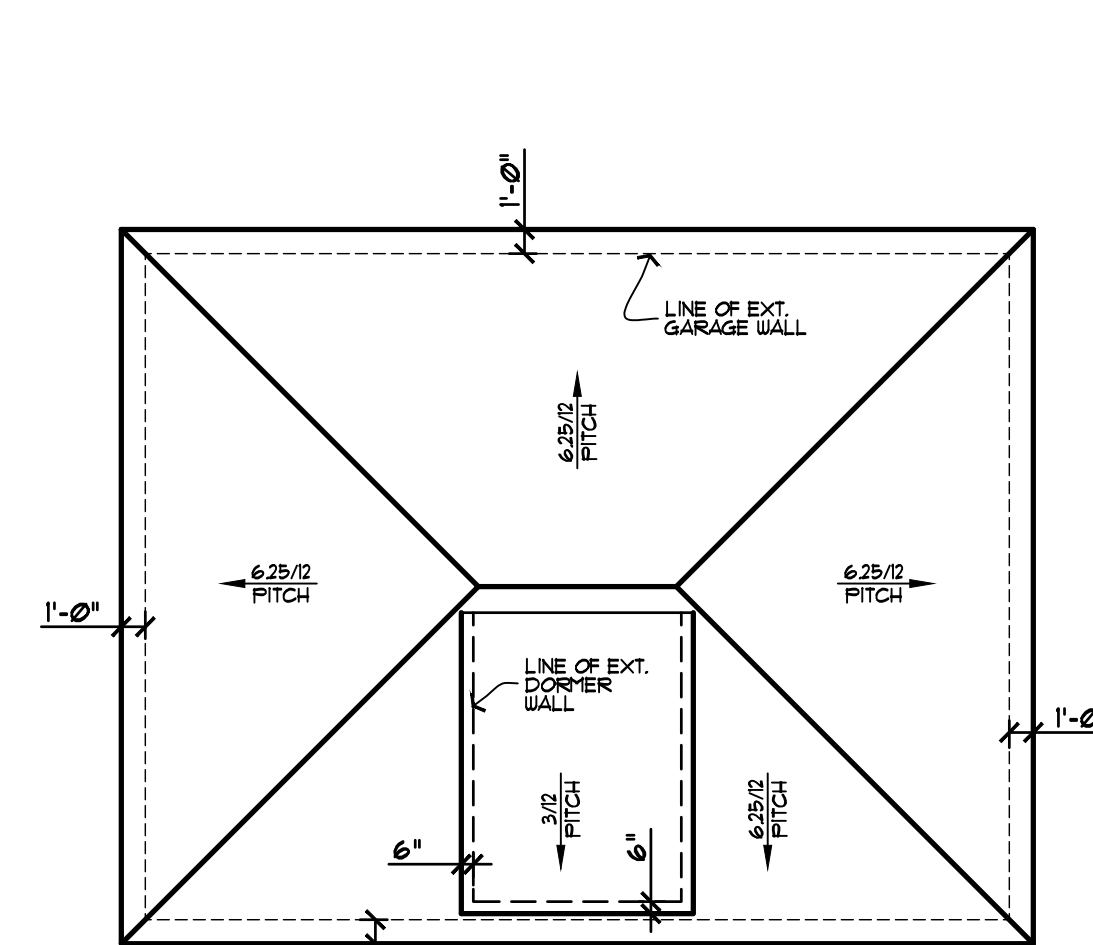
6 GARAGE PLAN
SCALE: 1/4"=1'-0"



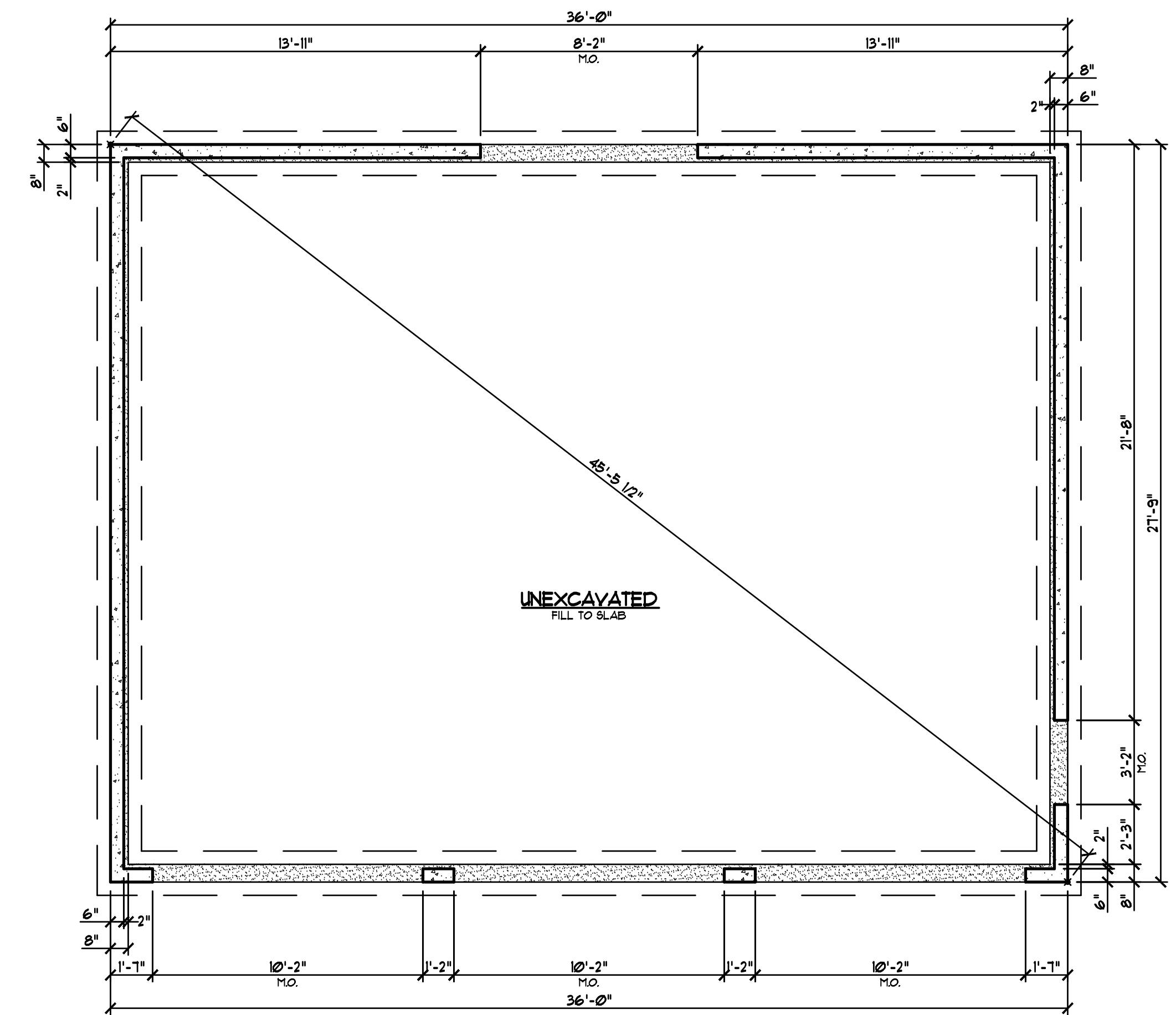
5 SECTION
SCALE: 1/4"=1'-0"



