

**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, June 24, 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 June 24, 2019 agenda.
3. Approval of the May 20, 2019 Planning Commission meeting minutes.
4. **CASE ITEMS:**
Unless continued, all cases will go to the City Council meeting on Tuesday, July 9, 2019
 - A. **Case No. 19-4-V:** A request by **Kim Koeppen** for a 25-foot variance from the 30-foot setback from the rear property line, per Code Section 1303.060, Subd.5.c.3 for a home addition for the property located at 2291 9th Street.
 - B. **Case No. 19-3-CUP & 19-5-V:** A request by **Richard Farrell** for a 25-foot variance from the 40 foot rear yard setback, and a 7.2 foot variance from the 35 foot setback from a side abutting a public right-of-way, both per Code Section 1303.040, Subd.5.c, in order to locate the house 15 feet from the north property line and 27.83 feet from the west property line, and a conditional use permit for three curb cuts, per Code Section 1302.050, Subd.4.h.9, for the property located at 4763 Lake Avenue.
 - C. **Case No. 19-2-Z:** A request by **Paul Bruggeman** for a rezoning from R-3 “Single Family Residential” to R-6 “Medium Density Residential” per Code Section 1301.040 of the portion of the property north of County Road D for the property at 2687 County Road D.
5. **DISCUSSION ITEMS:**
 - A. City Council Meeting Summary from June 11, 2019.
 - B. Park Advisory Commission Meeting Minutes from April 18, 2019.
6. **ADJOURNMENT**

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

**MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
MAY 20, 2019**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, May 20, 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 Marvin Reed.

1. CALL TO ORDER/ROLL CALL:

MEMBERS PRESENT: Ken Baltzer, Mary Alice Divine, Mark Lynch, Marvin Reed, and Erich Reinhardt.

MEMBERS EXCUSED: Jim Berry and Peter Reis.

MEMBERS UNEXCUSED: None.

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

OTHERS PRESENT: Anne Lindgren, Kathy Dixon, Maureen Michalski, Kathleen Fick, Marcie Weslock, Trevor Martinez, Patrick Collins, and Karen Bushee.

2. APPROVAL OF THE MAY 20, 2019 AGENDA:

Member Lynch moved for approval of the agenda. Member Baltzer seconded the motion, and the agenda was approved (5-0).

3. APPROVAL OF THE APRIL 29, 2019 PLANNING COMMISSION MEETING MINUTES:

Member Baltzer moved for approval of the minutes. Member Divine seconded the motion, and the minutes were approved (5-0).

4. CASE ITEMS:

A. **Case No. 19-1-P & 19-1-PUD:** A request by **Schafer Richardson** for Development Stage Planned Unit Development, per Code Section 1301.070, and a Preliminary Plat, per Code Section 1402.020, of the five parcels at the northwest corner of County Road E and Linden Avenue, in order to construct a new 4-story, 193-unit market-rate apartment building.

Crosby discussed the case. Staff recommended approval of both requests with a number of conditions.

Member Divine wondered how the project provides a higher level of design compared to what the City would expect in any other build. Crosby listed a number of features including the residential roofline, window moldings, stone base, shake hardie board, tree trenches, recycling shoot, and electric car charging stations, all of which go above and beyond what is required by code. Kane added that the number of balconies and patios provide articulation to the building façade.

Member Lynch requested a definition of tree trenches. Crosby provided a description of the stormwater management technique, noting the key components to be a depression in the ground and planted trees.

Member Divine questioned if there were any special amenities on the inside, such as rooms for parties. Crosby noted the large lobby area and freezer section for mail deliveries. She deferred to the developer for more information on community amenities.

Member Divine commented that the 69 percent of units that will be studios and one bedrooms seems high and not conducive for families. Crosby confirmed the unit makeup is based on a combination of experience and a market study.

Member Divine asked why an area on the site plan went from green space at the concept stage to future parking in the development stage, what the size of that area is, and why there is no landscaping there. Crosby was unsure of the exact size, but described how the area is to be set aside as a part of the proof of parking agreement. In terms of landscaping, the developers want to wait and see how the area will be used and it appears that some of the neighbors would prefer it to stay natural.

Member Divine pointed out that while the County is only allowing a right-in/right-out, the staff report leaves the possibility for a three-fourths access onto County Road E. She also asked if there is enough room on Linden Avenue for the installation of a right turn lane. Crosby explained that she wanted to write the recommendation as loosely as possible to allow for potential changes and that there is anecdotal evidence that the shoulder is wide enough to allow right turns from southbound Linden Avenue while other vehicles wait at the light.

Member Reed asked if staff knew the County's logic for rejecting a three-fourths access onto County Road E. Crosby reported that the county believes any access at all is a compromise and is not willing to give more concessions. She added that the county is also requiring the installation of a median in the center of the road to prohibit illegal turns.

Member Divine sought clarification on the mechanical louvers as denoted on the elevations and if they emit noise. Kane replied they are magic packs, which allow residents to individually control their heating and air conditioning. They emit a low hum similar to other small units.

In reference to the triangle parcel on Block 2, Member Lynch asked how quickly the dedication would be transferred to the City, as it appears the Stadium is still using it for parking. Crosby explained that the City is asking the developer to grant the land as a separate dedication after the plat, which gives more flexibility to the City. This may not happen for a while, so there should

not be any issues with parking. Kane added that the dedicated land will be used as passive park space for the Bruce Vento Trail to keep the trailhead out of the railroad's right of way.

Member Lynch asked about vehicle circulation and the potential for adding access all the way through to Hoffman Road should the adjacent property be redeveloped sometime in the future. Crosby confirmed that the developer has left that a viable option with the proposed dead end in the northwest corner of the parking lot.

Reed opened the public hearing.

Maureen Michalski and Trevor Martinez, applicants, Schafer Richardson. Ms. Michalski reported that the area covered by the proof of parking is 6,700 square feet of green space. Amenities in the building include a clubroom, fitness room, outdoor pool and patio, a dog park, a dog grooming area, and package hold area that offers cold storage for deliveries.

Ms. Michalski stated that at the company's other properties, such as in Blaine, studios and one bedrooms have been high in demand, while two and three bedrooms have been vacant, which along with a market study, has influenced their decision to have a majority of studios and one bedrooms. She attributed the demand partly to changing demographics. Smaller units also provide more cost effective housing alternatives.

Ms. Michalski explained they are in support of staff's conditions, except number 11 in the PUD, which pertains to off-street parking. They would rather have time to negotiate it, define the metrics it would be based on, and include it as a part of the proof of parking agreement.

Mr. Martinez reiterated they would like to strike condition 11 at this time. Using the ratio of one parking stall per studio, one and a half stalls for 1-bedrooms, and two stalls for 2-bedrooms, parking will be overabundant if the 22 additional stalls are built. Crosby agreed that the condition could use wordsmithing, but the City finds it necessary to prevent off-site parking from becoming problematic. If residents of the apartment opt to park on the street rather than pay for a parking stall, and it becomes an issue, this condition allows the City to push the developers to address it. Kane supplemented that this is the appropriate time to address parking because the PUD is granting flexibility on parking ratios. The proof of parking agreement is not typically finalized before permits are issued and the City does not want to kick the issue of parking down the road.

Member Reed asked the applicants if they found the parking rates to be prohibitive. Ms. Michalski responded no, the issue is more a lack of definitions in the condition. The company has no incentive to build the proof of parking area.

Member Reinhardt wondered if the vagueness of the wording in condition 11 is the main concern and what part of enforcement of the condition is worrisome to the applicants. Mr. Martinez affirmed that vagueness is problematic and that the remedy is operationally oriented. The proof of parking agreement is a better place to address potential issues because it is a defined solution to parking problems. They would like the City to provide more clarity on the mechanisms that will be used to determine when the condition applies and when the company will be made to adjust their practices. Crosby replied that the condition is intended to address the potential overflow of parking off-site if on-site stalls are for some reason underutilized. The plan is 102

stalls short of meeting code. Should the proof of parking be built, the site would still be 80 stalls short. Condition 11 is to mitigate potential adverse impacts of this 80-stall gap.

Member Reed questioned the 102-stall deficiency. Mr. Martinez confirmed it was correct per code, but reminded the Commission that a different metric based on number of bedrooms was used to determine parking for this project.

Member Reinhardt asked if the City would rather have the developers adjust their practices to fill empty stalls before building the proof of parking. Kane explained that the City is trying to avoid operations or management practices that push people to park on street. Even if the proof of parking is built, off-site parking may be an issue if residents opt to park on the street, rather than pay high parking stall rates.

Member Lynch likened the concern to issues that have been raised along Bellaire Avenue, where people choose the street over the onsite parking provided.

Member Reed inquired about condition 11 in the PUD. Crosby replied that as a condition of the PUD, City staff could work out a solution with the management team, or, if necessary, a public hearing style meeting could be held to address any issues that arise. If the language were part of the proof of parking agreement, solutions would most likely come from attorneys arguing over the wording of the agreement.

Member Reinhardt sought clarification on how condition 11 would be triggered. He wondered if it would be based on the amount of complaints or if a number could be attributed to it, such as X percent of open spaces. Crosby noted that it could manifest in a number of ways, like traffic tickets, snowplow issues, etc.

Ms. Michalski reiterated that they would like more time to talk with staff, and just wanted to raise the issue.

Member Lynch wondered if the condition could be left in to allow staff and the applicants time to work on phrasing. Crosby confirmed it could and the City Council would be able to accept or deny any proposed changes.

Member Divine questioned if the developers use a management company for their properties and if there will be full time staff on site. Ms. Michalski replied that they use the company Steven Scott, which manages many buildings in the Twin Cities, and that there will be a number of staff on site including a property manager, facilities personnel, and a caretaker.

In response to questions from both Member Lynch and Member Reed, Ms. Michalski confirmed that the developers are okay with staff recommended changes to design and landscaping.

Karen Bushee, 3614 Linden Avenue, brought up three issues she has with the proposed apartment: parking, access on Linden Avenue, and landscaping. She questioned where guests would park, since the street is used by guests of the townhomes as well, and parking is restricted to one side. She explained that when vehicles turn onto Linden Avenue, they accelerate, which makes for a dangerous scenario when she is decelerating to turn into her driveway. She does not believe the

City is listening to her concerns of safety. She described how Rottlund Homes had done a good job landscaping her townhome and wondered if the theme could be incorporated into this development. She asked about keeping the lilacs and if pines would reduce noise. Crosby answered that they prefer lilacs, but have not nailed down the exact landscaping to be used. They can look at an evergreen barrier.

Ms. Bushee asked if the City could require the property to access Hoffman Road. Member Reed replied that they will not have time to discuss Hoffman Road access, as staff would need to look into it deeper, since the Stadium owns the adjacent properties.

Crosby stated pushing traffic to Hoffman Road is unsafe because there is no signal at County Road E. Ms. Bushee asked about putting a light there, to which Crosby replied they could ask the county, but there are ten different criteria that are considered, and a signal may not be warranted.

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

Member Lynch moved to recommend approval of Case No. 19-1-P and 19-1-PUD with alterations to PUD condition 11 as worked out between staff and the developer. Member Reinhardt seconded the motion. The motion passed by a vote of 5-0.

- B. **Case No. 15-4-SHOPa2:** A request by **Katy Fick** for a three-year renewal of a Special Home Occupation Permit, per Code Section 1302.120, in order to continue operating a massage therapy business out of a single-family residence on the property located at 2333 Mayfair Avenue.

Miller discussed the case. Staff recommended approval with standard conditions.

Reed opened the public hearing.

Katy Fick, 2333 Mayfair Avenue, applicant, she has had a great experience the last four years operating her home occupation. In response to a question from Member Reed, Ms. Fick confirmed her schedule is full.

Reed then closed the public hearing.

Member Baltzer moved to recommend approval of Case No. 15-4-SHOPa2. Member Lynch seconded the motion. The motion passed by a vote of 5-0.

- C. **Case No. 19-1-SHOP:** A request by **Marya Voosen** for a Special Home Occupation Permit, per Code Section 1302.120, in order to operate a dog grooming business in a single-family residence on the property located at 5050 Division Avenue.

Miller discussed the case. Staff recommended approval with the conditions laid out in the staff report.

Member Reinhardt asked about previous dog kenneling permit. Miller replied it was first issued in 1972 and amended in 1978, and allowed the kenneling of up to 15 dogs.

Reed opened the public hearing. As no one came forward, Reed closed the public hearing.

Member Reinhardt moved to recommend approval of Case No. 19-1-SHOP. Member Baltzer seconded the motion. The motion passed by a vote of 5-0.

5. DISCUSSION ITEMS:

A. City Council Meeting Minutes of May 14, 2019.

No discussion

B. Park Advisory Commission Meeting Minutes of March 21, 2019.

No discussion

6. ADJOURNMENT:

Member Baltzer moved to adjourn, seconded by Member Lynch. The motion passed unanimously (5-0), and the May 20, 2019 Planning Commission meeting was adjourned at 8:25 p.m.



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator

DATE: June 19, 2019 for the June 24, 2019 Planning Commission Meeting

SUBJECT: Kim Koeppen, 2291 9th Street - Case No. 19-4-V

REQUEST

The applicant, Kim Koeppen, is requesting a 25-foot variance from the 30-foot rear yard setback in order to build a 299 square foot addition 5 feet from the east property line.

SITE CHARACTERISTICS

The subject site is located on the northeast corner of Morehead Avenue and 9th Street. At 12,719 square feet in size, the lot is slightly larger than code requires. The parcel contains a one-and-a-half story residence with a 2 car detached garage. The front of the lot is the Morehead Avenue side, which makes the alley side the rear yard. The site layout is very unique in that the home sits close to the rear alley and the detached garage is in the front yard.

ZONING

The subject property is zoned R-4 –Single and Two Family Residential and S – Shoreland Overlay district. The surrounding properties are all zoned the same.

BACKGROUND

The house was built in 1959 and remodeled by the Koeppens in 2012. The applicant also owns the lot directly to the north of this lot. In 2018, the City approved a Recombination Subdivision to transfer a 30-foot wide strip from that neighboring parcel to this lot. With that transfer of land, the lot to the north was made non-conforming for impervious area by 0.6% and a condition was imposed: “The excessive impervious surface at 4942 Morehead Avenue shall be mitigated for when a permit for any new project is submitted to the City”.

APPLICANT’S PRACTICAL DIFFICULTY

There are quite a few existing mechanical/utility items located on the north side of the building which would be expensive to relocate. See applicant’s narrative.

ANALYSIS

There are other options that could provide the desired space without impacting the utilities on the north side of the home, and without decreasing the setback between the alley and the home. Since the property only has one accessory structure, a second accessory structure up to 455 square feet

in size could be built. Or, since the garage is only 660 square feet in size, there is room to expand the garage by 340 square feet. Providing the space in an accessory structure makes the plumbing only slightly more cumbersome, otherwise, all other aspects of the project are pretty equal.

A detached garage is allowed to be 5 feet from an alley-side property line when side-loading. The length of the proposed addition (at 23 feet) is comparable to a standard two-car garage (at 24 feet). However, this situation is different in that the bulk of the home is also only 13 feet to the property line when principal structures are usually set back by 30 feet from the rear. The proximity of the residence to the alley is not a desirable situation and therefore staff is not enthusiastic about the expansion – much less the intensification – of this situation.

That being said, much of the space on the property is wasted due to the awkward location of the home on the lot, and the location of the mechanicals on the north side of the building is a physical condition of the property. If the applicant is going to make the argument that, because of the orientation of the home to the south, the east yard functions as a side and the north yard functions as the rear, then the 30-foot rear yard setback should be maintained from the north property line. Providing the 30-foot “rear yard” setback reduces the size of the addition to 15 feet by 13 feet (195 square feet). This also reduces the impact of the proposed variance by reducing the length of building wall that is 5 feet from the property line from 23 feet down to 15 feet.

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 finds that the proposed variance is not the minimum necessary to alleviate the practical difficulty. A smaller addition is more in keeping with the intent of the zoning code – both to regulate the proximity of structure to the alley and to maintain two yards that function like a front or rear (the west and the north) and two yards that function like sides (the west and the south).

RECOMMENDATION

Staff recommends approval of the applicant’s request when a 30-foot setback from the north property line is maintained, and subject to the following standard conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. The variance shall become null and void if the project has not been completed within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. A building permit shall be obtained prior to construction.

Prior to the issuance of a building permit:

4. The addition shall be located at least 30 feet from the north lot line, and not closer than 5 feet to the east property line.
5. The exterior materials used on the addition shall match those on the home.
6. The applicant shall verify their property lines and have the property pins exposed at the time of inspection.

Attachments:

1. Draft Resolution of Approval
2. Zoning/Location Map
3. Applicant's Request Narrative, Plans & Supporting Exhibits

RESOLUTION NO. _____

**RESOLUTION GRANTING A SETBACK VARIANCE
FOR 2291 9TH STREET
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (19-4-V) has been submitted by Kim Koeppen, 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: 2291 9th Street

LEGAL DESCRIPTION: Lot 7, the north 10 feet of vacated 9th Street adjoining, and the south 30 feet of Lot 8, Block 17, Auerbach's Rearrangement of Park of White Bear, Ramsey County, MN (PID: 133022220147)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A 25 foot variance from the 30-foot rear yard setback required, per Code Section 1303.060, Subd.5.c.3, in order to construct a building addition 5 feet from the east property line; and

WHEREAS, the Planning Commission held a public hearing as required by the Zoning Code on June 24, 2019; and

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

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

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

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

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

- 1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
- 2. The variance shall become null and void if the project has not been completed within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
- 3. A building permit shall be obtained prior to construction.

Prior to the issuance of a building permit:

- 4. The addition shall be located at least 30 feet from the north lot line, and not closer than 5 feet to the east property line.
- 5. The exterior materials used on the addition shall match those on the home.
- 6. The applicant shall verify their property lines and have the property pins exposed at the time of inspection.