9 TYPICAL FASCIA / DIM DIAGRAM
SCALE: 1/2"=1'-0"



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



7 GARAGE FOUNDATION PLAN
SCALE: 1/4"=1'-0"

substantially alter the impact of the request, but it would facilitate the design and construction of the garage. Therefore, staff is recommending a 20 square foot variance instead of a 19 square foot variance. Staff recommends denial of the variance as requested, but approval of a lesser variance, specifically a 20 square foot variance from the 1,250 square foot maximum for all accessory structures combined. Staff recommends this, subject to the conditions listed in the staff report.

Reis asked about staff recommending the size of the proposed garage be reduced to 527 square feet. Is that a double or triple garage? Crosby stated that a 24 foot x 22 foot garage is 528 square feet. A 24 foot by 24 foot garage is the standard two car size.

Reis asked what the provision is for the driveway. In the report it talks about the difficulty of grading. Where would the proposed driveway be? Crosby explained that the applicant is not proposing one; he would drive on the grass to get to the garage.

Lynch asked if there's an 8 foot grade from the south to the north, and if it also slopes down from the west to the east. Crosby confirmed that.

Lynch was curious about the lack of the driveway and was wondering about grooves, erosion or mud; how often would the cars be moved in and out? There could be problems with ruts down into the ground.

Lynch also wondered where it says in the report that the cars need to be stored in the garage. Is that something that could be added?

Reed repeated what Crosby said about a standard two car garage being 24 feet x 24 feet. Why are we potentially forcing the homeowner into a unique situation with a 22 foot x 24 foot garage? Crosby stated that there's nothing unique about that. There are plenty of 20 foot x 20 foot, 20 foot x 24 foot, 20 x 22 foot, and 22 x 22 foot garages. Two car garages are in that range. The most generic number for a two car garage is 24 feet x 24 feet. Reed asked if they're introducing an additional financial burden for the homeowner. Crosby confirmed that is why staff recommended changing the variance from 19 feet to 20 feet so it would bump it up to the more standard dimensional size.

Reed opened the public hearing.

Eric Wiski, 3780 Auger Avenue, stated that there would be very little traffic into the back yard that would cause ruts and mud. He is asking for the additional variance because for the tuck under garage that's attached to the home he'd like to provide exclusive use of that to his fiancé so that she has a safe interior place to park and can access the house safely. That's the only enclosed garage on the property. There's a covered lean-to (the carport) on the property, open on both ends and the side. That's the singular access to the back yard. It also diverts water away from the home with the gutter and downspout system. He'd like to keep that intact as a covered, singular access to the garage. That's why he is asking for the size variance that he is, because those have to be included as structures.



Exhibit 2: Aerial view



Approach from bridge on Manitou Island rd.



Garage front



Garage Side/Rear from Street side



Garage Front from Street



Yard view towards garage - Garage behind trees just to right of center view, view in line w/ bridge approx.

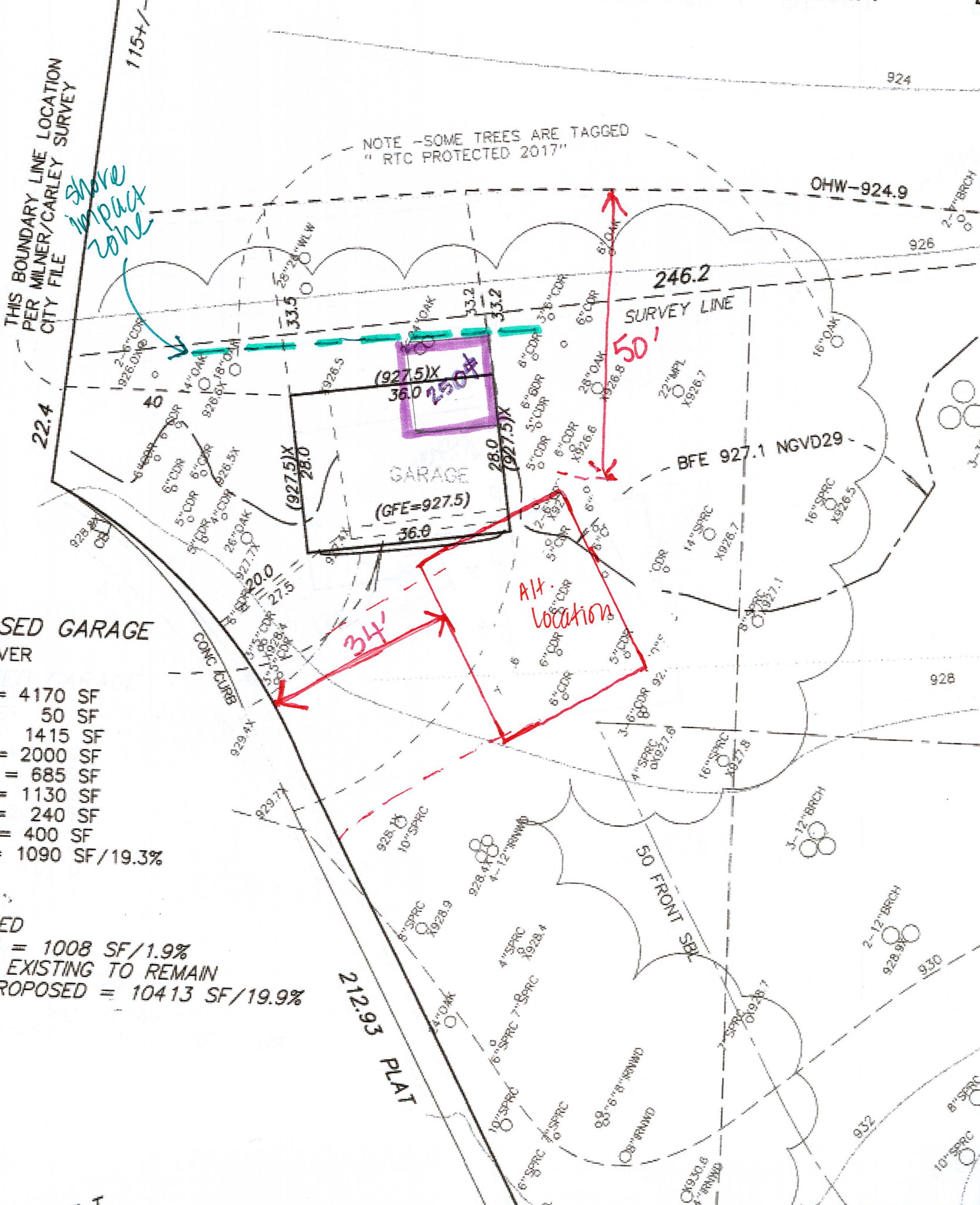


Front Right view of garage, Manitou Island on left.