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

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

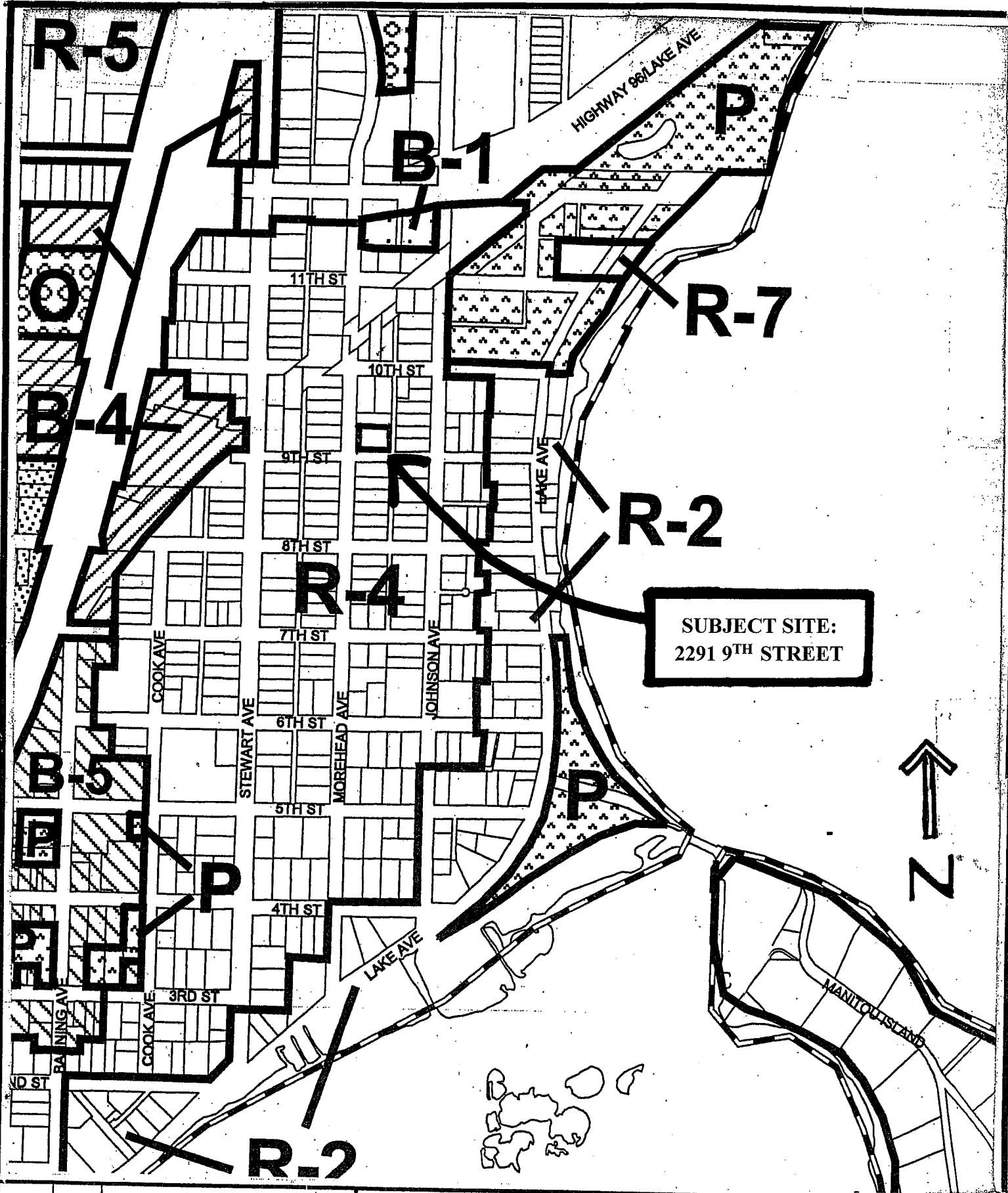
ATTEST:

Kara Coustry, City Clerk

Approval is contingent upon execution and return of this document to the City Planning Office. I have read and agree to the conditions of this resolution as outlined above.

Kim Koeppen

Date



SUBJECT SITE:
2291 9TH STREET

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

CASE NO. : 19-4-V
 CASE NAME : Koepfen
 DATE : June 24, 2019

TO: City of White Bear Lake
FROM: Kim Koeppen
RE: Rear yard variance
DATE: 17 May 2019

Making art, which began as an outlet for both my daughter and I during our initial stages of grief over Steve's death has become an integral part of our lives. As such, we now want to create a unique space that allows us to do our art-ing, contain the messes that go with it, and close it off to keep our dogs out when necessary.

We want to add a one-story 13'x23' art space to the NE corner of our home (see pink-ish outline on parcel A on the included survey). Since Morehead Ave. is considered our front yard, this art space will move into our rear yard as well as our side yard. The eastern edge of our home currently lies 13' from our rear yard lot line, along the alley between Morehead and Johnson. The proposed addition will extend an additional 8' toward the alley leaving a 5' margin to the lot line along the 23' of the new art space.

As you look at our house on the accompanying survey, proposed plans, and photo the NE corner is the most feasible place for the addition of an art space. Currently, that corner has a mudroom and a door to the back yard. If we remove the north wall of the mudroom it provides an efficient doorway into an addition. As you can see on the attached photo, building the addition straight north from the corner (A) and then toward the alley is the least disruptive to the existing house because it allows us to maintain the position of the cable (B), electrical box (C), only bathroom window (D), basement window (E), vents (F), air conditioner (G), and bedroom window (H).

The SE corner of our house is designed much like the NE corner in that an addition would need to move east toward the alley. Additionally, we would need a side yard variance to the south toward 9th Street. Because the front of our house has always faced 9th Street, an addition on this corner would also require a great of design work to make it aesthetically appealing. Not to mention the fact that we would need to re-design our kitchen and dining room to create an entry to the addition.

The NW corner of our house is my bedroom (H on photo); adding an art space with access through my bedroom is not appealing.

The SW corner our house has a three-seasons porch with the driveway just to the west. Both of these features eliminate this as a viable spot for an addition.

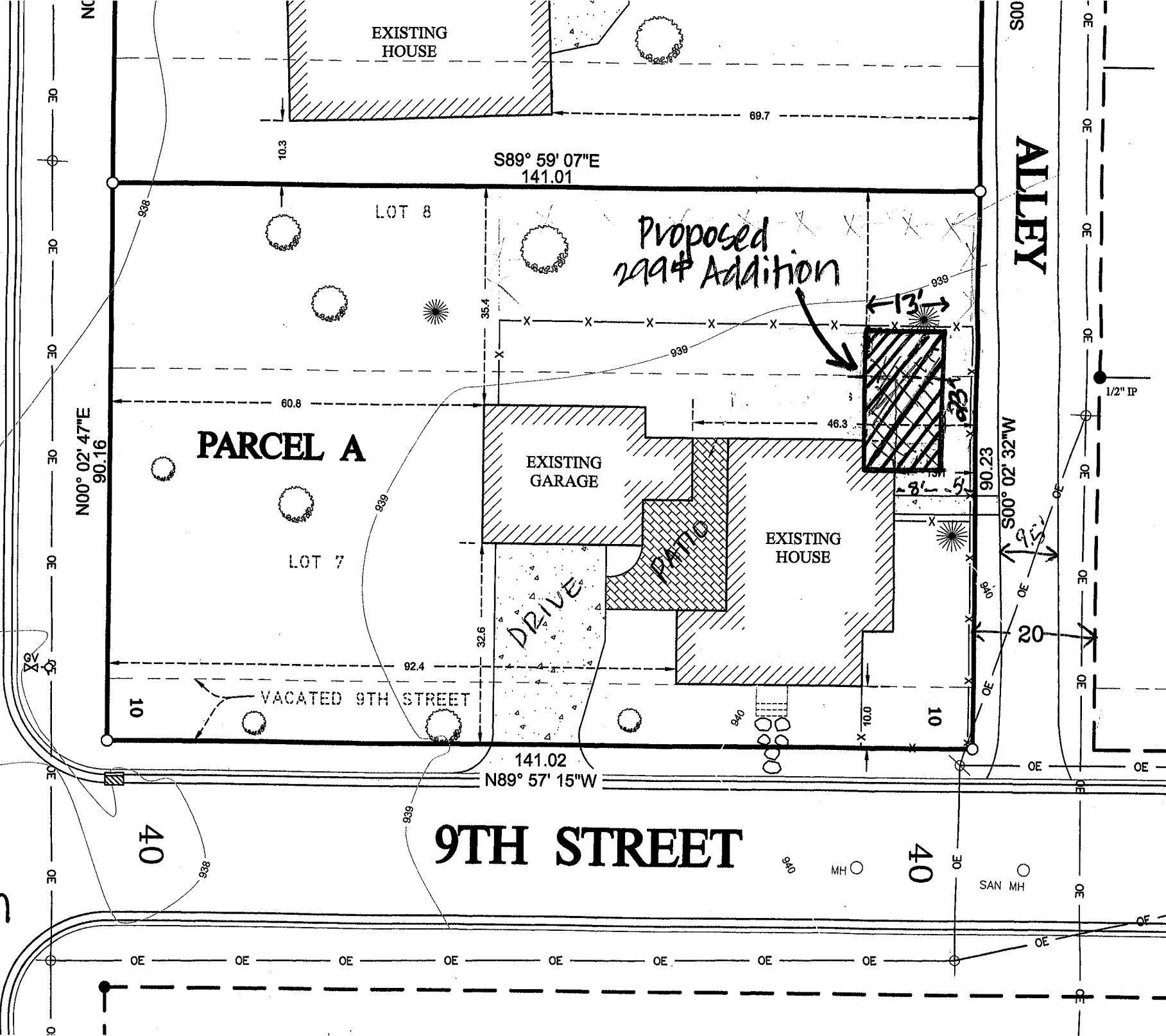
Across the alley from the proposed art space are garages between 9th St. and 10th St. I am working with Jeff Schumacher, CPBD to design the addition if the rear yard variance is granted. He designed the new home that is directly across the alley (to the east) from my kitchen window; I am confident we can create an addition that fits with our home and the neighborhood.



FOREHEAD AVE

ALLEY

Site Plan
Case #
19.4.V



9TH STREET

PARCEL A

Proposed
299# Addition

EXISTING HOUSE

EXISTING GARAGE

EXISTING HOUSE

VACATED 9TH STREET

DRIVE

PATIO

LOT 8

LOT 7

SAN MH

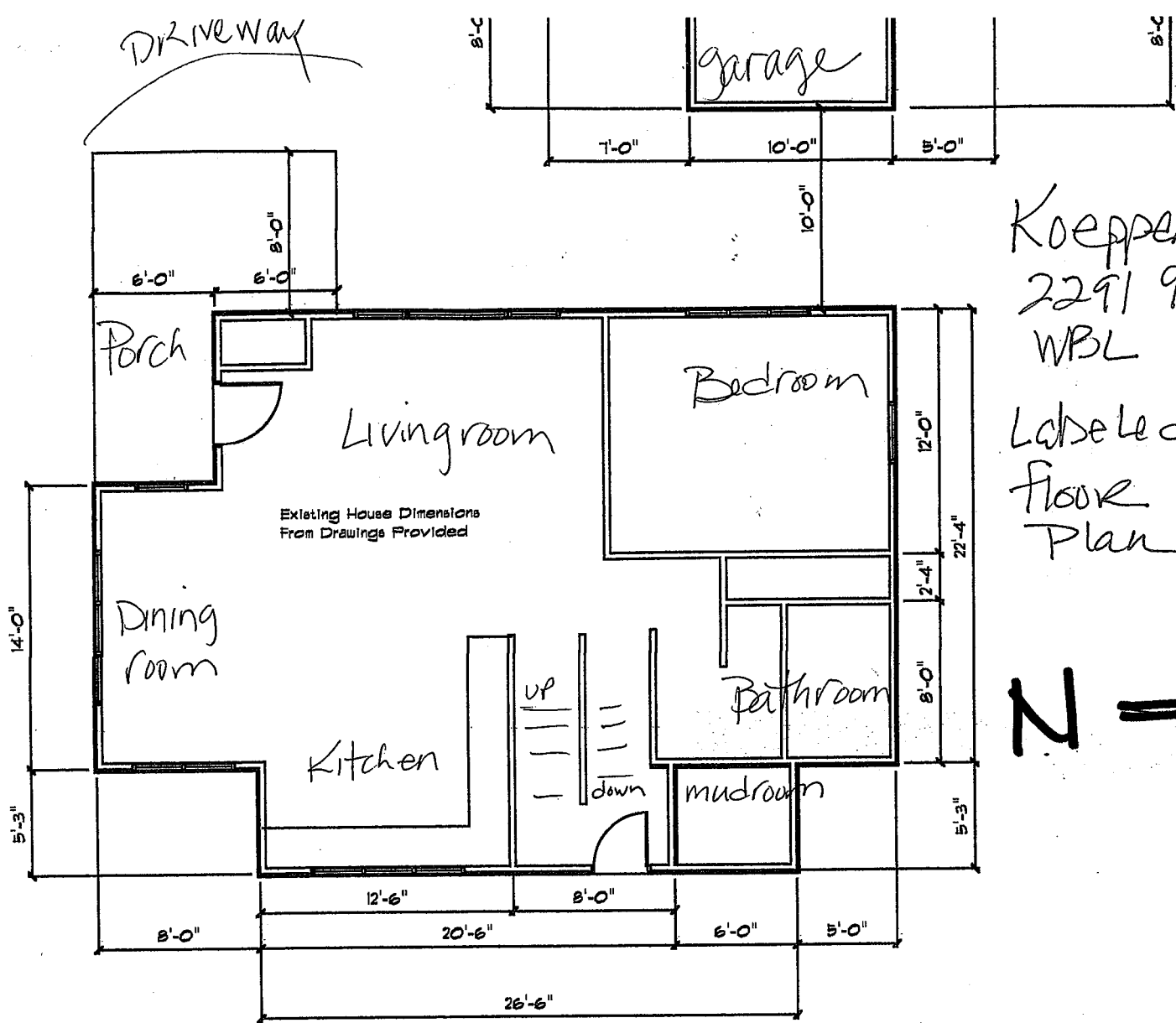
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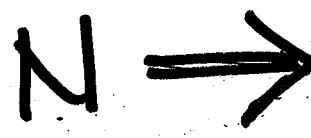
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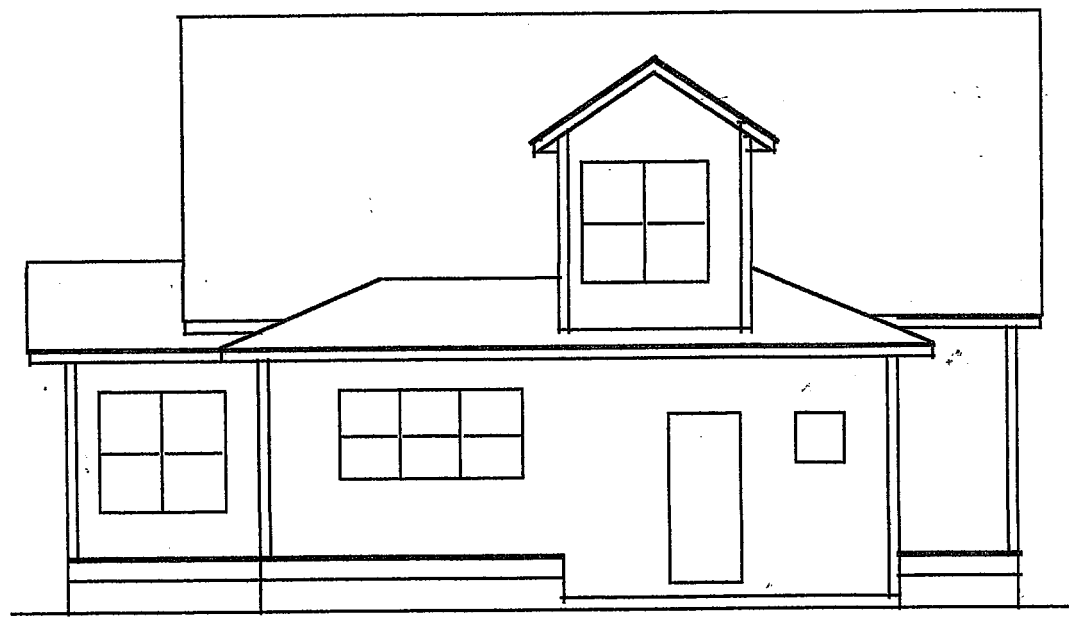
1/2" IP