THIS BOUNDARY LINE LOCATION PER MILNER/CARLEY SURVEY CITY FILE

Shore impact zone

NOTE -SOME TREES ARE TAGGED " RTC PROTECTED 2017"



PROPOSED GARAGE

- HARDCOVER
- EXISTING
- HOUSE = 4170 SF
- DECK = 50 SF
- PATIO = 1415 SF
- FDRIVE = 2000 SF
- GARAGE = 685 SF
- SDRIVE = 1130 SF
- WALKS = 240 SF
- KENNEL = 400 SF
- TOTAL = 1090 SF/19.3%

PROPOSED

- GARAGE = 1008 SF/1.9%
- TOTAL EXISTING TO REMAIN
- AND PROPOSED = 10413 SF/19.9%

212.93 PLAT

50 FRONT SPL

BFE 927.1 NGVD29

246.2 SURVEY LINE

OHW-924.9

924

926

928

930

932

AT

Accessory Structures

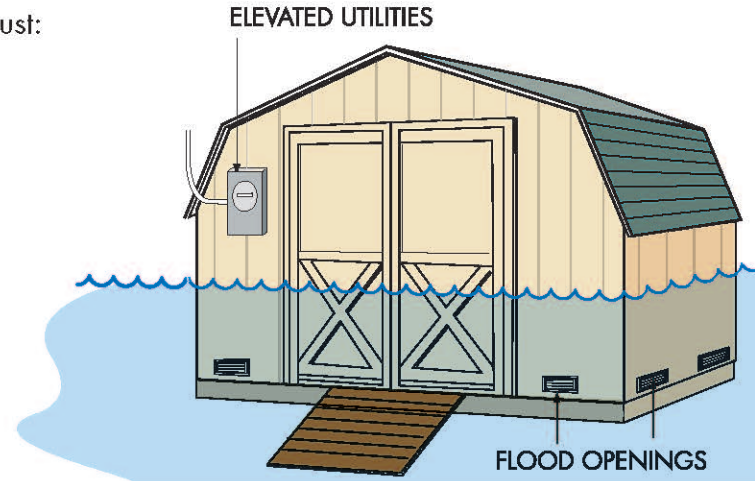
If not elevated, accessory structures in flood zones must:

- Not be in the floodway
- Be less than 576 sq. ft. in floor area
- Not be habitable
- Be used only for parking or storage (not pollutants or hazardous materials)
- Be anchored to resist floating
- Have flood openings
- Be built of flood damage-resistant materials
- Have elevated utilities
- Not be modified for different use in the future

Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

Even small buildings are “development” and permits or variances with noted conditions are required.
They must be elevated or anchored and built to resist flood damage.

Caution! Remember, everything inside will get wet when flooding occurs.





City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Anne Kane, Community Development Director

DATE: April 25, 2019 for the April 29, 2019 Commission Meeting

SUBJECT: Case No. 19-3-V - Joe Braman/1860 Clarence Street

REQUEST

The applicant, Mr. Braman, is requesting a 6-foot variance from the 20-foot side yard setbacks and a 4 foot variance from the 20 foot rear yard requirement per Code Section 1302.030, Subd.20.b.2.a, in order to install partially submerged “container” pool in the backyard. The structure will extend approximately 3 feet above grade. See applicant’s narrative.

ZONING

The subject property is zoned R-4 – Single and Two Family Residential, consistent with the surrounding residential properties.

SITE CHARACTERISTICS

At 50 feet in width and 6,750 square feet in area, the subject site is slightly substandard in both minimum lot width (60 feet) and minimum lot area (7,200 s.f.). The lot contains a split level 2-story single-family residence with a two car attached garage.

BACKGROUND

The Ramaley Park neighborhood was platted in 1883, with primarily 50 foot wide lots, although many properties combine 1½ or more lots to meet the current minimum lot width requirement. Adjoining parcels are 75 feet, 100 feet and 125 feet in width. The subject residence was built in 2006 and purchased by the applicant last year.

APPLICANT’S PRACTICAL DIFFICULTY

The narrowness of the lot, along with the depth of the home, result in a rear yard that measures just 50’W x 41’D which is the applicant’s limiting factor. The narrow width of the rear yard creates difficulty in providing the 20 foot setbacks for the pool. While the 10’ x 20’ pool could be rotated 90 degrees and provide the required setbacks from side and rear lot lines, such a design would require the pool to be just one foot off the backside of the residence when a minimum separation of six feet from the principal structure or frost footing is required by Code.

ANALYSIS

The pool itself is actually re-use of a shipping container that will be recessed three feet into the ground with three feet extending above grade. When the initial application was reviewed, it was not clear that

the container would be partially submerged and Staff raised concerns with the precedent of allowing shipping containers as accessory structures (e.g. storage sheds) in residential districts. However, the plans have been revised to reduce the length of the pool and clarify that it will extend no more than 3 feet above grade. With these modifications, staff initial concerns have been alleviated. The exterior color of the container will be painted aqua blue, consistent with many above ground pool options. In addition to the required safety fence, the perimeter of the rear yard will be extensively landscaped providing visual screening from adjoining properties.

SUMMARY

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

RECOMMENDATION

The physical conditions of the lot are the reason for the variance request, which is not out of character with the immediate neighborhood, therefore, Staff recommends approval of the requested variance when subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. A request for renewal shall be submitted in writing at least one month prior to expiration of the approval.
3. A building permit shall be obtained prior to installing the container pool.
4. A minimum four-foot tall fence, meeting the fence requirements of Zoning Code Section 1302.030, Subd.20.b.2.a.2, shall be installed to enclose the pool prior to filling the pool with water.
5. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
6. When the pool is drained it shall be done in such a way that it is absorbed by the rear yard area and does not affect adjacent or downstream properties. The preferred direction to drain the pool is to pump to Clarence Street to drain to the Dillon Ditch.
7. The perimeter landscape screening in the rear yard shall be maintained per the Landscape Plan, prepared by Landcraft, dated 2/23/19.

Attachments:

1. Draft Resolution of Approval
2. Zoning/Location Map
3. Applicant's Narrative
4. Plan Set: Landscape Plan, Dimensioned Site Plan, Pool Profile, Fence Detail, Container Pool Detail

RESOLUTION NO. _____

**RESOLUTION GRANTING A VARIANCE FOR
1860 CLARENCE STREET
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, an application (19-3-V) has been submitted by Joe Braman 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: 1860 Clarence Street

LEGAL DESCRIPTION: Lot 3, Block 26, Ramaley's Park, White Bear Lake, Ramsey County, Minnesota. (PID # 23-30-22-22-0149)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING RELIEF: a 6 foot variance from the 20-foot side yard setback requirements and a 4 foot variance from the 20-foot rear yard setback requirement, both per Code Section 1302.030, Subd. 20.b.2.a in order to locate an above-ground swimming pool within 14 feet from the east side property line, 15 feet from the west property line and 16 feet from the rear property line; and

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on April 29, 2019; and

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

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

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

3. The variance will be in harmony with the general purpose and intent of the City Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
4. The special condition or circumstance is not the result of actions of the applicant, the property owner, or a predecessor in title.
5. The non-conforming uses of neighboring lands, structures, or buildings in the same district are not the sole grounds for issuance of the variances.

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

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. A request for renewal shall be submitted in writing at least one month prior to expiration of the approval.
3. A building permit shall be obtained prior to installing the container pool.
4. A minimum four-foot tall fence, meeting the fence requirements of Zoning Code Section 1302.030, Subd.20.b.2.a.2, shall be installed to enclose the pool prior to filling the pool with water.
5. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
6. When the pool is drained it shall be done in such a way that it is absorbed by the rear yard area and does not affect adjacent or downstream properties. The preferred direction to drain the pool is to pump to Clarence Street to drain to the Dillon Ditch.
7. The perimeter landscape screening in the rear yard shall be maintained per the Landscape Plan, prepared by Landcraft, dated 2/23/19.

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

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

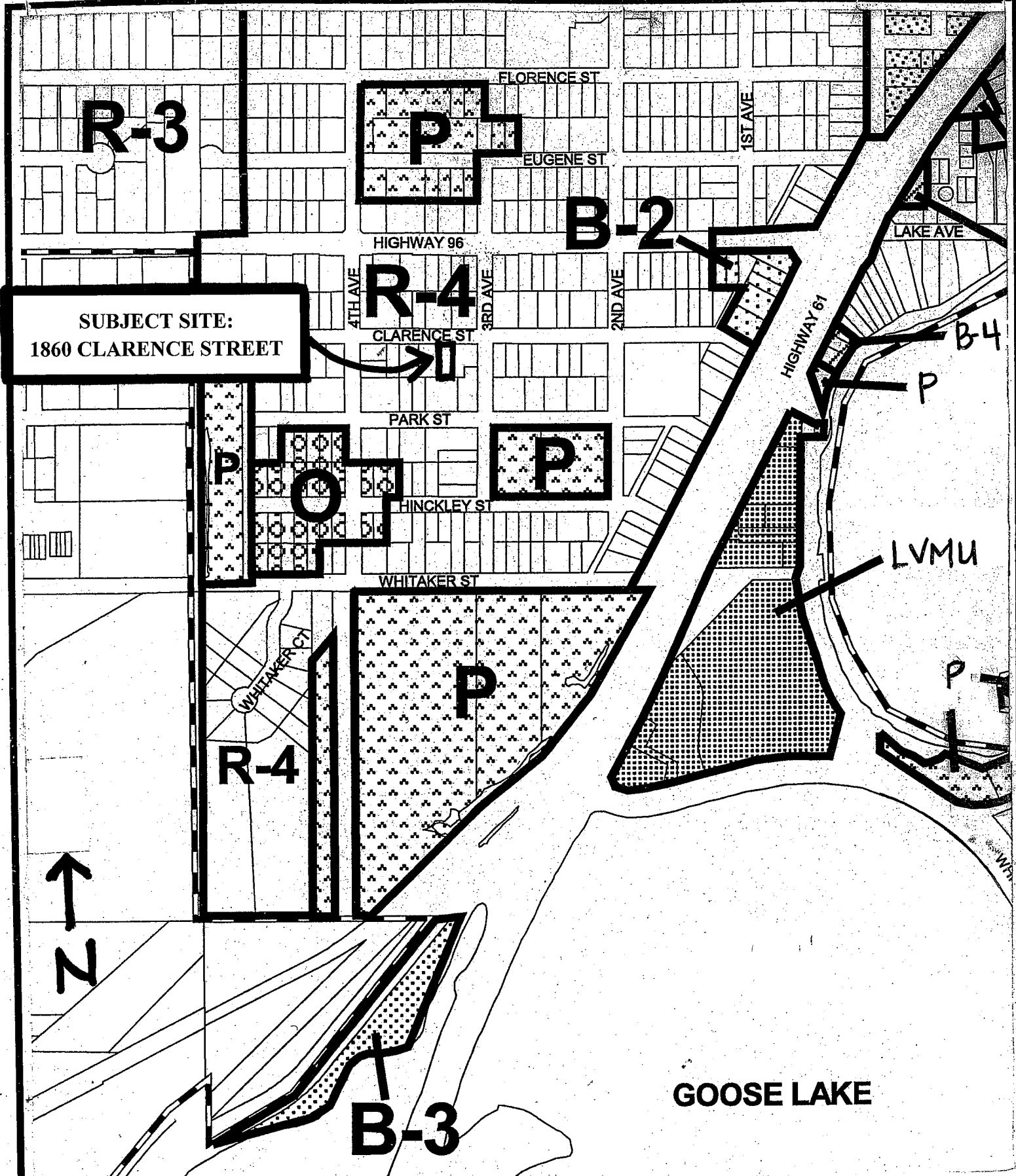
Kara Coustry, City Clerk

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.