Koeppe
 2291 9th St
 WBL
 Labeled
 Floor
 Plan



Existing



Side Elevation - East - View From Alley

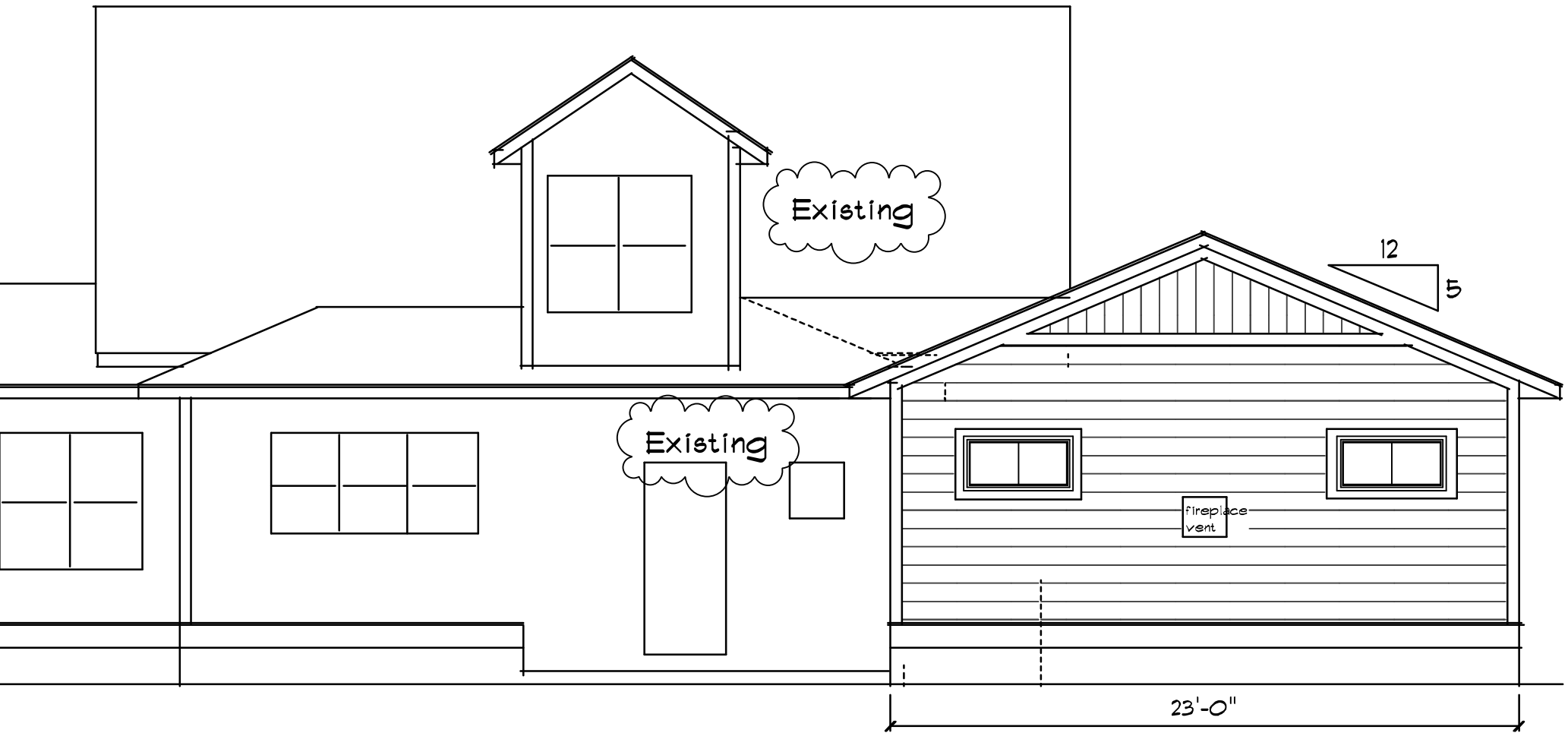


Proposed
Art Room Addition

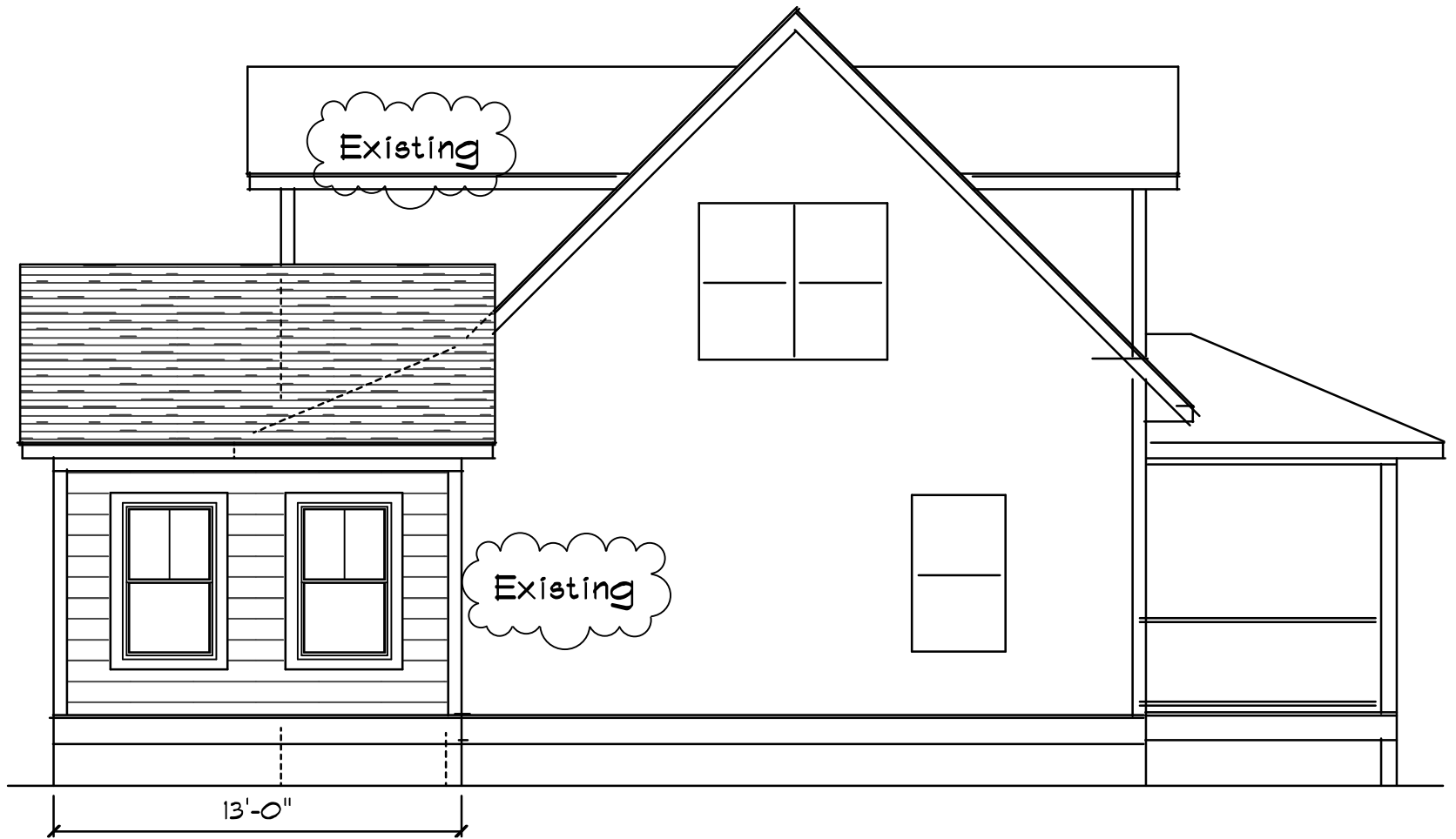
Kim Koeppen
651 324-8997
2291 9th Street
White Bear Lake, MN

April
26
2019

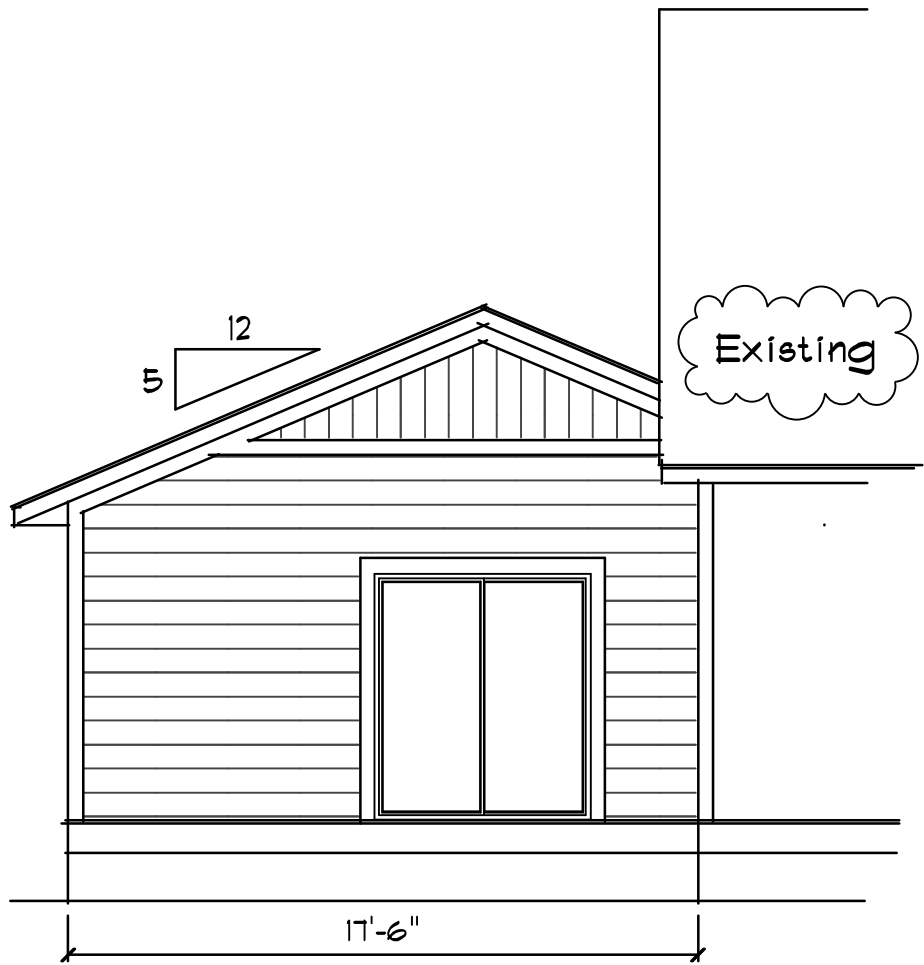
Elevation - South - View From 9th street



Elevation - East - View From Alley



Elevation - North

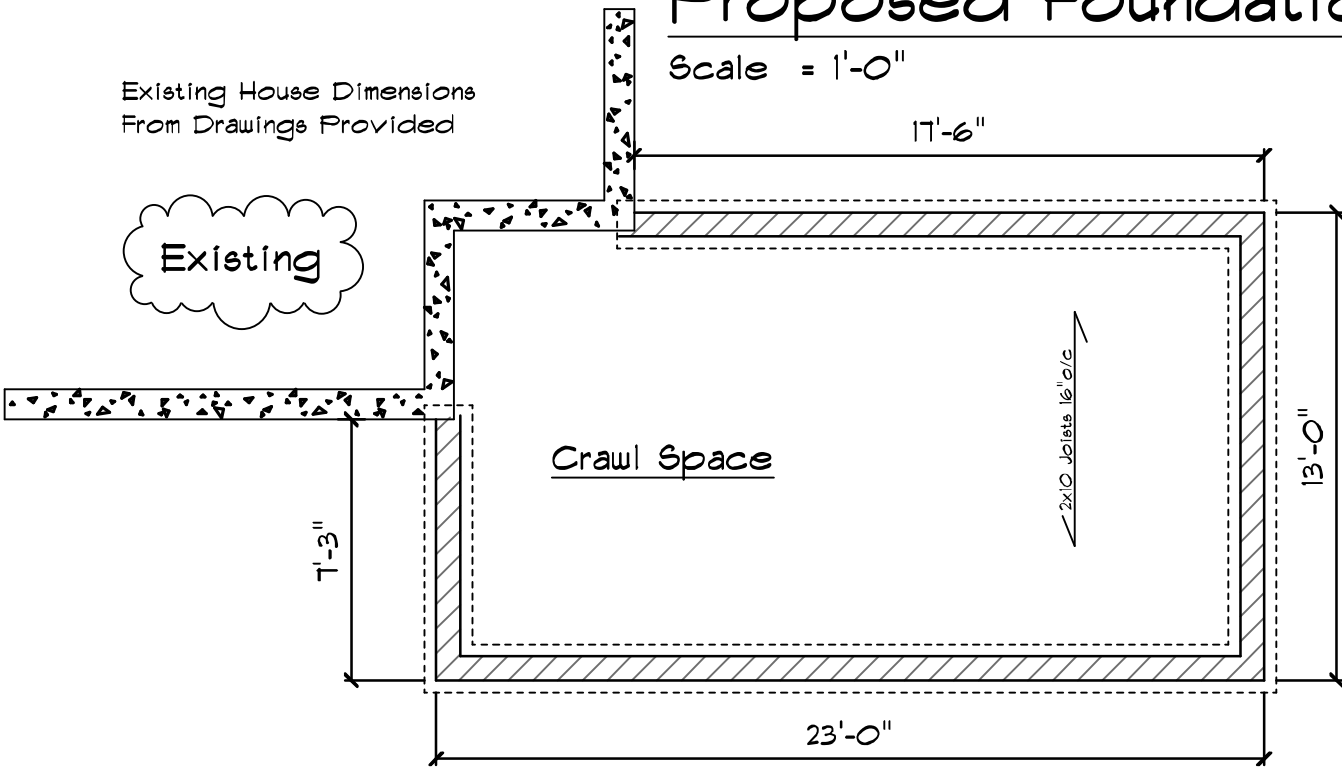


Elevation - West

Proposed Foundation Plan

Scale = 1'-0"

Existing House Dimensions
From Drawings Provided



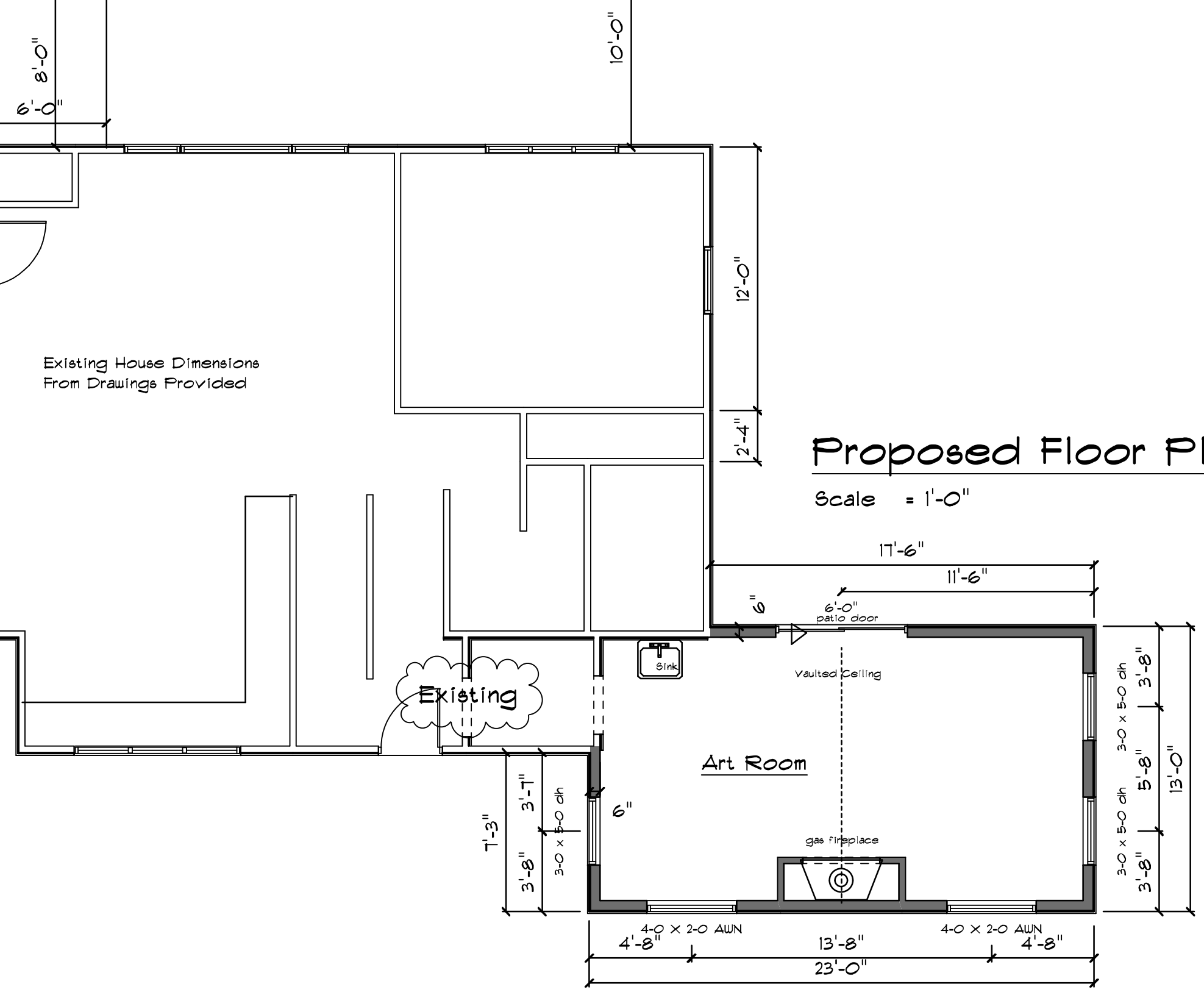
6'-0" 8'-0"

10'-0"

Existing House Dimensions
From Drawings Provided

Proposed Floor Plan

Scale = 1'-0"



Existing

Sink

Vaulted Ceiling

Art Room

gas fireplace

6'-0" patio door

1'-3"
3'-8"
3'-7"
3'-0 x 5'-0 dh

4'-0 x 2'-0 AWN
4'-8"

13'-8"
23'-0"

4'-0 x 2'-0 AWN
4'-8"

3'-0 x 5'-0 dh
3'-8"
5'-8"
3'-8"
13'-0"

12'-0"
2'-4"

17'-6"

11'-6"

6"

6"



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator

DATE: June 19, 2019 for the June 24, 2019 Planning Commission Meeting

SUBJECT: Richard Farrell, 4763 Lake Avenue - Case No. 19-3-CUP & 19-5-V

REQUEST

The applicant, Richard Farrell, is requesting approval of two variances and a Conditional Use Permit (CUP). The CUP is to allow three curb cuts. The first variance is a 25 foot variance from the 40 foot rear yard setback in order to locate a new residence 15 feet from the north lot line. The second variance is a 7.2 foot variance from the 35 foot setback requirement from a side abutting a public right-of-way in order to locate the residence 27.8 feet from the west lot line. See applicant's narrative.