Joseph Braman

Date



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

CASE NO. : _____

CASE NAME : _____

DATE : _____

VARIANCE REQUEST

Planning Commission
White Bear Lake MN 5510-3711

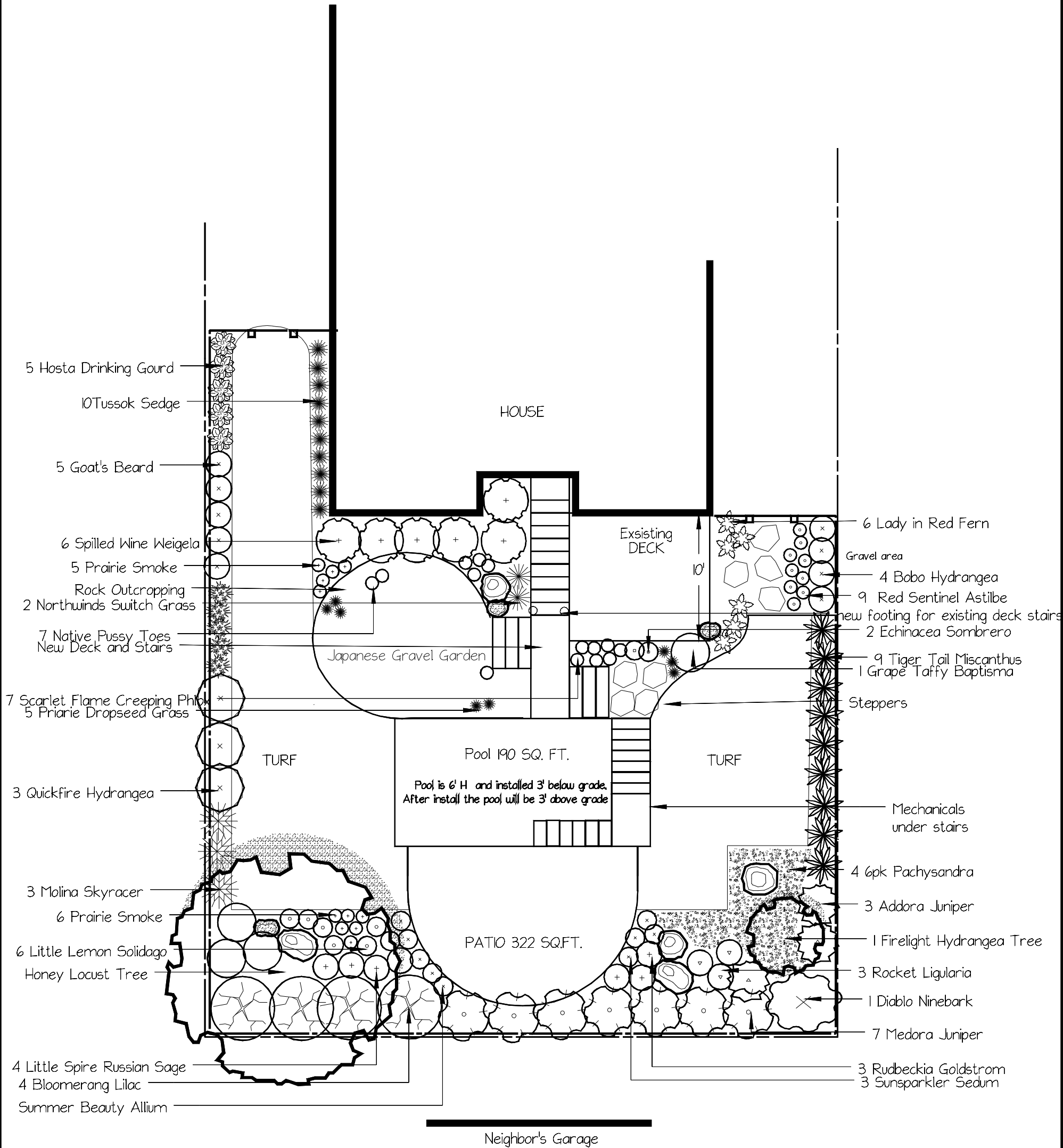
Commissioners:

We are requesting a variance at the residential address 1860 Clarence St. White Bear Lake MN 5510-3711. It is a pool installation. The city requires a 20' set back from all property lines for a pool and the width of the lot is 50' leaving only 10' width for the pool. The 20' setback on all property lines and having the pool at least 6' from the house leave only a 10' wide and 15' long area (150 square feet) and the backyard total square footage is 2050. We are requesting to install a 9'6" Long and a 20' wide Container pool which will result in 15' setbacks from the property lines on either side and 16'6" setback from the backlot line. We will have a 34% cover for the back yard with the patio, pool and existing deck. The closest neighbor's structure will be 23' from the pool.

The total square footage for the back yard is 2050 sq. ft. leaving after original setbacks only 7% (150 sq. ft.) useable space for the pool. Allowing the 5' setback changes on the side property lines and 3'6" change in the backlot line will provide an additional 8% (165 sq. ft.). The total area that can be utilized with the new setbacks is 15% of the total rear yard coverage which would not be out of scale with the property and fit all other parameters for pool installation. The new landscape plan will have the original deck, an additional platform and stairs for access around the pool, and a patio. These additions will make the rear yard coverage 34% of the total square footage of the backyard. Having setbacks as they are is making 93% of the backyard unbuildable space and seem extreme.

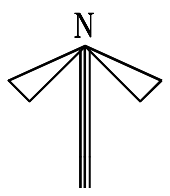
Thank you for your time and consideration for the proposed changes.