SITE CHARACTERISTICS

The property fronts on three streets: Lake Avenue, 4th Street and Johnson Avenue. The lot is over an acre in size due to the significant amount of riparian rights on the other side of Lake Avenue. The parcel contains an approximately 1,300 square foot, one-and-a-half story residence with a one car detached garage and a shed. Lake Avenue is a one-way street with no on-street parking allowed. Fourth Street is a one-way street with no on-street parking. Johnson is a two-way street that allows on-street parking.

ZONING

The subject site is zoned R-2 - Single Family-Residential and lies within the Shoreland Overlay District of White Bear Lake. The properties to the north and south are zoned the same. The property across Johnson to the west is zoned R-4 - Single and Two-Family Residential.

BACKGROUND

According to Ramsey County, the property was platted in 1914 and the existing stucco bungalow was built in 1915. A couple people had expressed hearing a rumor that the property was limited in some way through past agreements with the City. Staff researched this issue and there is a drainage and utility easement that encumbers a portion of the riparian side (see certificate of survey). The easement language states that it shall not prevent the grantor from building a recreational accessory structure in accordance with the Zoning Code, provided such structures are not placed in a manner to interfere with drainage on the easement parcel. Other than this, staff knows of no other limitations on the lot. The current owner recently acquired the property.

ANALYSIS

CUP

Often the reason behind a request for a second curb cut is to alleviate access to a high volume, high speed roadway. As a local collector, Lake Avenue is a higher classification than a typical residential street, and certainly has a higher amount of pedestrian activity due to the Mark Sather trail, but neither 4th Street nor Lake Avenue is high speed.

The applicant's stated motivation is parking for guests coming to the front door on Lake Avenue. However, there are parcels which front on Lake Avenue that don't have any street access for guests (not even side street access) such as 4673, 4671, 4911 and 4921. These lots only have vehicular access to an alley; guests of these homeowners must park on side streets and then walk past other homes to their front door. While the front of the subject lot is the Lake Avenue side, the main entrance to the home does not need to face south. The proposed location of the front door is the applicant's design choice and therefore a self-imposed characteristic.

Past applicants for similar requests have attempted to show that the request is not out of character with the neighborhood by providing examples of other locations along Lake Avenue with more than one curb cut. Only one property (4753 Lake Avenue) has three exclusive curb cuts that benefit just one property owner. This parcel is "grandfathered-in" and while this one such condition does exist, it doesn't mean it's a desirable characteristic to emulate. Staff finds that 3 curb cuts for one property is excessive, particularly when some have none.

The developmental time period for this part of town was prior to the rise of the automobile. The neighborhood character is derived from its roots as a resort destination of cabins and summer homes. The historic development pattern, with few curb cuts, is part of the neighborhood's character.

Additional driveway connections to the street create additional places where drivers, bikers and pedestrians need to look to make sure movements are safe. The "ergonomics" of the proposed driveway are poor. Guests who approach the home from the west will be tempted to drive the wrong way on 4th street in order to access the front driveway. Then those who have done this will have to execute a very tight u-turn movement in order to head the correct direction on Lake Avenue. For the guests that do approach the home from the north, the entrance is fine, but upon exiting the driveway, the drivers will be facing southwest when they should be looking for traffic coming from the northeast.

Variance #1: a 25-foot variance from the 40-foot rear yard setback

Since the Lake Avenue side is the front, the north side of the property is the "rear". The north property line has a very large off-set of 60 feet. The 60-foot jog in the property line coupled with a 40 foot setback makes the buildable area an odd L-shape. The proposed configuration provides at least 20 feet between the structure and the western part of the north lot line, but then maintains that "line in the sand" across the width of the property (except for a very small corner of the home). This trade-off makes the shape of the buildable area more practical.

Staff's one concern is that the living space above the garage increases the height of this part of the structure to 28 feet to the peak. Twenty-eight feet to the peak is well within code, but a two-story structure reduces the views of 4 neighbors (to the west, north and northwest) to varying degrees. The neighbors have one-and-a-half and two-story homes. If the bonus room above the garage was relocated (or eliminated), the neighbors could potentially see over the garage from their upper floors, retaining at least a portion of their views. Reducing height of the garage to one story would help off-set the impact of the requested variances. Relocating the bonus room and second story deck to the east side of the house would require a slight redesign of the home, probably with a reconfiguration of the shape of the master suite and perhaps extending the dormer along the northeast side, converting the attic space on the second floor to living area. While the size of the bonus room and deck might decrease with this alternative, staff believes that the architectural team could rework the plans to provide a comparable space. The second floor plan could even be revised to maintain the deck above the sun room. The elevation drawings are not to scale, but staff estimates that eliminating the living space above the garage would reduce the height to the peak from 28 feet down to 20 or 22 feet, depending upon the height of the garage doors.

Variance #2: a 7.2 foot variance from the 35 foot setback requirement for a side abutting a public right-of-way

The front yard setback requirement (Lake Avenue side) for a residence is an average of the setbacks of the two homes on either side of it. The setback requirement for a side abutting a public right-of-way (Johnson Avenue side) is not an average – it is simply 35 feet. Since a side abutting a public right-of-way functions as a front in many ways, the applicant has used the averaging rule as the rationale for this variance. The home to the north is set back 20.66 feet plus 35 feet = 55.66 feet divided by 2 = 27.83 feet. A 27 foot setback still provides ample room for off-street parking in front of the garage. Save the additional impact on the neighbor's views, discussed above, staff supports the request to move the home 7 feet closer to the west property line.

Other

The applicant's graphics includes a page titled "Local Projects of Interest", which are photos of attached garages in the Old White Bear neighborhood with what appears to be living area above them. Without any addresses it is difficult to verify if any setback variances were granted to any of these "examples". It is easy to see that only one of them is a three-car garage. Staff recognizes the bottom middle as the Bonin House which is currently under construction at 4871 Lake Avenue. The space above this garage is a full Accessory Dwelling Unit, so it adds density to the neighborhood, and the setback variance was based on existing conditions of the previous residence that it replaced.

SUMMARY / 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. Staff has reviewed the proposed request against the standards and finds that, they have not been met, as the purpose of the zoning ordinance is to protect the public health, safety and general welfare of the community and its

people. Staff finds that the proposed curb cuts impede the general welfare by hindering safety through the creation of un-necessary access points onto the public street.

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. The adverse impact to neighboring properties could be reduced by eliminating the living space above the garage. This would both allow the preferred building footprint and preserve some of the viewshed from the surrounding homes.

RECOMMENDATION

Staff recommends denial of the CUP based on the following findings:

1. Because the additional curb cuts create additional potential points of conflict, the granting of the Conditional Use Permit would not be in harmony with the general intent of the zoning code which is to protect the safety and welfare of the public.
2. The configuration of the driveway is not conducive to maintaining the safe flow of traffic on two narrow one-way streets that intersect at a unique angle, one of which experiences heavy non-motorized traffic.
3. The granting of the request is not consistent with the character of the neighborhood.

Staff further recommends approval of the variances subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
4. The living space above the garage shall be removed from the plans and the garage reduced to not more than 22 feet to the peak.
5. A building permit shall be obtained before any work begins.

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

6. Submit tree preservation calculations and a replacement plan, subject to staff approval.

Attachments:

1. Draft Resolution of Denial
2. Draft Resolution of Approval
3. Location/Zoning Map
4. Color-coded Setback Graphic
5. Staff's Viewshed Graphic
6. Maass-Stewart Letter dated 6-18-19
7. Applicant's Narrative and Plans

RESOLUTION NO. _____

**RESOLUTION DENYING
A CONDITIONAL USE PERMIT
FOR 4763 LAKE AVENUE NORTH**

WHEREAS, a proposal (19-3-CUP) has been submitted by Richard Farrell, to the City Council requesting approval of a Conditional Use Permit from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 4763 Lake Avenue North

LEGAL DESCRIPTION: Lot 8, Fitzpatrick's Addition to White Bear; Lot 6, Block 47, White Bear, except the North 60 feet thereof; and All that part of adjoining Lake Avenue and Government Lot 2 and Fourth Street, and the accretions thereto, lying between the Southeasterly extension of the East line of said Lot 8 and the Southerly extension of the West line of said Lot 6. (PID #133022320007)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING PERMIT: a Conditional Use Permit for three curb cuts, per Code Section 1302.050, Subd.4.h.9; and

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on June 24, 2019; and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed CUP 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 hereby denies the request, based upon the following findings:

1. Because the additional curb cuts create additional potential points of conflict, the granting of the Conditional Use Permit would not be in harmony with the general intent of the zoning code which is to protect the safety and welfare of the public.
2. The configuration of the driveway is not conducive to maintaining the safe flow of traffic on two narrow one-way streets that intersect at a unique angle, one of which experiences heavy non-motorized traffic.
3. The granting of the request is not consistent with the character of the neighborhood.

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

RESOLUTION NO. _____

**RESOLUTION GRANTING TWO SETBACK VARIANCES
FOR 4763 LAKE AVENUE
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (19-5-V) has been submitted by Richard Farrell to the City Council requesting approval of a two setback variances from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 4763 Lake Avenue North

LEGAL DESCRIPTION: Lot 8, Fitzpatrick's Addition to White Bear; Lot 6, Block 47, White Bear, except the North 60 feet thereof; and All that part of adjoining Lake Avenue and Government Lot 2 and Fourth Street, and the accretions thereto, lying between the Southeasterly extension of the East line of said Lot 8 and the Southerly extension of the West line of said Lot 6. (PID #133022320007)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A 25 foot variance from the 40 foot rear yard setback, and a 7.2 foot variance from the 35 foot setback from a side abutting a public right-of-way, both per Code Section 1303.040, Subd.5.c, in order to locate the house 15 feet from the north property line and 27.83 feet from the west property line; and

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

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

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

1. The requested 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. The variances are a reasonable use of the land or building and the variances are the minimum required to accomplish this purpose.
3. The variances will be in harmony with the general purpose and intent of the City Code.

- 4. The variances will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- 5. The non-conforming uses of neighboring lands, structures, or buildings in the same district are not the sole grounds for issuance of the variances.

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

- 1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
- 2. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
- 3. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
- 4. The living space above the garage shall be removed from the plans and the garage reduced to one-story, not more than 22 feet to the peak.
- 5. A building permit shall be obtained before any work begins.

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

- 6. Submit tree preservation calculations and a replacement plan, subject to staff approval.

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

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

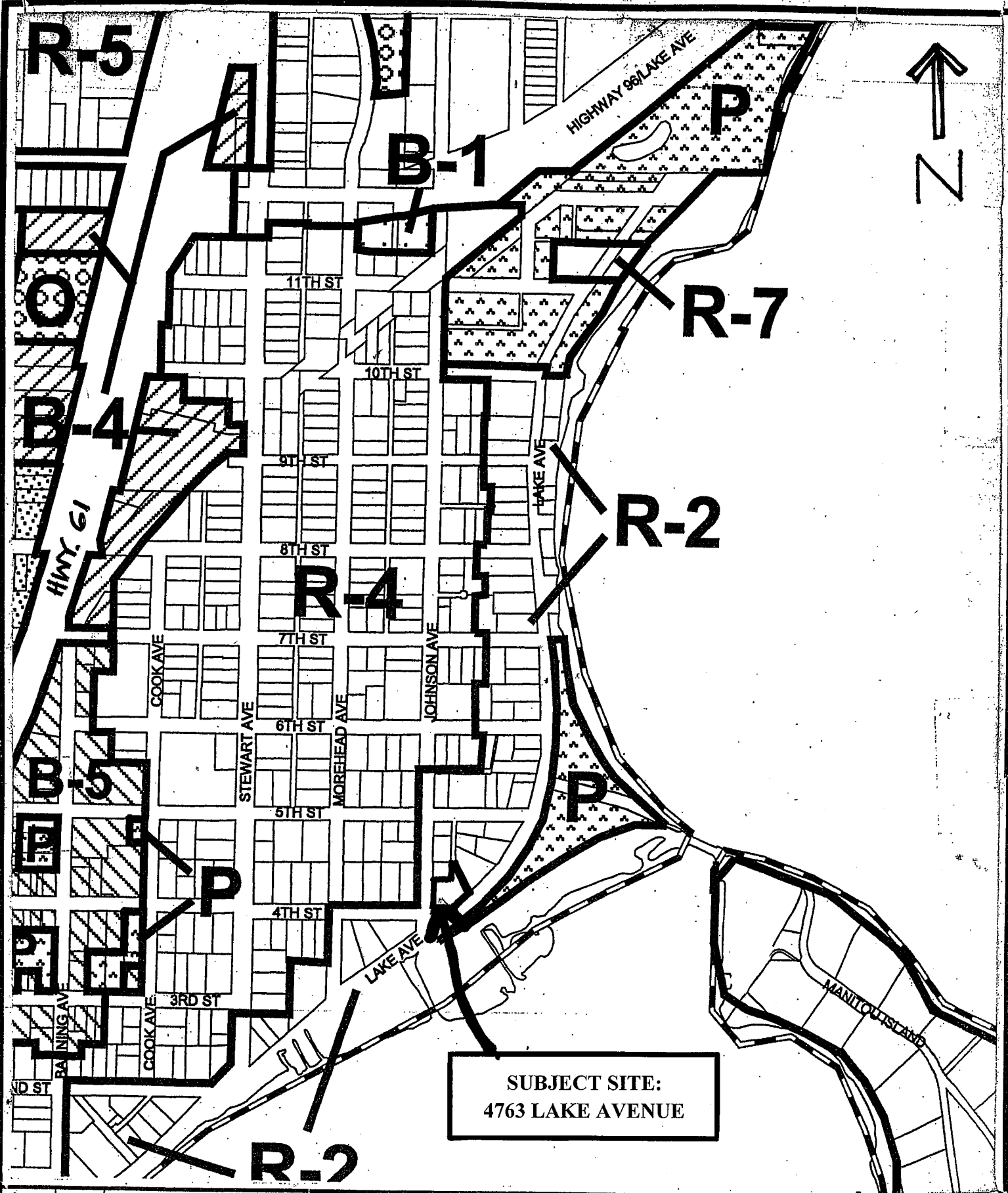
ATTEST:

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.

Richard Farrell

Date

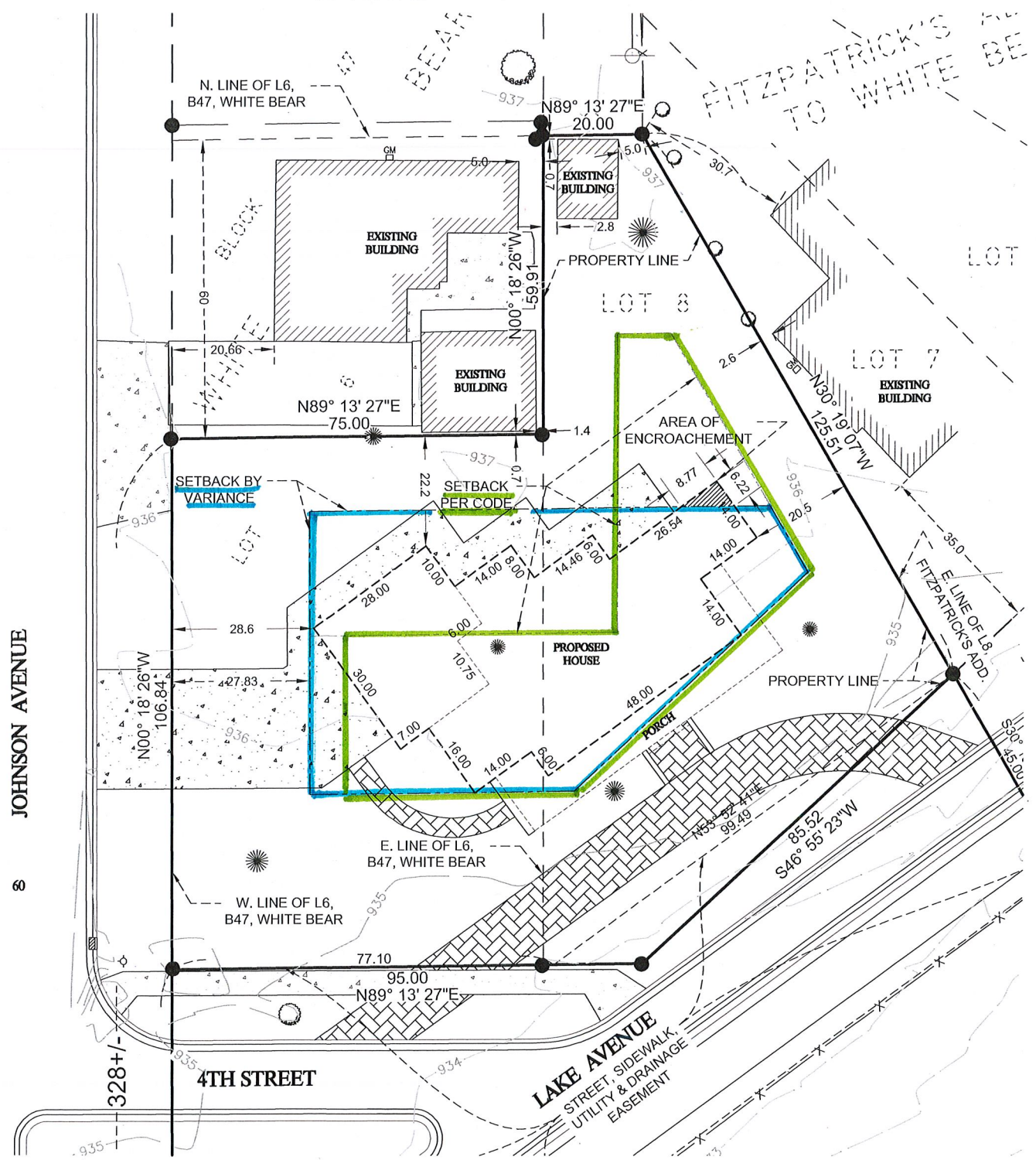


SUBJECT SITE:
4763 LAKE AVENUE

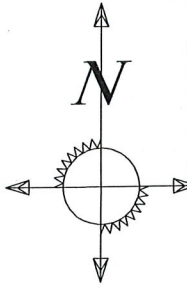
City of
White Bear Lake
Planning and Zoning Office
(612)-429-8561

CASE NO. : 19-3-CUP & 19-5-V
CASE NAME : Farrell
DATE : June 24, 2019

of record.



Top of Block Elev.=937.6
 Garage Floor Elev.=937.2
 Lowest Floor Elev.=XXX.XX



ING:

Single Family Res. Dist. w/Shoreland Overlay
 E
 ea: 15,000 s.f. min.
 dth: 100 ft. min.
 KS
 ont: 35 ft. or average from adjacent dwellings
 ie: 15 ft. to adjacent lot, 35 ft. corner lot
 ar: 40 ft.

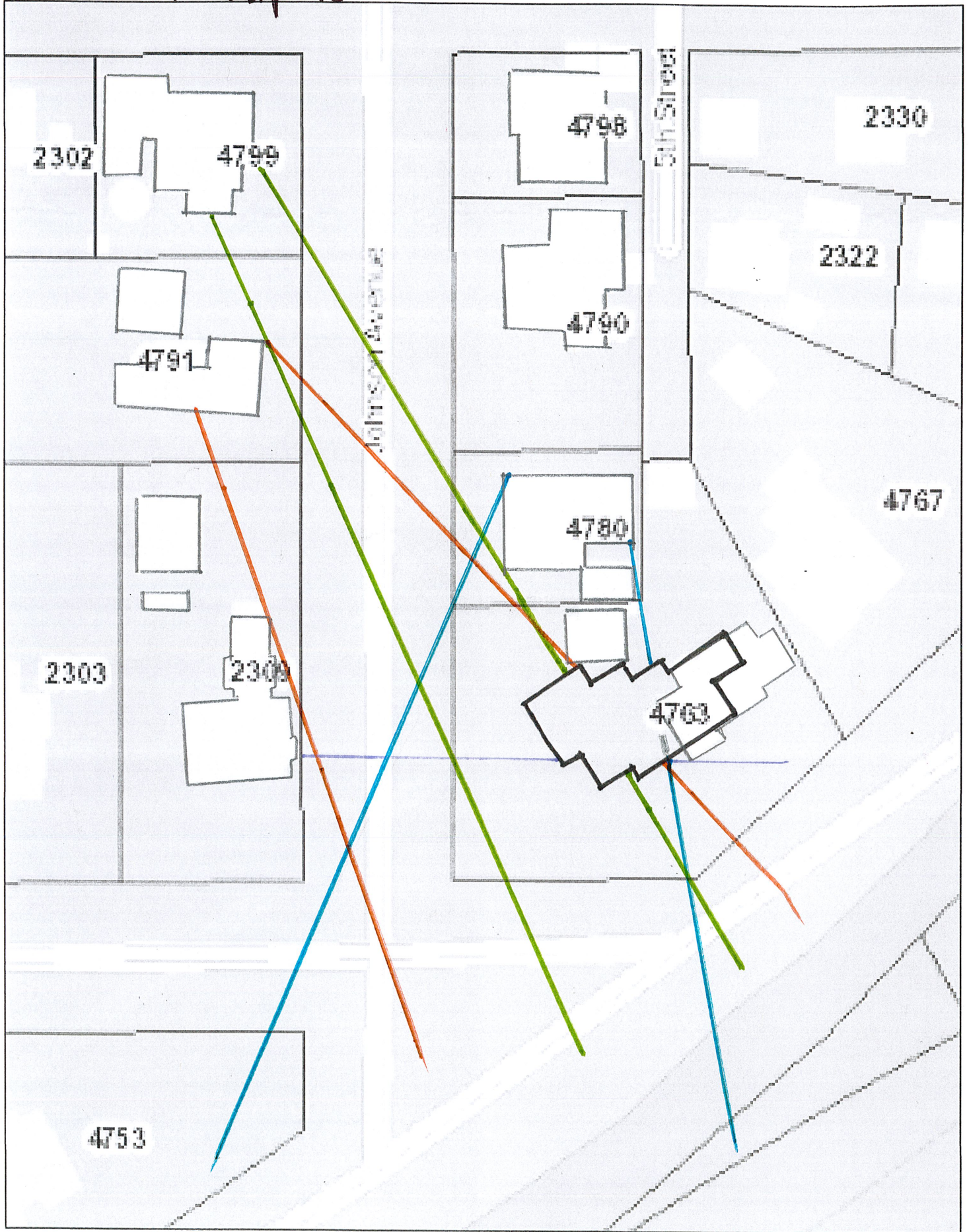
SITE CALCULATIONS

LOT SIZE
 Area as Described: 62,000 s.f. +/-
 Area less Road Easement: 62,000-11,562=50,438 s.f.+/-
 Width: 180 ft.
 Rear Yard: 4,088 s.f.

SETBACKS

Front: 35 ft. (Lake Ave, 4th St.)
 Side: (20.66+35)/2=27.83 ft. (Johnson Ave) 15 ft. to adiac

Viewshed Graphic



Comments for the City of White Bear Lake Planning Commission

Dealing with 4763 Lake Avenue, White Bear Lake, MN 55110

Submitted by William Maass and Bonnie Stewart, owners of 4780 Johnson Avenue, White Bear Lake, MN 55110

1. Current Out Building- Recommendation: The building appears to not conform to the minimal setback requirements. Remove the building

2. Curved Driveway: This driveway would add another layer of potential confusion/congestion to an already busy intersection of three streets.
Recommendation: Not allow the curved driveway.

3. Current Driveway- We share a common apron (just installed) with 4763 Lake Avenue We assume their separate driveway will be removed and the apron will be altered to reflect only our driveway.

4. Lake Views- Our major concern is preserving our wonderful lake views from our 4 season porch and our master bedroom. The following is quoted from the listing sheet we were given when we looked at and eventually purchased our home at 4780 Johnson Avenue.

“Classic Historical Lakeview home...awesome location with views of White Bear Lake...Enjoy 4 season sunroom with excellent panoramic lakeviews...”

The White Bear Lake Planning Department requested the new owner to stake the corners of the garage to aid us in visualizing impact of the 2-story garage on our lake views. It did help. Thank you, Samantha Crosby for your assistance.

Lake View Impact- Based on the survey stakes our 4 season porch lake views will be negatively impacted by 10-15%. If the third garage stall (closest to our house) were removed, the remaining two stall garage would lessen the impact on our view and on our house. (Note: we understand the rationale for a three vs. two car garage.) Recommendation: 2 car garage with a reduction in the variance request.

Page 2 of 2

2 Story Garage: It appears the garage will be 2 full stories. We were informed the 2nd story would be a “bonus” room. The 2nd story will in all probability negatively impact the sun light we get in our sunroom/porch during the winter months.

Recommendation: 1 story garage, Eliminate the “bonus” room.

Our Home Value: When we bought our home in 2014, a portion of the selling price was based on the home’s location, the lake views, proximity to the lake, trails, etc. If our lake views are reduced or destroyed, the value we paid for the views will also be destroyed. More importantly, the joy we get from our lake views will immediately be lost. This our major concern.

Date: June 18, 2019

5/9/19

To Whom it may concern:

We are planning to build our new home in White Bear Lake. We are working with an architectural firm from Stillwater that specializes in period homes of the Greene and Greene style from the early 1900's. Greene and Greene were the originators of the Craftsman Bungalow style and the Arts and Crafts movement of architecture so prevalent in Old Town White Bear Lake. To create the best aesthetics of fitting the lot and being in line with the other homes on Lake Avenue we are looking to center the house on the property.

Because of the odd shape of the lot and the setbacks we are asking for the north property line setback to be 15' commensurate with a typical sideyard setback and for the Northeast corner of the house to encroach on that area. The size of the encroachment would go approximately 5'2" to the north and be a triangle that would cover an area of 27.27 square feet.

There are several design features in the layout of the floor plans that are very important to us and typical of the homes on Lake Avenue. One is the use of the space above the garage for entertaining with a 2nd story patio that overlooks the lake. My business is an international one and requires me to entertain year round. Included in the design proposal are several similar ones from the neighborhood.

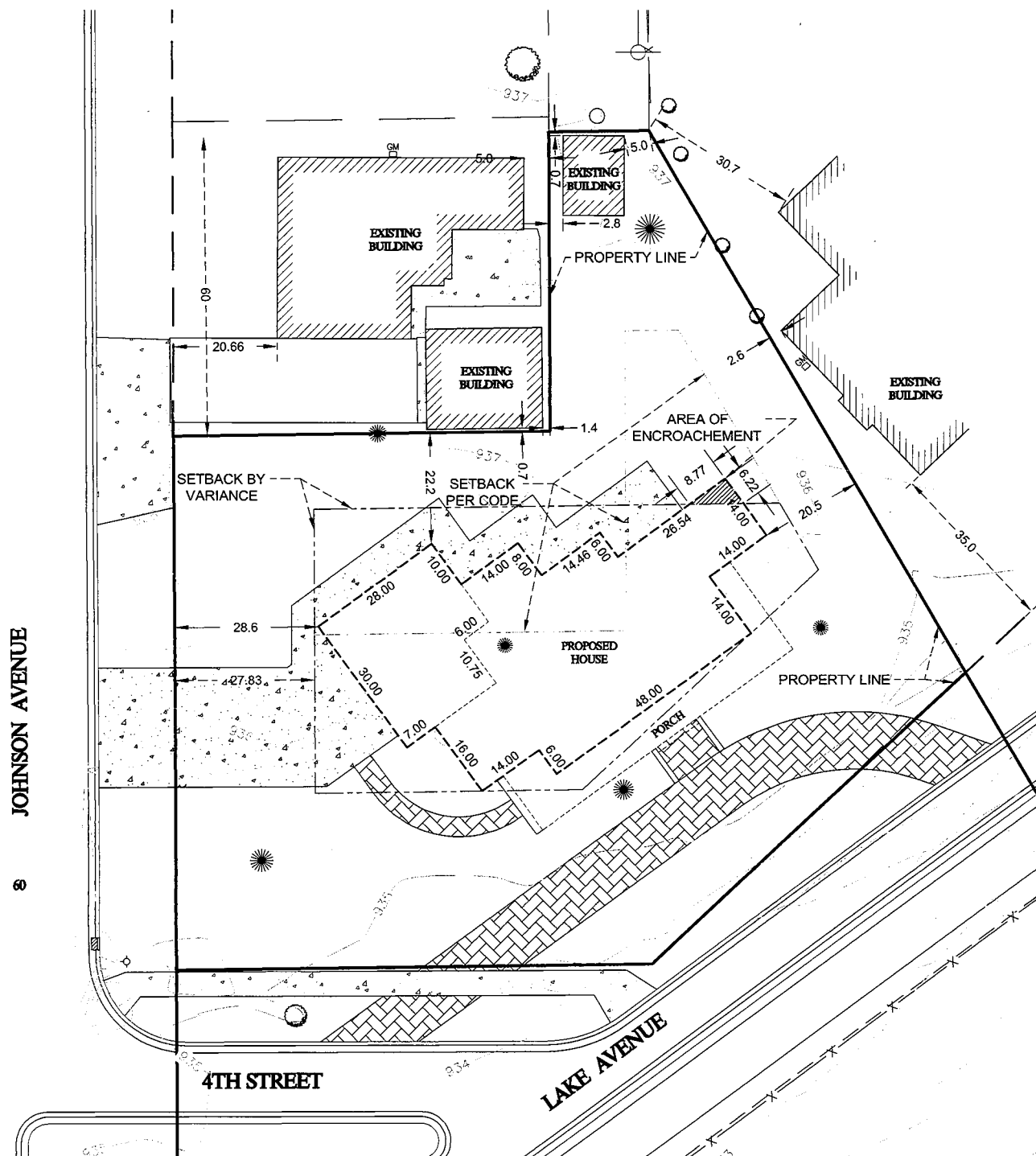
Also because there is no parking on Lake Avenue or 4th St. we are asking for a conditional use permit for a circular driveway from Lake Ave. to 4th St. to give our guests a place to park when they come to the front entrance.

Thank you for your consideration,

SITE PLAN FOR: RICHARD FARRELL

PROPERTY ADDRESS

4763 Lake Avenue
White Bear Lake, MN 55110



ZONING:

R-2/S: Single Family Res. Dist. w/Shoreland Overlay

LOT SIZE

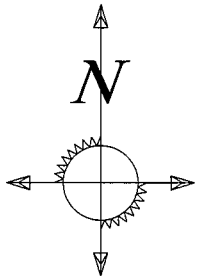
Area: 15,000 s.f. min.
Width: 100 ft. min.

SETBACKS

Front: 35 ft. or average from adjacent dwellings
Side: 15 ft. to adjacent lot, 35 ft. corner lot
Rear: 40 ft.

COVERAGE

Total Lot Impervious: 30% max.
Rear Yard Coverage: 25% max.



Top of Block Elev.=937.6
Garage Floor Elev.=937.2
Lowest Floor Elev.=XXX.XX

SITE CALCULATIONS

LOT SIZE **50,438 s.f.**
Area: ~~62,000 s.f.~~
Width: 180 ft.
Rear Yard: 4,088 s.f.

SETBACKS

Front: 35 ft. (Lake Ave, 4th St.)
Side: $(20.66+35)/2=27.83$ ft. (Johnson Ave.), 15 ft. to adjacent lot
Rear: 40 ft. (15 ft. by variance as shown)

IMPERVIOUS-TOTAL LOT

House, Porch & Garage: 2,845 s.f.
Paving: 3,028 s.f.
Existing Shed: 195 s.f.

Percent Impervious: $(2845+3028+195)/62000=9.2\%$ **12.9%**

COVERAGE-REAR YARD

Driveway: 252 s.f.
Existing Shed: 195 s.f.

Percent Impervious: $(252+195)/4088=10.9\%$

NOTES

Horizontal Datum: Ramsey County PLSS
Vertical Datum: MLS 1912

Bench Mark: TNH @ SE Cor.
of 9th and Johnson.
ELEV=937.70

LEGEND

- Iron Monument Found
- Iron Monument Set
- ⊗ Power Pole
- ⊕ Hydrant

934.7 x Existing Spot Elev.
935.0 Proposed Spot Elev.

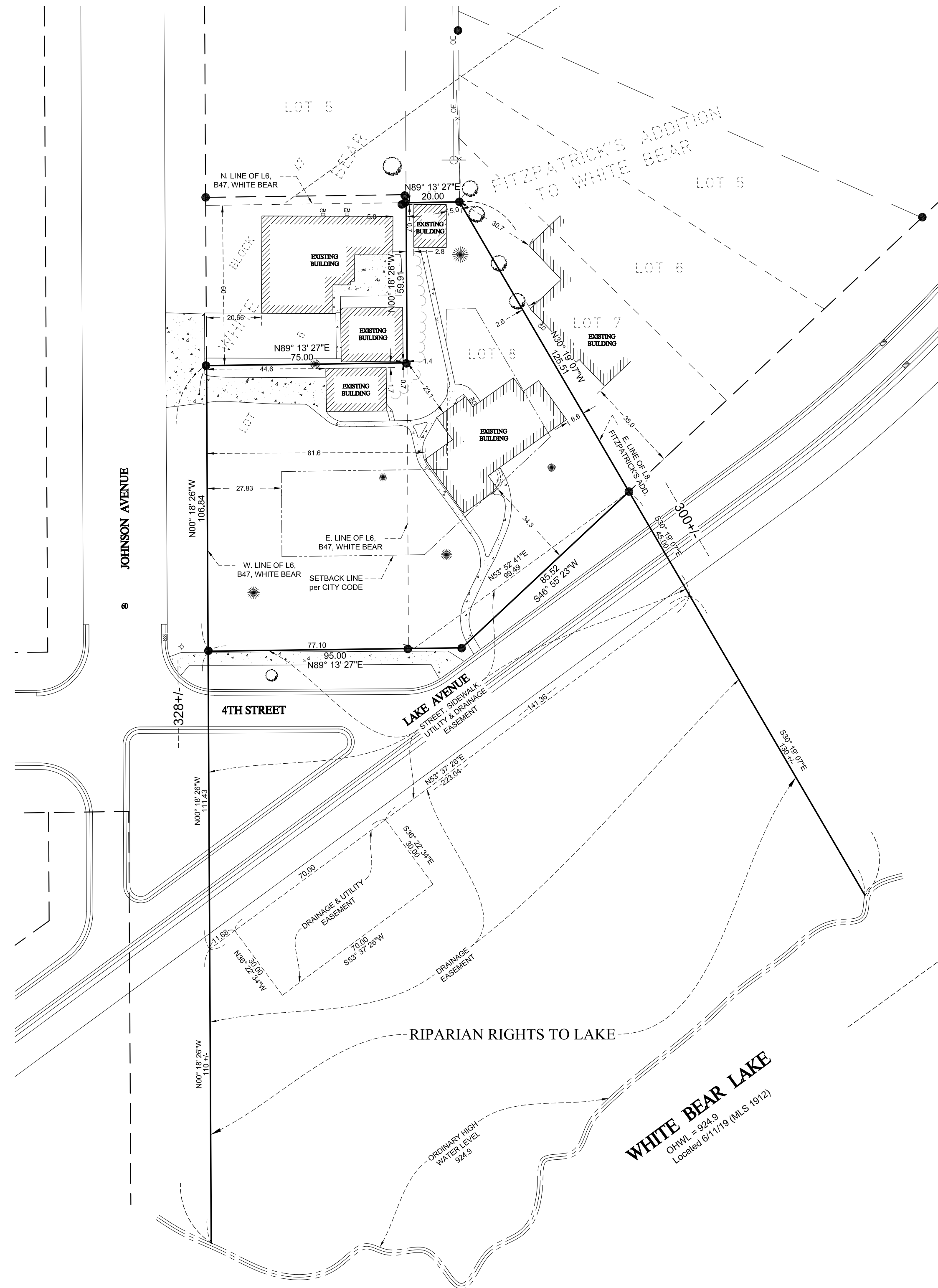
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

DRAFT

Matthew P. Kind
DATE _____ LIC. NO. 44985



1440 Arcade St. Suite 250
Saint Paul, MN 55106
Phone: 651-766-0112
Fax: 651-776-0206
E-mail: info@mpasso.com



DESCRIPTION:

Lot 8, Fitzpatrick's Addition to White Bear; Lot 6, Block 47, White Bear, except the North 60 feet thereof; and All that part of adjoining Lake Avenue and Government Lot 2 and Fourth Street, and the accretions thereto, lying between the Southeastly extension of the East line of said Lot 8 and the Southerly extension of the West line of said Lot 6.