Shannon O'Halloran
Designer
shannon@landcraft.biz



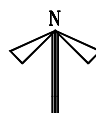
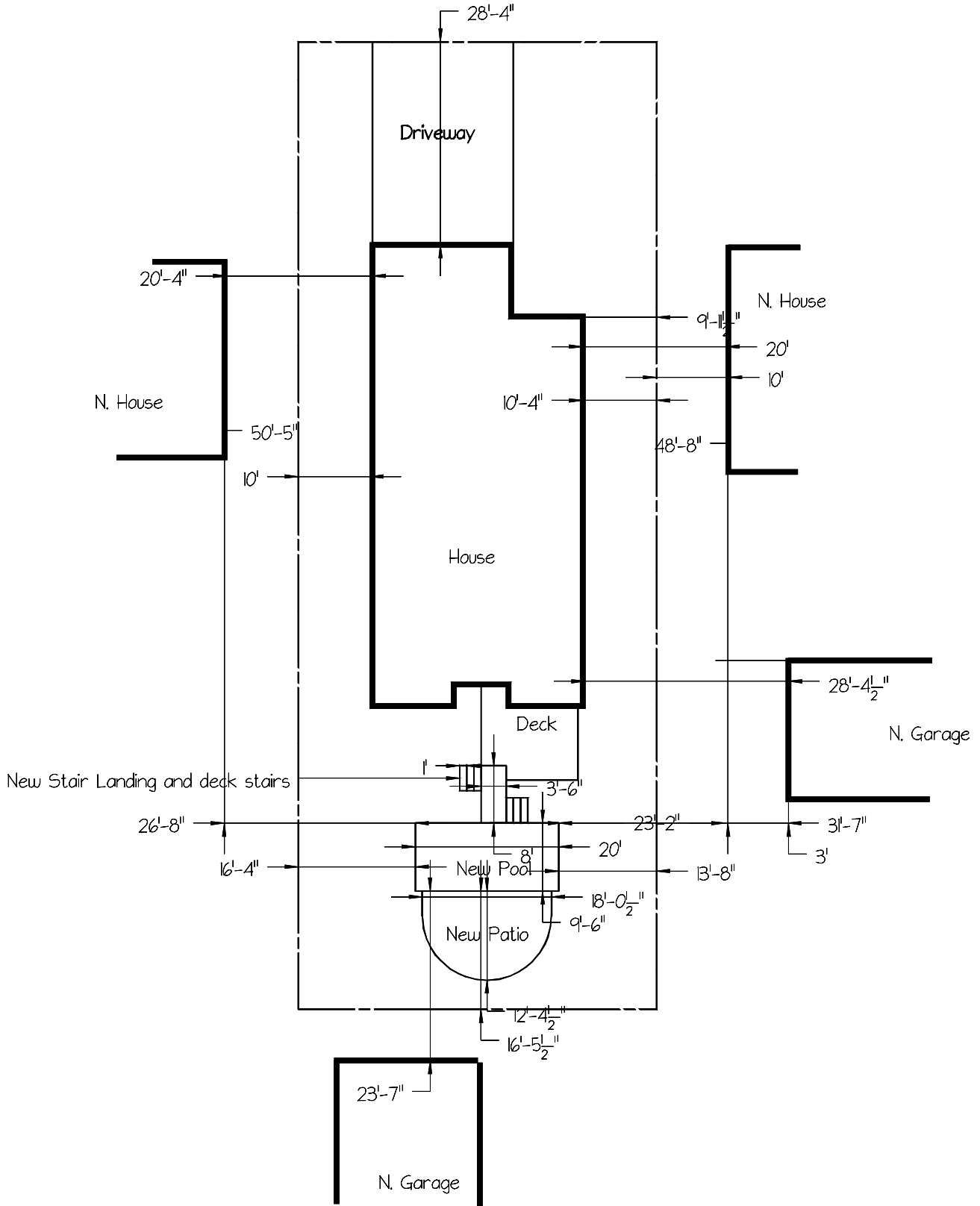
- 5 Hosta Drinking Gourd
- 10 Tussok Sedge
- 5 Goat's Beard
- 6 Spilled Wine Weigela
- 5 Prairie Smoke
- Rock Outcropping
- 2 Northwinds Switch Grass
- 7 Native Pussy Toes
New Deck and Stairs
- 7 Scarlet Flame Creeping Phlox
- 5 Prairie Dropseed Grass
- 3 Quickfire Hydrangea
- 3 Molina Skyracer
- 6 Prairie Smoke
- 6 Little Lemon Solidago
- Honey Locust Tree
- 4 Little Spire Russian Sage
- 4 Bloomerang Lilac
- Summer Beauty Allium

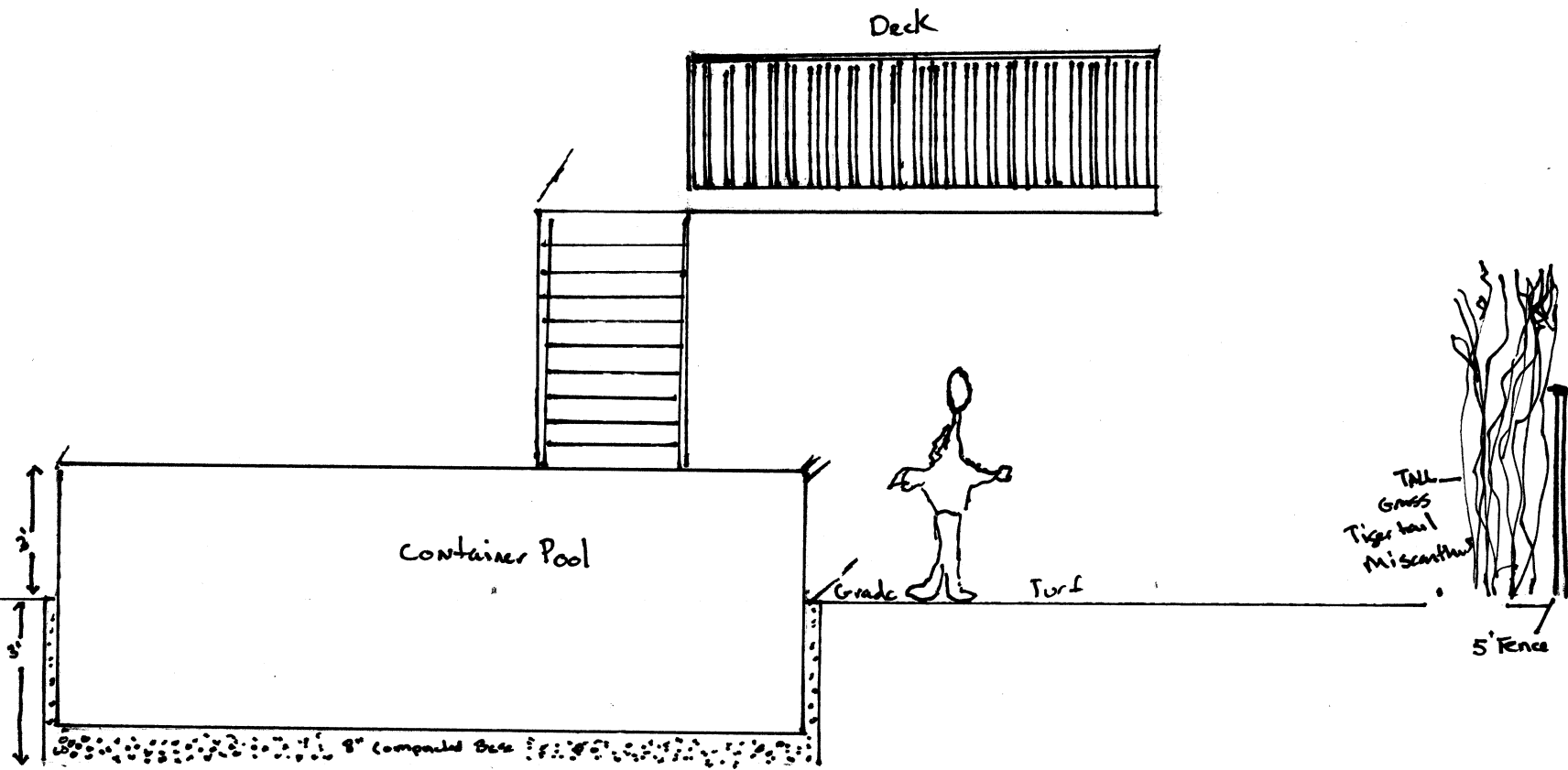
- 6 Lady in Red Fern
- Gravel area
- 4 Bobo Hydrangea
- 9 Red Sentinel Astilbe
- new footing for existing deck stairs
- 2 Echinacea Sombrero
- 9 Tiger Tail Miscanthus
- 1 Grape Taffy Baptisma
- Steppers
- Mechanicals under stairs
- 4 6pk Pachysandra
- 3 Addora Juniper
- 1 Firelight Hydrangea Tree
- 3 Rocket Ligularia
- 1 Diablo Ninebark
- 7 Medora Juniper
- 3 Rudbeckia Goldstrom
- 3 Sunsparkler Sedum