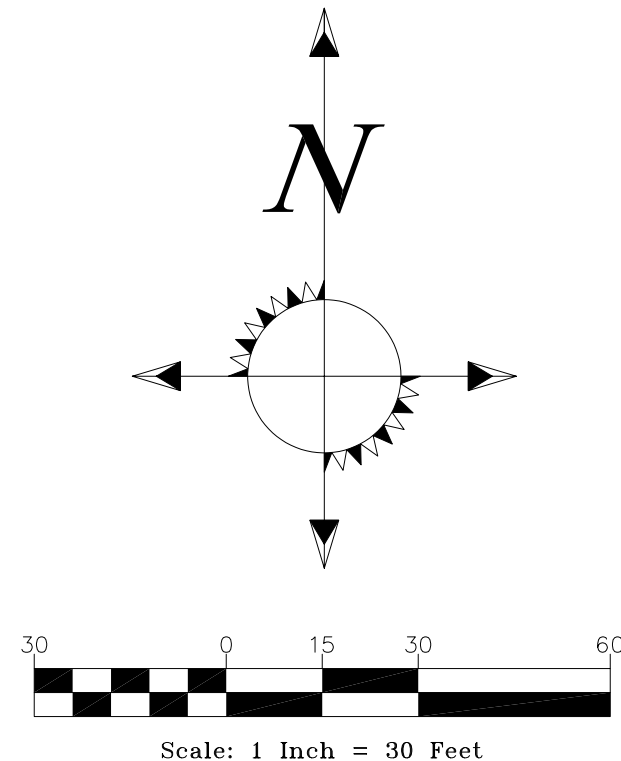
Subject to an easement for drainage and utility purposes as described as follows: Commencing at the most easterly corner of said Lot 8; thence South 30 degrees 48 minutes 28 seconds East, assumed bearing along the southeasterly extension of the east line of said Lot 8, a distance of 45.00 feet; thence South 53 degrees 08 minutes 05 seconds West 141.36 feet to the point of beginning; thence South 36 degrees 51 minutes 55 seconds East 30.00 feet; thence South 53 degrees 08 minutes 05 seconds West 70.00 feet; thence North 36 degrees 51 minutes 55 seconds West, 30.00 feet; thence North 53 degrees 08 minutes 05 seconds East 70.00 feet to the point of beginning and there terminating.

Subject to an easement for drainage purposes which easement shall not prevent grantor or assigns from building recreational accessory structures in accordance with the City of White Bear Lake's zoning codes, provided such structures are not placed in a manner to interfere with drainage on the easement parcel, as described as follows: Commencing at the most easterly corner of said Lot 8; thence South 30 degrees 48 minutes 28 seconds East, assumed bearing along the southeasterly extension of the east line of said Lot 8, a distance of 45.00 feet to the point of beginning; thence South 53 degrees 08 minutes 05 seconds West 141.36 feet; thence South 36 degrees 51 minutes 55 seconds East 30.00 feet; thence South 53 degrees 08 minutes 05 seconds West 70 feet; thence North 36 degrees 51 minutes 55 seconds West, 30.00 feet; thence South 53 degrees 08 minutes 05 seconds West 11.36 feet to the southerly extension of the west line of said Lot 6; thence South 00 degrees 52 minutes 11 seconds East, along the southerly extension of said West line, to the shore of White Bear Lake; thence easterly, along said shoreline, to the intersection with the southeasterly extension of the east line of said Lot 8; thence North 30 degrees 48 minutes 28 seconds West, along the southeasterly extension of the east line of said Lot 8, to the point of beginning and there terminating.

Subject to an easement for street, sidewalk, utility and drainage purposes described as follows: Beginning at the most easterly corner of said Lot 8; thence South 30 degrees 48 minutes 28 seconds East, assumed bearing along the southeasterly extension of the east line of said Lot 8, a distance of 45.00 feet; thence South 53 degrees 08 minutes 05 seconds West 222.72 feet to the Southerly extension of the west line of said Lot 6; thence North 00 degrees 52 minutes 11 seconds West, along the southerly extension of said west line, to the southwest corner of said Lot 6; thence North 88 degrees 47 minutes 15 seconds East, along the south line of said Lots 6 and 8, a distance of 77.10 feet; thence North 53 degrees 08 minutes 05 seconds East 99.51 feet to the point of beginning and there terminating.

Subject to that part of adjoining Fourth Street, as dedicated in the plat "White Bear", lying between the southeasterly extension of the east line of said Lot 8 and the southerly extensions of the west line of said Lot 6.

Subject to minerals and mineral rights in favor of the State of Minnesota as reserved in the instrument recorded in Book 1368 of Deeds, Page 256, Document Number 1260013, Office of the County Recorder.



- LEGEND**
- Iron Monument Found
 - Iron Monument Set
 - ⊙ Spike or PK Nail Set
 - SPK Power Pole
 - ◇ Hydrant

NOTES
 Horizontal Datum: Ramsey County PLSS
 Vertical Datum: MLS 1912

EXISTING AREA CALCS
 LOT: 16,066 s.f.
 BUILDINGS: 1,856 s.f.
 PAVING: 1,100 s.f.

Note: Lot area is measured within the area of the parcel that is not subject to any of the associated described easements. Total parcel area to shoreline is 62,000 ft² +/- or 1.44 acres +/-

1440 Arcade St. Suite 260
 Saint Paul, MN 55106
 Phone: 651-766-0112
 Fax: 651-776-0206
 E-mail: info@mpasso.com



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Allen C. Schlipp
 DATE: 5/14/19 LIC. NO. 21292

DATE	REVISIONS

CURRENT OWNER
 WILLIAM WAHLQUIST
 4763 Lake Ave
 White Bear Lake MN 55110

CERTIFICATE OF SURVEY
 4763 Lake Ave
 White Bear Lake MN 55110

DRAWN: MPK
 CHECKED: ACS
 PROJECT #: 5050.002
 DATE: 5/14/19
 SHEET #: 1

4 7 6 3 L A K E A V E N U E

conceptual design package

VARIANCE REQUEST

06.12.2019

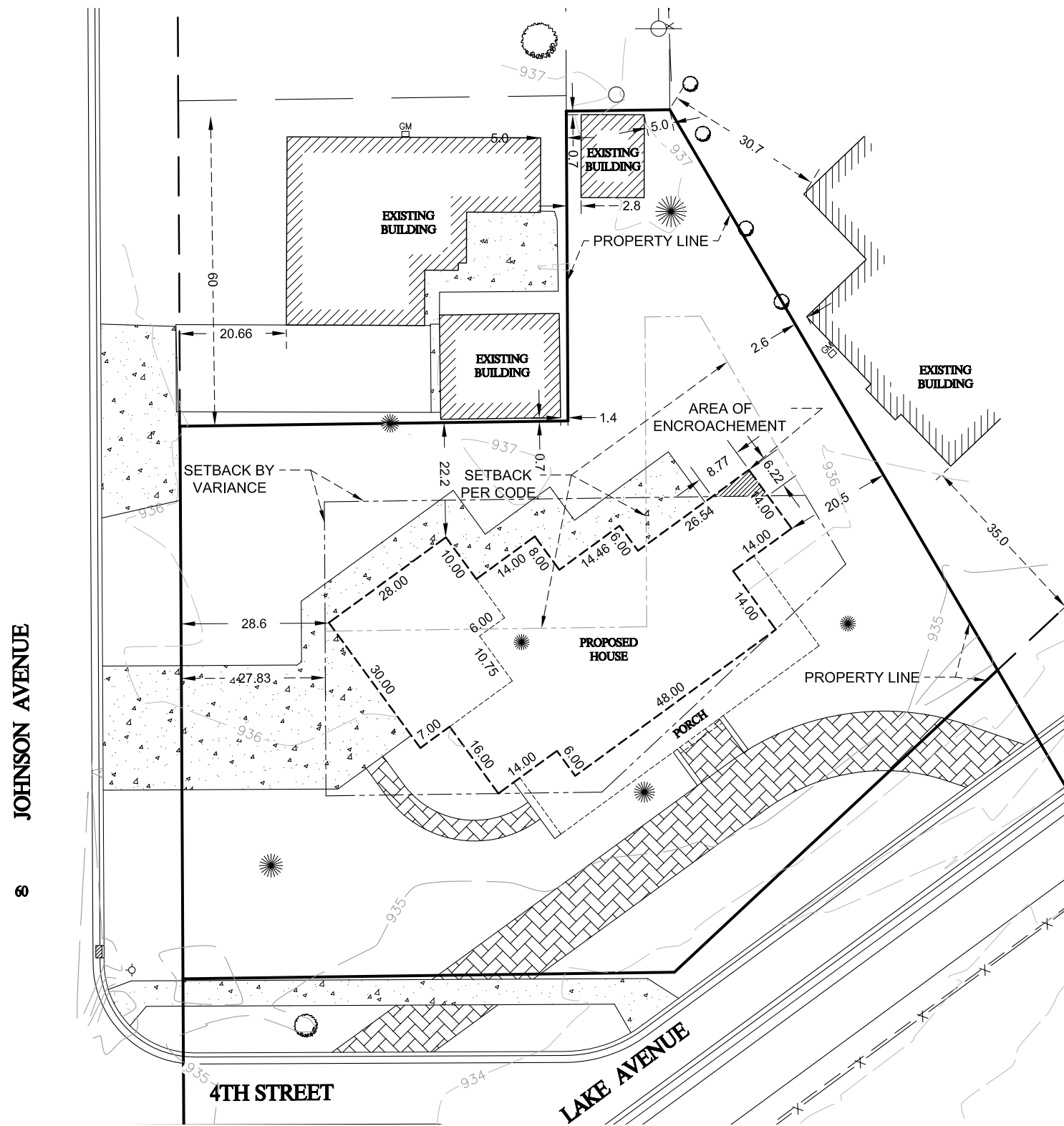
BLUE-PENCIL COLLECTIVE
226 east myrtle street, second floor
stillwater mn 55082
651-968-4487

INSPIRATION

greene & greene



SITE PLAN



SOUTH ELEVATION



WEST ELEVATION

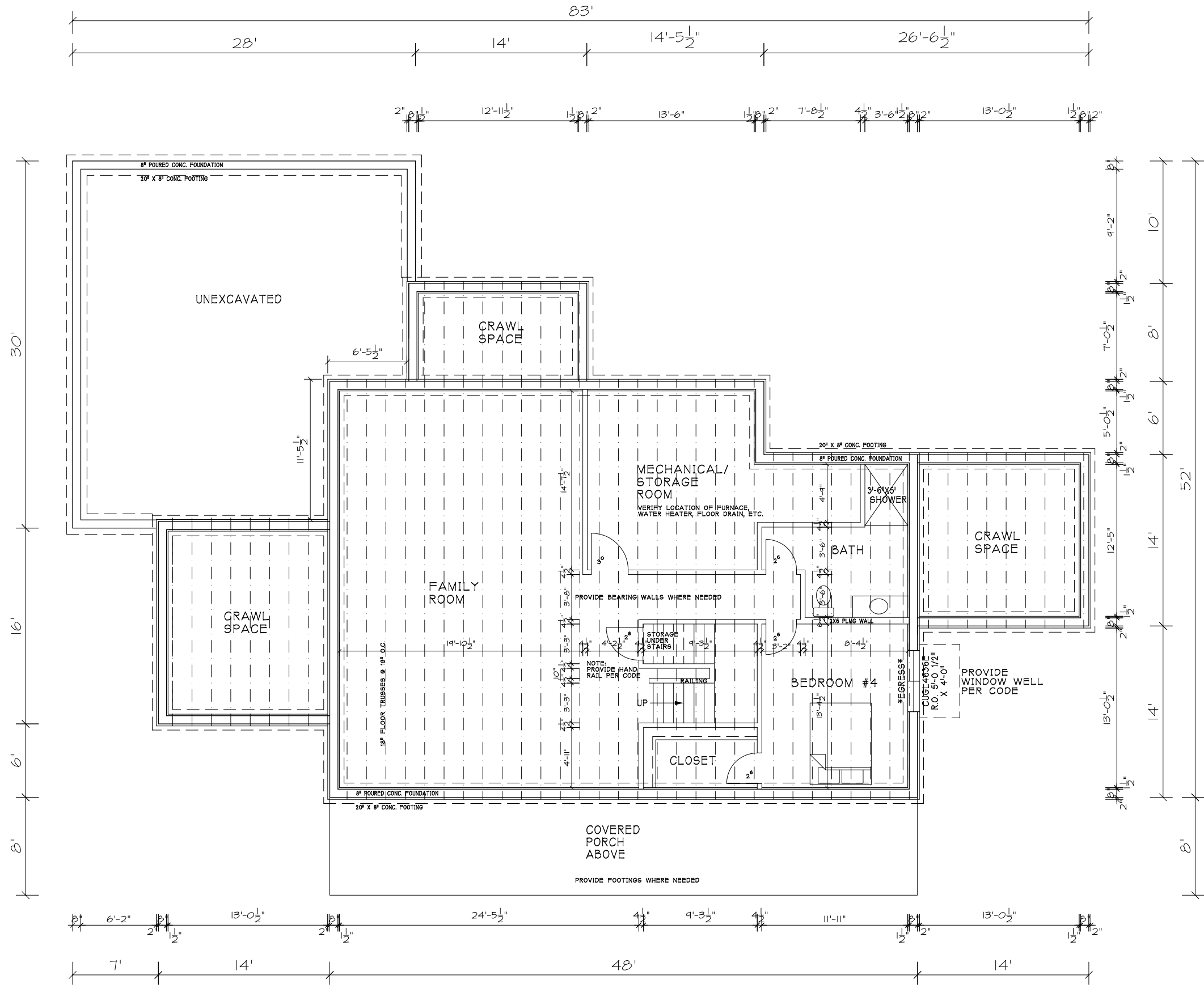


NORTH ELEVATION

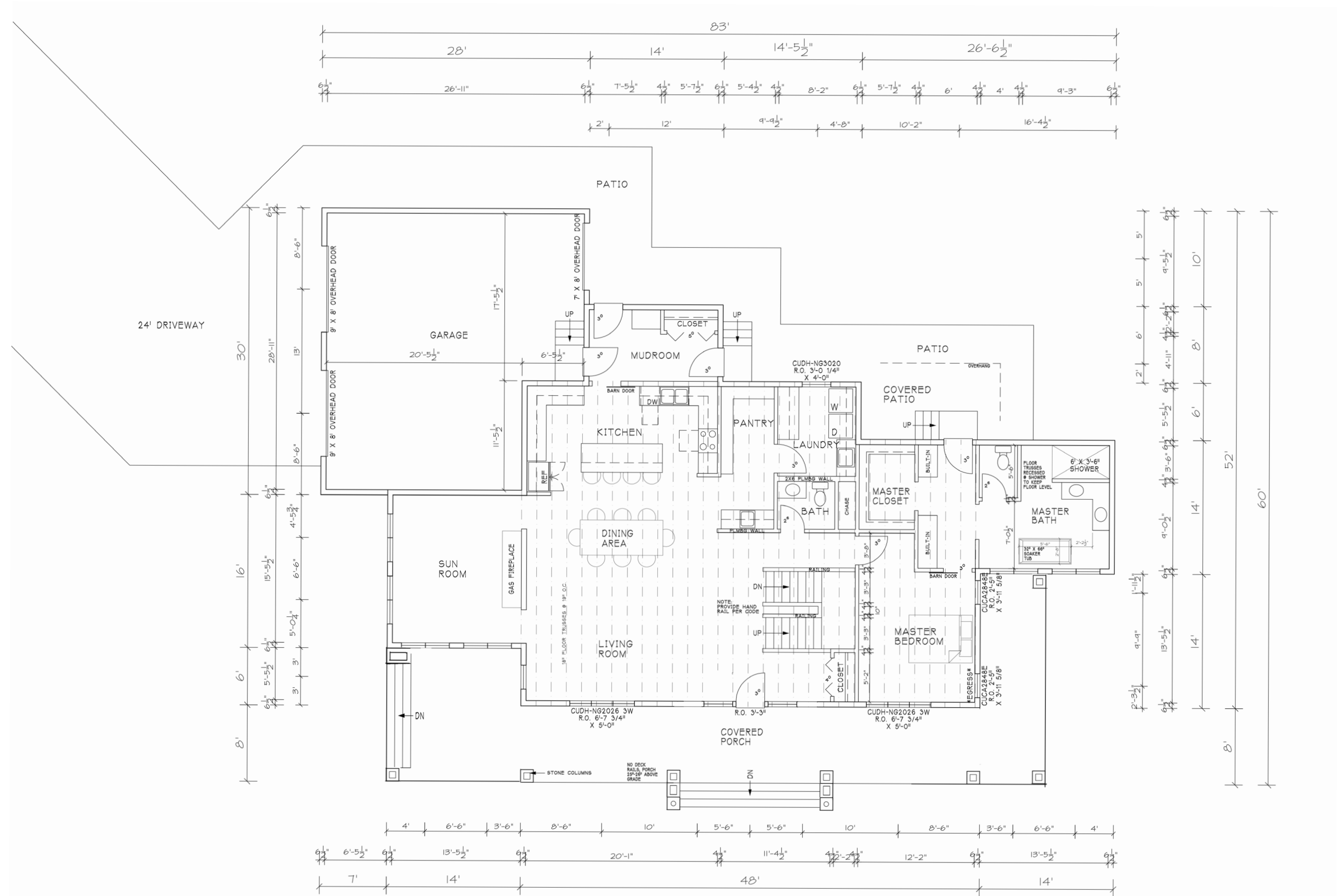


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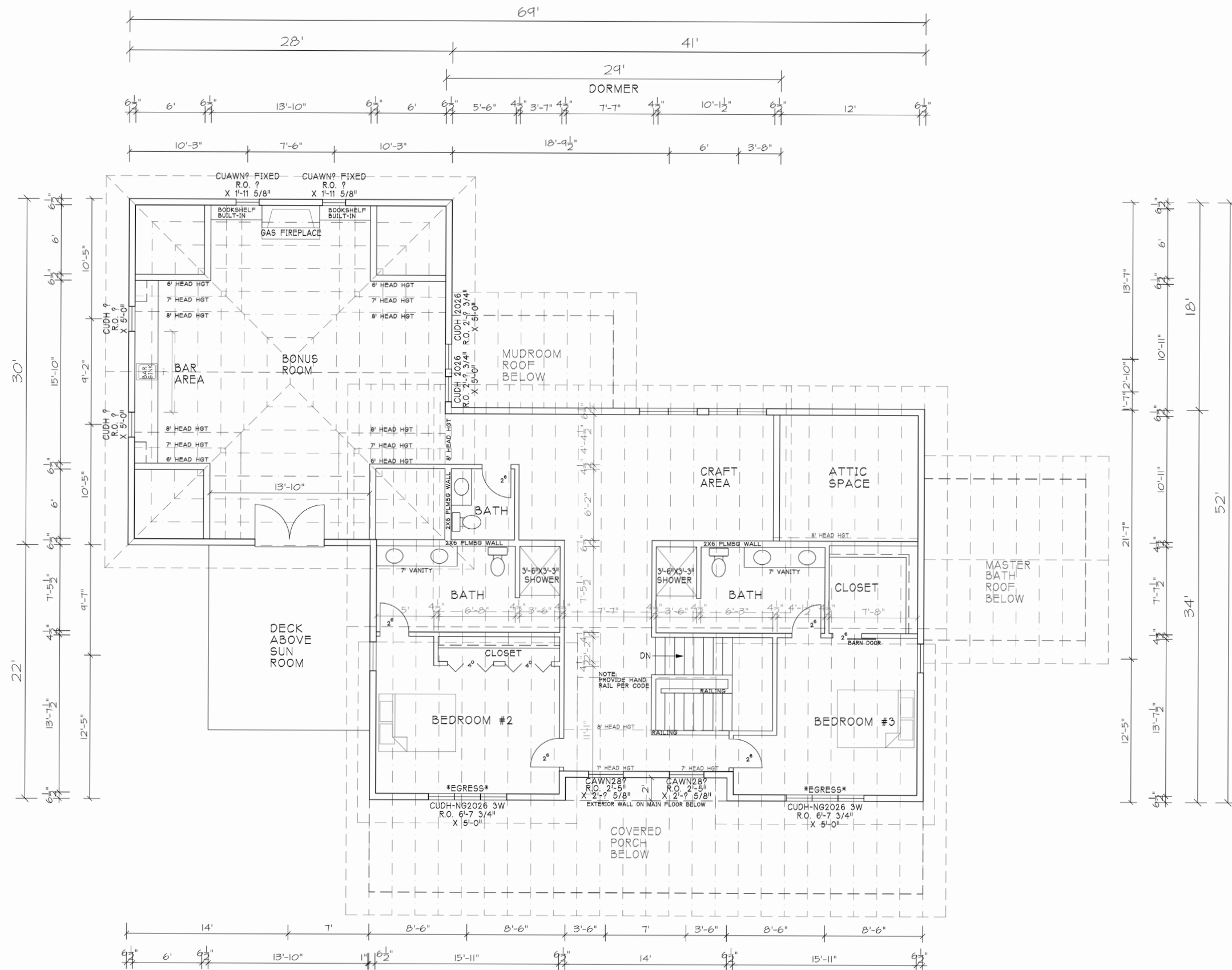
BASEMENT FLOOR PLAN



MAIN LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



LOCAL PROJECTS OF INTEREST





City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Ashton Miller, Planning Technician

DATE: June 18, 2019 for the June 24, 2019 Planning Commission Meeting

SUBJECT: 2687 County Road D Rezoning – Case No. 19-2-Z

REQUEST

Paul Bruggeman of Bruggeman Construction is requesting a rezoning of the northern portion of 2687 County Road D. The parcel is currently split zoned, with the portion north of County Road D zoned R-3 – Single Family Residential and the portion south of the road zoned B-2 – Limited Business. The proposed zoning for the northern section is R-6 – Medium Density Residential. The portion of the lot south of County Road D will maintain its current zoning.

The applicant is not proposing any development at this time. Two family dwellings, threeplexes, fourplexes, townhomes and quadraminiums are all permitted in the R-6 zoning district. Should the rezoning be approved, any future development will be approved through an administrative site plan review, unless variances will be required.

SITE CHARACTERISTICS/BACKGROUND

The portion of the parcel that the applicant is requesting to be rezoned is approximately 1.24 acres in size and currently undeveloped. It has a dense amount of both deciduous and coniferous trees on site. The parcel slopes down significantly heading north, where a small body of water covers the northwest corner of the property.

ANALYSIS

The parcels to the west are zoned R-6 – Medium Density Residential and are comprised of the Lakewood Place Apartments and Lakewood Village Townhomes. Although the parcels to the east are zoned R-3 – Single Family Residential, a 14-unit townhome development was approved through a Planned Unit Development in 2001. Since the subject property is surrounded by multi-family units, it seems reasonable that it be similarly zoned to allow for greater residential density than single family.

The City's 2030 Comprehensive Plan, as well as the yet to be adopted 2040 update, designates the area as medium density residential. The proposed rezoning would align the zoning map with the Comprehensive Plan. In the 2040 Comprehensive Plan, the medium density residential land use category allows for a density range of 8 to 14 units per acre, meaning that once developed, the

parcel could provide a more diverse housing stock in White Bear Lake. Mr. Bruggeman has indicated he would like to construct one or two townhomes, ideally senior-friendly, single floor living.

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.

ATTACHMENTS

1. Draft Ordinance
2. Current Zoning Map
3. Proposed Zoning Map
4. Applicant Narrative

ORDINANCE NO. _____

**REZONING 2687 COUNTY ROAD D
FROM R-3 SINGLE FAMILY RESIDENTIAL
TO R-6 MEDIUM DENSITY RESIDENTIAL
(CASE NO. 19-2-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 R-3 – Single Family Residential to R-6 – Medium Density Residential, with respect to the parcel legally described as follows:

The West 100 feet of the East 663 feet of the South 613 feet of the Southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 36, Township 30, Range 22, subject to the rights of the public in the South 33 feet thereof for County Road “D”, in the County of Ramsey and State of Minnesota. Except for that portion South of County Road “D” and including that portion taken by the County for County Road “D”.

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

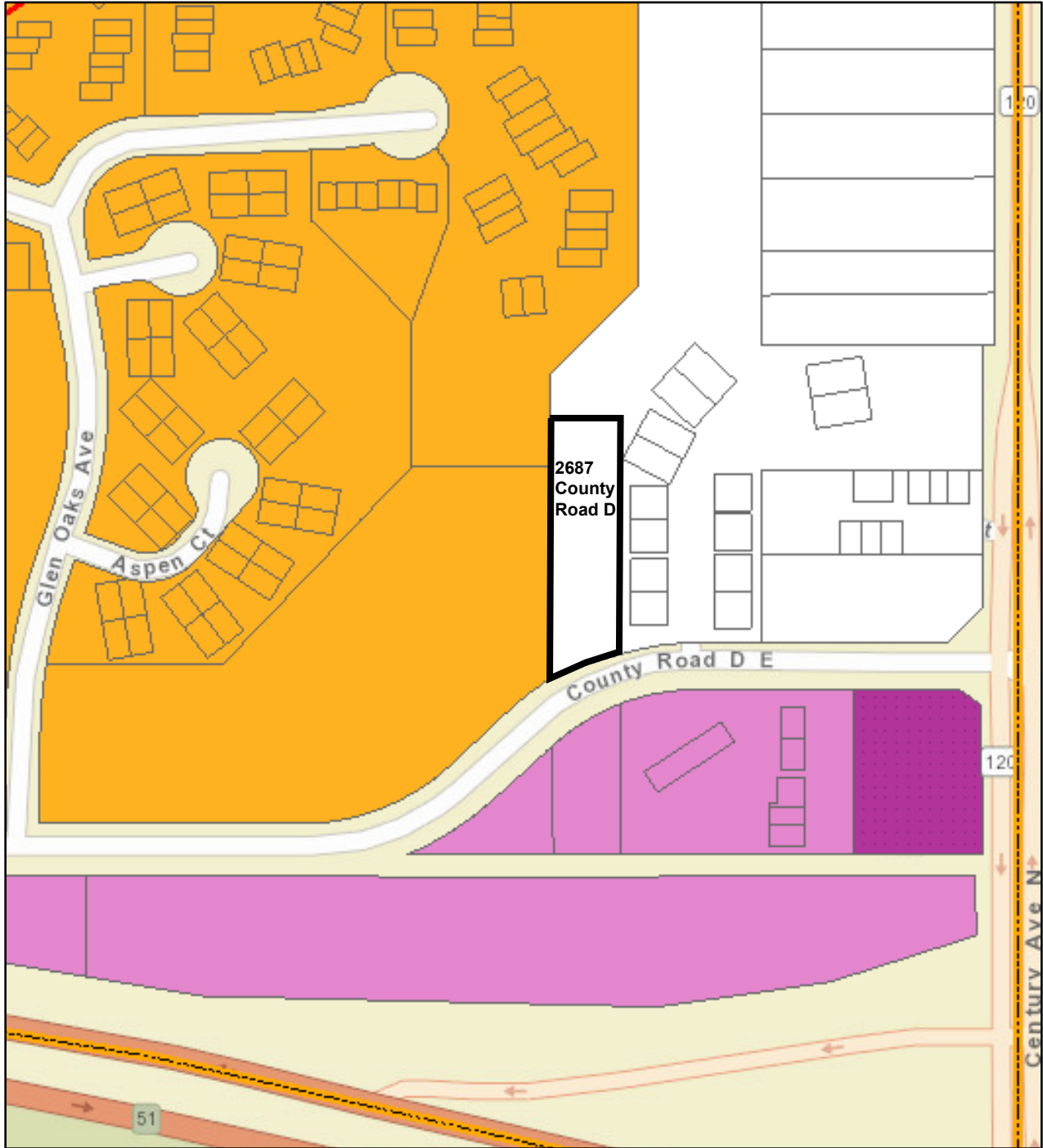
First Reading: July 9, 2019
First Publication: July 31, 2019
Second Reading: August 13, 2019
Final Publication: August 28, 2019
Codified:






Jo Emerson, Mayor

ATTEST:

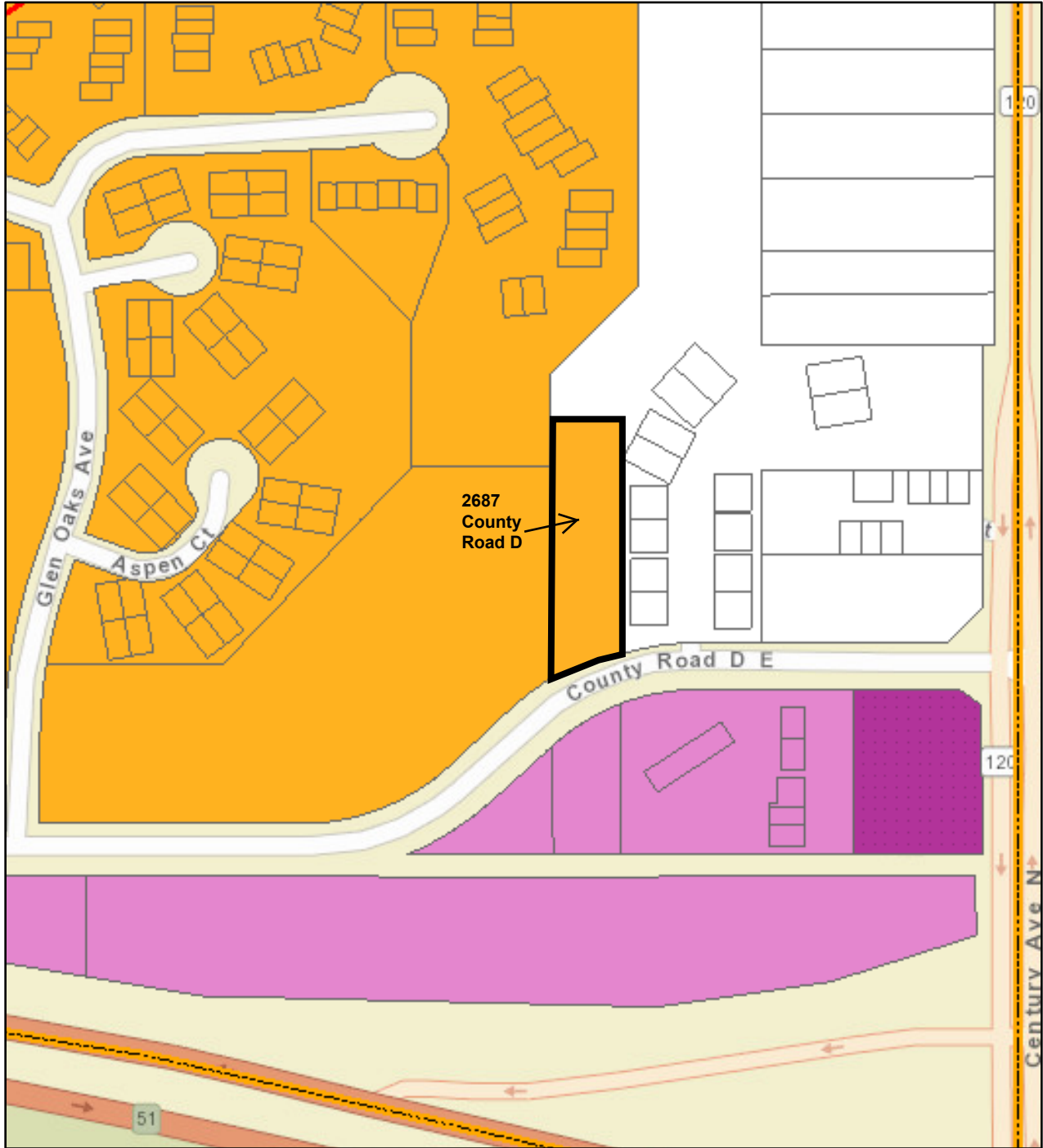
Kara Coustry, City Clerk






EXISTING ZONING MAP



-  B-2: Limited Business
-  B-3: Auto Oriented Business
-  R-3: Single Family Residential
-  R-6: Medium Density Residential
-  Municipal Boundary

PROPOSED ZONING MAP



-  B-2: Limited Business
-  B-3: Auto Oriented Business
-  R-3: Single Family Residential
-  R-6: Medium Density Residential
-  Municipal Boundary

May 13, 2019

WBL Planning Commission:

We are requesting to have the North lot of 2687 County Road D be zoned from an R3 to R6 zoning. Our lot is currently zoned for a single-family home. The property adjacent and to the West is zoned R6 and contains a three-story 60-unit apartment building. The property adjacent to the East is zoned medium density residential much like an R6, however it was approved under a P.U.D. The property to the East is a townhome community. We are requesting our parcel would be zoned like the properties surrounding it. We believe this would be a more consistent use of the land rather than having it a stand-alone single family among medium density residential.

Thank you for your consideration,



Paul Bruggeman



**MINUTES
REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF WHITE BEAR LAKE, MINNESOTA
TUESDAY, JUNE 11, 2019
7:00 P.M. IN THE COUNCIL CHAMBERS**

1. CALL TO ORDER AND ROLL CALL

Mayor Jo Emerson called the meeting to order at 7:00 p.m. Councilmembers Doug Biehn, Dan Jones, Steven Engstran and Bill Walsh were present. Councilmember Kevin Edberg was an excuse absence. Staff members present were City Manager Ellen Hiniker, Community Development Director Anne Kane, City Engineer Paul Kauppi, City Clerk Kara Coustry and City Attorney Troy Gilchrist.

PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

A. Minutes of the Regular City Council Meeting on May 28, 2019

It was moved by Councilmember **Jones** seconded by Councilmember **Engstran**, to approve the Minutes of the Regular City Council Meeting on May 28, 2019.

Motion carried. Councilmember Biehn abstained.

3. VISITORS AND PRESENTATIONS

A. ClimateSmart Municipalities – German Delegation

City Manager Hiniker provided a brief history of the City joining ClimateSmart Municipalities and its partnership with Lüdenscheid, Germany. She welcomed the German delegation who arrived this week, and relayed pride for hosting them for the week.

Ms. Hiniker noted the group's rigorous schedule and highlighted today's tour of the Metro's wastewater treatment plant in St. Paul. She stated this facility was chosen as one of the highest users of energy in the State and for its innovative energy conservation. She highlighted tomorrow's plan for solar and LED discussions, as well as a tour of the Trane facility.

Hans-Jürgen Badziura, a biologist who oversees environmental protection and green space, played a short introductory film and showed pictures of their City of Lüdenscheid, Germany – the City of Lights. He brought along two letters of intent from two Lüdenscheid High Schools who desire ongoing partnerships with White Bear Lake High Schools. Mr. Badziura presented the Mayor and Council with a City of Lüdenscheid pin.