JOE BRAMAN & CODY GALLOWAY
 1860 CLARENCE ST.
 WHITE BEAR LAKE MN

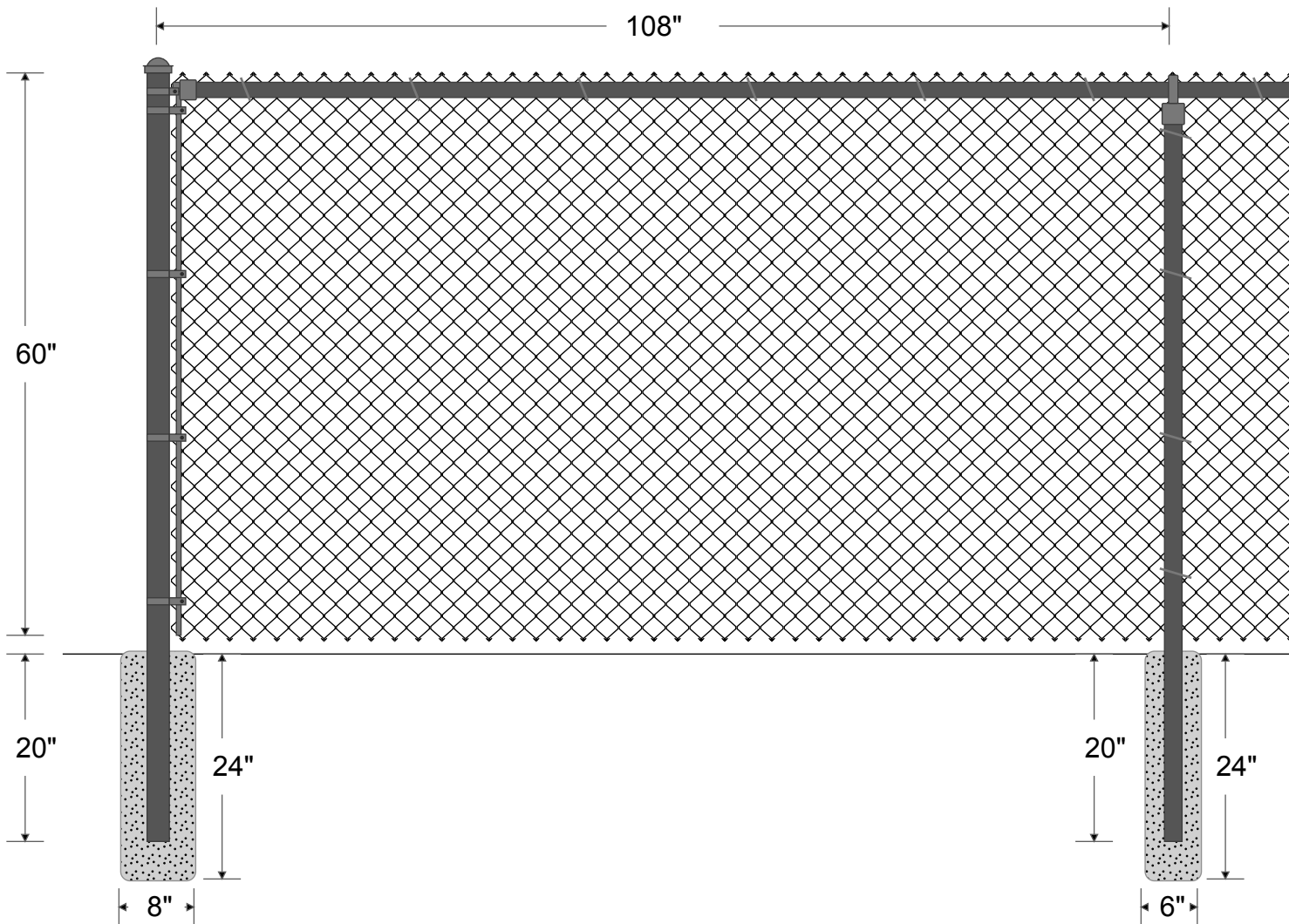
client:	date:	revision:
scale:	2/23/2019	
1/8" = 1 FT.		
drawn by:	checked by:	drawing #:
S. OHALLORAN		





CLIENT NAME *Braman Galoway*
 CLIENT ADDRESS *1860 Clarence St.*
White Bear Lake

DESIGNED BY: *S. O'Halloran* $\frac{1}{4}'' = 1'$



60" tall Chainlink Fabric with Knuckle / Knuckle Selvage and 1 3/4" Mesh Size.

80" tall, 2 3/8" diameter Terminal Post with 8" post footing diameter and 24" post footing depth.

80" tall, 1 7/8" diameter Line Post with 6" post footing diameter and 24" post footing depth.

Top of Fence has 1 5/8" diameter Top Rail.

Bottom of Fence has Fabric Only.

Line Post Spacing: 108"

Tie Wire Spacing is every 18" on Rails.



DAKOTA UNLIMITED
 15953 BISCAYNE AVENUE WEST
 ROSEMOUNT, MN 55068
 651-423-3995

Joe Braman & Cody Galloway
 1860 Clarence St
 White Bear Lake, MN

60" Chainlink Line of Fence

Drawn: 3/18/2019
 File:

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Ski & Snowboards

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Specialty Containers / Post-Assembly
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REFRESHMENTS

BAR

CITY COUNCIL MEETING SUMMARY

April 9, 2019

APPROVAL OF MINUTES – Approved

APPROVAL OF AGENDA – Approved

VISITORS AND PRESENTATIONS – Nothing scheduled

PUBLIC HEARINGS – Approved

- A. Resolution approving multifamily housing Revenue Note (Century Hills Project), Series 2019 conduit debt

LAND USE – Approved

- A. Non-Consent
 - 1. Consideration of a Planning Commission recommendation of approval of a request by Honsa Family Funeral Home for an Amendment to an existing Conditional Use Permit to allow a building addition at 2460 County Road E (93-15-Sa) **Resolution No. 12376**

UNFINISHED BUSINESS – Nothing scheduled

ORDINANCES – Nothing scheduled

NEW BUSINESS – Approved

- A. Resolution approving adoption of the Ramsey County Multi-Hazard Mitigation Plan. **Resolution No. 12377**
- B. Resolution accepting bids and awarding contract for the 2019 Street Reconstruction Project, City Project No. 19-01 & 19-06. **Resolution No. 12378**
- C. Resolution accepting bids and awarding contract for the 2019 Mill and Overlay Project, City Project No. 19-04 & 19-13. **Resolution No. 12379**
- D. Resolution ordering project, approving plans and authorizing advertisement for bids for the 2019 Sanitary Sewer Lining Program, City Project No. 19-07. **Resolution No. 12380**

CONSENT – Approved

- A. Acceptance of White Bear Lake Conservation District Minutes, February Park Commission Minutes, February Environmental Advisory Commission Minutes March Planning Commission Minutes
- B. Resolution Accepting a Donation of \$2,453.38 from the White Bear Lake Fire Relief Association for the purchase of a set of struts. **Resolution No. 12381**

C. Resolution authorizing the City Manager to execute the Washington County Recycling Grant Agreement. **Resolution No. 12382**

D. Resolution approving a temporary liquor license for the Church of St. Pius X. **Resolution No. 12383**

DISCUSSION

A. Summary presentation of Land Use section of the Comprehensive Plan

Community Development Director Kane explained that the Metropolitan Council requires municipalities to update its Comprehensive Plan every ten years. Land Use is just one of six required sections of the plan. Ms. Kane reported the City is expected to add over 1,500 residents, 500 jobs and an additional 1,200 households between 2020 and 2040. To accommodate this anticipated growth in a fully built environment, there are limited opportunities for future development. Ms. Kane identified the following parcels in the Comprehensive Plan for their potential to support redevelopment to accommodate future anticipated growth.

Property	Current Land Use	Future Land Use
Kyle Property	Park, Rec & Open Space	Medium Density Residential
Book Farm Parcel	Medium Density Residential	Same Use: Future Opportunity Site
Long Avenue	Commercial	Arts & Cultural Mixed Use
Former Public Works Site	Public/Semi-Public	Transit Oriented Development
Marina Triangle Phase II	Lake Village Mixed Use	Same Use: Future Opportunity Site
Auto Dealers	Commercial	Transit Oriented Development
Auto Dealers II	Commercial	Transit Oriented Development
New Public Works Site	Commercial	Public/Semi-Public & Industrial
E County Rd E & Linden Ave	Commercial	Transit Oriented Development
Wildwood Mall	Commercial	Neighborhood Mixed Use
County Rd E & Bellaire Ave.	Commercial	Neighborhood Mixed Use
Rolling View Drive	Commercial	Public/Semi-Public & Low Density Res.
Rooney's Farm	Low Density Residential	Same Use: Future Opportunity Site
Former Bellaire Clinic	Medium Density Residential	Same Use: Future Opportunity Site
Karth Road Properties	High Density Residential	Same Use: Future Opportunity Site
Various Downtown Sites		Potential Future Opportunities

Ms. Kane reported that the Planning Commission approved the Draft 2040 Comprehensive Plan Update after holding two public hearings. The draft plan will be brought forward for Council consideration on April 23, 2019.

COMMUNICATIONS FROM THE CITY MANAGER

- Jason Brown has been working to chop up the ice near the docks in an effort to head off anticipated high winds that threaten to push ice into the docks. Lights may be shining on the lake in the middle of the night.
- Staff continues to work on action plans to support the strategic plan and will bring it back to the Council in May.
- Laptops will be made available to Council for use in the Council Chambers through funding from Ramsey Washington Suburban Cable Commission.
- Mayor Emerson reported hearing a report from the Commissioner of Labor at Specialty Manufacturing in the Township in which he highlighted Serenity and Century College for nursing and food service training. The School District highlighted a summer program offered to students in which they pick four out of eight manufacturing plants to visit and learn about.
- City Engineer Kauppi asked people not to park on the streets for the street sweeping activities today and snow removal anticipated on Thursday. He reported that sidewalks will not be plowed during this snow event due to soft ground that would be destroyed in the process and anticipated fast melting.
- Councilmember Walsh provided an invitation to the annual Northeast Youth and Family Services Leadership Lunch on May 1, 2019. He said they always have a great speaker and encouraged people to register and join the who's who in Ramsey County.

ADJOURNMENT – 8:01 p.m.

Park Advisory Commission Meeting Minutes

FEBRUARY 21, 2019

6:30 P.M.

CITY HALL

MEMBERS PRESENT	Bryan Belisle, Victoria Biehn, Mark Cermak Ginny Mae Davis, Mike Shepard
MEMBERS ABSENT	Bill Ganzlin, Anastacia Davis,
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 January 17, 2019 was moved by Ginny Mae Davis and seconded by Bryan Belisle. Motion carried.

3. APPROVAL OF AGENDA

Approval of the February 21, 2019 agenda was moved by Ginny Mae Davis and seconded by Victoria Biehn. Motion carried.

4. INTRODUCTION OF COMMISSION MEMBERS

Introductions of committee members and welcomed newest member Mark Cermak.

5. UNFINISHED BUSINESS

Last month 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. Andy Wietecki reported that he would lower the tables by cutting about one inch off the legs.

6. NEW BUSINESS

a) Gary Schroeher, Environmental Advisory Commission Chair

Guest speaker, Gary Schroeher, talked about bringing pollinator friendly plantings into our parks to help with the declining population of butterflies. Gary will be at the Environmental Fair at the last Marketfest. He also talked about trying to bring more recycling to the downtown district with different garbage and recycling containers. Gary works with VLAMO to help with programs for cleaner water.

Andy reported that the City's flower program is chemical free so that would not impact pollinator insects.

b) Arbor Day - May 4, 2019

Andy reported on past Arbor Day projects that includes spreading wood chips at Lakewood Hills Frisbee Golf Course and picking up trash. Bryan Belisle suggested that the City concentrate more on buckthorn control in some of our City's parks instead of planting trees. There will be more talks to come.

7. OTHER STAFF REPORTS

Andy recently updated the city's Turf Management Program. This program sets the foundation on how we care for the turf in City parks to minimize chemical applications. The program outlines how we keep up the same level of quality turf by aeration, irrigation, frequent mowing and slit seeding.

8. COMMISSION REPORTS

None.

9. OTHER BUSINESS

Ginny asked if the City has a garden club to help maintain some of the gardens around town. City staff reported that at this time the City does not have any such program in place.

Gary directed another question to City staff about the City's adopt a park program. The language was just updated and an application form was added to the City's website; however, at this point we do not have any volunteers.

10. ADJOURNMENT

The next meeting will be held on March 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 Mark Cermak and Mike Shepard.