Other delegates included Marcus Müller, deputy head in the department of municipal and regional climate protection at EnergyAgency.North Rhine-Westphalia; Ulrike

Badziura, head of the department of environmental and climate protection at the City of Iserlohn; Ralph Kensmann, CEO of start.light GmbH in Essen.

Mayor Emerson welcomed the delegation and presented each with polar bear figurines.

4. PUBLIC HEARINGS

Nothing scheduled

5. LAND USE

A. Consent

1. Consideration of a Planning Commission recommendation for approval of a request by Katy Fick for a three year renewal of a Special Home Occupation Permit at 2333 Mayfair Avenue (Case No. 15-4-SHOPa2). **Resolution No. 12405**
2. Consideration of a Planning Commission recommendation for approval of a request by Marya Voosen for a Special Home Occupation Permit at 5050 Division Avenue (19-1-SHOP). **Resolution No. 12406**

It was moved by Councilmember **Biehn**, seconded by Councilmember **Walsh**, to approve the consent agenda as presented.

Motion carried unanimously.

B. Non-Consent

1. Consideration of a Planning Commission recommendation for approval of a request by Schafer Richardson for a development stage Planned Unit Development and Preliminary Plat (19-1-PUD & 19-1-P).

Community Development Director Kane reported the subject site is located at the northwest corner of County Road E and Linden Avenue and is comprised of five parcels: including two vacant lots and three single-family residences. In 2018, Ms. Kane recalled, the site was re-guided from “Commercial” to “High Density Residential” and is now in the process of being rezoned from (B-4) General Business and (R-6) Medium Density Residential to (R-7) - High Density Residential. She said the applicant, Schafer Richardson, is requesting development stage approval of a Planned Unit Development (PUD) and Preliminary Plat approval.

Ms. Kane reported, the concept plan differs slightly from what was approved in February, with the most notable difference being the loss of the 3 bedroom units. The number of bedrooms decreased by one, the number of parking stalls increased by 9, and the ratio of stalls per unit increased from 1.45 to 1.47.

Ms. Kane described the traffic study in detail, which resulted in a conclusion that the amount of traffic projected to be generated by this development was not significant enough to effect the current level of service for County Road E or Linden Avenue.

Ms. Kane stated that developers typically provide a monetary contribution to meet

the park dedication requirement, however, this area has a slight gap in public park coverage, so a land dedication is also being sought. She said staff worked out a hybrid deal of \$30,274 for park dedication and 14,800 square feet in land dedication (1/3 acre). Dedicated land will be the northern tip of a property adjacent to the future Bruce Vento Trail extension and will serve as a trailhead.

Ms. Kane noted several conditions of approval related to the landscape plan, especially near Linden Avenue. If the applicant cannot preserve the retaining wall and lilacs near the southeast corner of the property, comparable replacements are to be found. Staff also asked the applicant use Eastern White Pine instead of Skyline Honey Locus and that 80% of perimeter shrubs be evergreens rather than deciduous.

Ms. Kane covered a variety of amenities being planned for both inside and outside the building. She reviewed White Bear Lake rents and low vacancy rates. She stated the proposed apartment building complies with the approved concept plan, zoning code and the City's draft 2040 Comprehensive Plan. For these reasons, she forwarded the Planning Commission's unanimous recommendation to approve the Development Stage PUD Plan and the Preliminary Plat, subject to conditions listed in the resolution and conditioned on Council's approval of rezoning in the next agenda item.

Maureen Michalski of Schafer Richardson in Minneapolis responded to Councilmember Walsh regarding proposed rents. She stated that rents for studios were calculated to be \$1100 - \$1250; 1-bedrooms \$1465 - \$1695; 2-bedrooms from \$1875 - \$2125. She explained these were preliminary rents based on a recent market study that would be reassessed closer to opening. She also clarified the name for these apartments has not yet been finalized.

David Terry of 1771 Linden Cove conveyed his concerns about anticipated increases in traffic as result of this development and its likely potential for gridlock and safety issues resulting from traffic backed-up on County Road E and Linden Avenue. He noted that considering the amount of traffic during rush hour and the timing of traffic on these busy roads just does not add up.

Tom Snell, Executive Director of the 400+ member White Bear Area Chamber of Commerce, spoke on behalf of the 15-member Board of Directors who unanimously support this apartment building project. He stated these apartments will provide opportunity for elders to move out of their homes, and also attract youth to the area who will support the businesses, especially along County Road E.

Wendy Lee of 1771 Linden Cove stated Ramsey County's traffic study was a failure as she only observed them surveying at 10:30 a.m. rather than during rush hour. She cited complaints about this 4-story monstrosity, which goes against the City's own ordinance just like the parking. She expressed concerns with inadequate parking and stated people in Linden would have never purchased their townhomes there if they knew this was coming. She stated that Roseville dropped the PUD process in 2010 because residents felt bad about their surrounding neighborhoods and how changes were being made. She said Shoreview felt the same - residents were not being considered, and that is how she feels here. Ms. Lee said this happened behind the scenes with only 1-2 people knowing. She said many Linden residents are traveling in the winter when these meetings were scheduled.

Councilmember Walsh asked for clarification about the traffic study. Ms. Kane stated an engineering consultant conducted a traffic study by taking vehicle counts over a specified period so they have car counts for all hours of the day.

Councilmember Walsh elaborated that with standards and predications of the behavior of people moving into a building like this, a traffic study is based on past practice and science. Ms. Kane noted the industry science of International Traffic Engineer's Institute, which looks at comparable developments in comparable settings and anticipates where trips come from, how they are generated, and how that works with existing traffic patterns. Ms. Kane also mentioned the likelihood of future bus rapid transit that will service this building and presumably reduce traffic.

Ms. Kane addressed parking at the site as well, noting 284 total stalls and referred to an additional green space being reserved in the event that more parking is needed to accommodate the occupants of this building. Ms. Kane relayed her comfort with the amount of parking provided, but noted the City's ability to trigger the developer to pave this dedicated green space if parking is proven inadequate.

Councilmember Jones asked Ms. Kane to clarify why this 4-story development required no variance. Ms. Kane reported that 4-stories is allowed by the zoning code because the increased setbacks are proportionately raised by 5% for each story over 3-stories. She noted the setbacks for this development were increased sufficient to comply with the zoning code. Mr. Jones clarified, so we are not going against the ordinance with this 4-story development. Ms. Kane confirmed.

Councilmember Jones addressed Ms. Lee's accusations against staff working behind closed doors. He noted there is only one construction season in Minnesota, so much planning occurs in the winter when some residents are gone enjoying their wealth. He was concerned about the parking, but noted the ability to require more parking in the future, if needed and he was satisfied with that safety net.

It was moved by Councilmember **Walsh**, seconded by Councilmember **Biehn**, to approve **Resolution No. 12407** a Development Stage PUD Plan for the White Bear Lake Apartments

Councilmember Engstran stated that he agreed with constituents from Linden. He stated that this apartment complex is in the wrong spot. While the apartment building is beautiful, he believed this location should have been slotted for town houses rather than an apartment complex.

Motion carried 4:1. Councilmember Engstran nay.

It was moved by Councilmember **Biehn**, seconded by Councilmember **Jones**, to approve **Resolution No. 12408** approving a preliminary plat of property located at the northwest corner of Linden Avenue and County Road E.

Motion carried 4:1. Councilmember Engstran nay.

6. UNFINISHED BUSINESS

Nothing scheduled

7. ORDINANCES

A. Second Reading of a request by Schafer Richardson to rezone five properties at the northwest corner of Linden Avenue and County Road E to R-7 – High Density Residential

Community Development Director Kane stated the subject site is 4.6 acres in size and is comprised of five lots located at the northwest corner of County Road E and Linden Avenue. She said four of the five parcels are currently zoned B-4 – General Business and the fifth, 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.

Ms. Kane reported that Schafer Richardson is proposing to rezone all five parcels to R-7 - High Density Residential for the purpose of constructing a 4-story market-rate apartment building. She said, 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.

Ms. Kane explained that the subject site is an appropriate location for the higher density, transit-oriented type development due to its access to a roadway designated as a minor expander under Ramsey County’s jurisdiction. And also, she stated, due to its proximity to the future Bruce Vento Regional Trail extension and more importantly, the Rush Line Bus Rapid Transit corridor with a station planned at County Road and Highway 61.

Ms. Kane forwarded a unanimous Planning Commission recommendation for approval of the proposed rezoning. She stated that 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 regulations are created next year.

Councilmembers Engstran and Walsh questioned the order of business in which the Schafer Richardson apartment complex was already approved. Attorney Gilchrist stated the first approvals were conditioned on this rezoning, but Council would not want to act on this second reading if there was a denial of the underlying motivation for the rezoning.

Mayor Emerson opened the Public Hearing at 8:01 p.m. There being no one coming forward, she closed the public hearing.

It was moved by Councilmember **Walsh**, seconded by Councilmember **Jones**, to approve **Ordinance No. 19-06-2034** Rezoning properties at the northwest corner of Linden Avenue and County Road E to R-7 – High Density Residential.

Motion carried. Councilmember Engstran nay.

8. NEW BUSINESS

A. Resolution approving single event liquor extensions, food trucks and road closures for a community-wide music event hosted by Big Wood Brewery

City Manager Hiniker reported that Big Wood Brewery is seeking permission to use the City’s parking lot behind his location for a concert event on Saturday, August 3rd from 3 – 10 p.m. She stated the event is estimated to attract 1,000 – 1,500 people to

downtown White Bear Lake, not unlike a Marketfest. Ms. Hiniker also relayed Mainstreet's support of this request.

Ms. Hiniker stated the groups performing will be Cadillac Three, Devon Worley Band and other local acts. To service attendees, Big Wood Brewery is also seeking approval of their extension on-sale brew pub/taproom license and food trucks parked on the City's lot. Ms. Hiniker noted the parking lot would be enclosed with fencing and secured with wristbands and two White Bear Lake Police Officers in addition to the group's own security team of approximately 15 people.

Ms. Hiniker reported the City mailed notice to residents and businesses who would be directly affected by the requested road closures. She mentioned Kathy Kuck, owner of Blue Water Polish Potter on 3rd Street, emailed her concern for loss of sales as a result of 3rd Street being barricaded beginning at 1:00 p.m. when her store does not close until 3:00 p.m. Ms. Hiniker stated staff recommended the road still be closed at 1:00 for safety of pedestrians entering the venue from 3rd Street.

Ms. Hiniker noted that for consistency, use of the parking lot would be for a fee of \$200, and will be accompanied by a \$300 deposit, which would be refunded upon satisfactory clean-up of the event.

Councilmember Biehn stated he sees value in allowing events like these to go until 11:00 p.m. and asked staff about the possibility of surveying residents in the future to see if they would accept an occasional 11:00 p.m. event. Ms. Hiniker agreed there is opportunity to survey people in this area and if this concert is successful, there could be more requests. Ms. Hiniker noted the 10:00 p.m. end time is consistent with the noise ordinance and she also mentioned St. Mary's 10:00 p.m. event once a year often leads to complaints from neighbors.

Councilmember Jones asked Shawn McIntyre with White Bear Productions how this event is being promoted. Mr. McIntyre replied it would primarily be promoted locally and through the internet. He stated the media budget is small, but there would be some radio and social media to provide exposure.

It was moved by Councilmember **Walsh**, seconded by Councilmember **Biehn**, to approve **Resolution No. 12409** approving single event liquor extensions, food trucks and road closures for a community-wide music event hosted by Big Wood Brewery.

Motion carried unanimously.

B. Resolution accepting bids and awarding contract for the 2019 Sanitary Sewer Lining Program, City Project No. 19-07

Public Works Director/City Engineer Kauppi stated the sewer lining program has been in place since 1994 and nearly 20 miles of sewer have been lined to date. He explained that much of the system is clay tile with joints that become compromised by root intrusion and sewer lining is an economical way to rehab the system without disrupting residents.

Mr. Kauppi stated five bids were received and opened on May 29, 2019, with the lowest acceptable bid coming from Visu-Sewer in the amount of \$99,270.50. He

explained this company has completed work in the City in the past and staff recommended awarding this bid to Visu-Sewer.

In response to Councilmember Walsh, Mr. Kauppi stated there are about 85 miles of sanitary sewer, with 20 miles being plastic. He stated the City is about halfway through sewer lining, and with televising capability the City is able to focus on the worst parts of the system first.

It was moved by Councilmember **Walsh**, seconded by Councilmember **Jones**, to approve **Resolution No. 12410** accepting bids and awarding contract for the 2019 Sanitary Sewer Lining Program, City Project No. 19-07.

Motion carried unanimously.

9. CONSENT

- A. Acceptance of April Minutes of the Park Advisory Commission and White Bear Lake Conservation District: May Minutes of the Planning Commission
- B. Resolution authorizing Special Team Charities use of Railroad Park for charity collection event. **Resolution No. 12411**
- C. Resolution accepting the 2018 Comprehensive Annual Finance Report. **Resolution No. 12412**
- D. Resolution accepting a donation from the White Bear Lions Club for Fire Department equipment. **Resolution No. 12413**

It was moved by Councilmember **Jones**, seconded by Councilmember **Walsh**, to approve the consent agenda as presented.

10. DISCUSSION

Nothing scheduled

11. COMMUNICATIONS FROM THE CITY MANAGER

- Marketfest kicks off Thursday, June 13 and runs through Thursday, July 25, 2019
 - Opportunity to introduce the German delegates who came to White Bear and the other participating cities.
 - Recognition of White Bear Lake High School students for winning the ClimateSmart video contest at 6:30 p.m. on the 3rd Street Stage (and 2nd place in the St. Paul Saints video contest).
 - Announcement of 22 Bears that Shine at Railroad Park at 7:15 p.m.
- Manitou Days begins Friday, June 14
 - Councilmembers to meet at the Fire Station at 6:00 p.m. for the parade
 - Parade rerouted around construction: down 4th Street, Stewart, Lake Avenue
- First ever “Fridays with Firefighters” from 10:00 a.m. – noon at Fire Station 920
- Kids Bike Rodeo at Public Works on Saturday, June 15 at 1:00 p.m.

- Letter of concern for lack of progress with South Shore Blvd Trail. Ramsey County completed the right-of-way study and is now preparing an RFP for engineer consultants to design the project.
- Updates from Public Works Director / City Engineer – Paul Kauppi
 - Water system has been fully flushed, which uncovered a few hydrants needing repair.
 - Mill and Overlay is complete except for the Sumac area, waiting on Xcel to finish work on the new gas main and service installations.
 - Two Trails on Highway 96 and White Bear Parkway look good.
 - Old White Bear Area street reconstruction is also proceeding well, but staff has been waiting for Xcel to complete their work.
 - Curbing will be done by Wednesday or Thursday next week. Base course paving expected to be completed by July 4, two weeks from now.

12. CLOSED MEETING

Closed session under Minnesota Statutes, section 13D.05, subdivision 3(c)(3) to develop an offer for the purchase of real estate identified with PID #143022140072

Mayor Emerson asked for a motion to close the meeting pursuant to Minnesota Statutes, section 13D.05, subdivision 3(c)(3) to develop an offer for the possible purchase of real estate identified with PID #143022140072

It was moved by Councilmember **Walsh**, seconded by Councilmember **Jones**, to move into closed session.

13. ADJOURNMENT

There being no further business before the Council, it was moved by Councilmember **Biehn** seconded by Councilmember **Jones** to adjourn the regular meeting at 9:06 p.m.

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

Park Advisory Commission Meeting Minutes

APRIL 18, 2019

6:30 P.M.

CITY HALL

MEMBERS PRESENT	Bryan Belisle, Victoria Biehn, Mark Cermak, Anastacia Davis, Ginny Mae Davis, Bill Ganzlin, Mike Shepard
MEMBERS ABSENT	
STAFF PRESENT	Mark Meyer, Paul Kauppi and Andy Wietecki
VISITORS	Justin Townsend, Samantha Crosby and Anne Kane
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 March 21, 2019 was moved by Mark Cermak and seconded by Bryan Belisle. Motion carried.

3. APPROVAL OF AGENDA

Approval of the April 18, 2019 agenda was moved by Mike Shepard and seconded by Victoria Biehn. Motion carried.

4. UNFINISHED BUSINESS

None.

5. NEW BUSINESS

a) Matoska Boat Launch

Justin Townsend from Ramsey County spoke regarding the Matoska Park boat launch. He has grant dollars to help with signs and paint markings to spread the word on aquatic invasive species. We will designate areas at the Matoska Park boat launch for people to clean and drain their boats with tools to help remove any aquatic invasive species that are attached to their boats and trailers. With the designated space, this will help keep the movement of unwanted invasive species from lake to lake.

Bill Ganzlin recommended putting the rules of the lake on the pay slips or having a sign next to the pay box.

b) Schafer Richardson Park Dedication

Anne Kane and Samantha Crosby spoke about the apartment complex that will be constructed on County Road E and Linden Street. Schafer Richardson is making a park land dedication to the County and City. This park land dedication could be used as a trailhead location for the Bruce Vento Trail northern extension that is planned for future with shared responsibilities with the County.

Victoria suggested that a small playground could be put in with climbing structures and benches.

c) Arbor Day – May 4th

The final details for Arbor Day were discussed. Mike Shepard has 12-15 volunteers from the White Bear Lake Lions Club for Lakewood Hills Park. Bryan Belisle has 15 volunteers from the White Bear Lake Rotary Club for Rotary Park. Mark has Boy Scouts lined up for trash pick-up from the fishing pier to Lions Park.

Thanks to everyone for helping put together another great Arbor Day Celebration.

d) Summer Park Tours

May – West Park and Memorial Beach

June – Lions Park

July – Lakewood Park

August – Stellmacher Park

September – Bossard Park

6. OTHER STAFF REPORTS

None.

7. COMMISSION REPORTS

None.

8. OTHER BUSINESS

None.

9. ADJOURNMENT

The next meeting will be held on May 16, 2019 at 6:30 p.m at West Park.

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