

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

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The City of White Bear Lake Planning Commission will hold its regular monthly meeting on Monday, September 30, 2019, beginning at 7:00 p.m. in the White Bear Lake City Hall Council Chambers, 4701 Highway 61.

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1. Call to order and roll call.
2. Approval of the September 30, 2019 agenda.
3. Approval of the August 26, 2019 Planning Commission meeting minutes.
4. **CASE ITEMS:**  
**Unless continued, all cases will go to the City Council meeting on Tuesday, October 8, 2019. Item E requires two readings and will also be heard at the City Council meeting on Tuesday, November 12, 2019.**
  - A. **Case No. 19-7-V:** A request by **Mark Christenson** for a three foot variance from the four foot height limit for an existing stone wall abutting a public right-of-way, per Code Section 1302.030, Subd.6.h.4, in order to allow the wall to remain along 10<sup>th</sup> Street at the property located at 4955 Lake Avenue.
  - B. **Case No. 75-13-Sa:** A request by **Docks of White Bear Lake** for a conditional use permit amendment for a 50-slip expansion of the Docks of White Bear Lake Marina, per Code Section 1303.227, Subd.4.f, at the property located at 4424 Lake Avenue South. **(Withdrawn at applicant's request.)**
  - C. **Case No. 19-4-CUP:** A request by **White Bear Lake Event Center** for a conditional use permit for an event center in the Lake Village Mixed Use District, per Code Section 1303.227, Subd.4, and a conditional use permit for joint parking, per Code Section 1302.050, Subd.10.a, at the property located at 4431 Lake Avenue South. **(Withdrawn at applicant's request.)**
  - D. **Case No. 19-4-Z:** A City-initiated text amendment to Zoning Code Section 1303.227, Subd.4.f.2, to delete the slip density limit of not more than one slip for every four feet of shoreline. **(Withdrawn at applicant's request.)**
  - E. **Case No. 19-5-Z:** A request by **Mike Belz** for a rezoning from B-4: General Business to R-4: Single Family – Two Family Residential, per Code Section 1301.040, a minor subdivision, per Code Section 1407.030, and variances from the minimum lot area and width, per Code Section 1303.060 Subd.5, in order to split one lot into two for the purpose of constructing a new single-family residence at the property located at 2105 1<sup>st</sup> Street.
  - F. **Case No. 19-8-V:** A request by **Dan Wachtler** for a variance to allow a third accessory structure, per Code Section 1302.030, Subd.4.i, in order to construct a screened gazebo at the property located at 4859 Lake Avenue.

**G. Case No. 93-15-Sa2:** A request by **Honsa Family Funeral Home** for a conditional use permit amendment, per Code Section 1303.130, Subd.4.e, to allow for the installation of three windows along the south building wall at the property located at 2460 East County Road E.

**H. Case No. 02-9-Sa2:** A request by **Sheet Metal Union #10** for a conditional use permit amendment for an educational facility in the “P” Public zoning district, per Code Section 1303.245, Subd.2.c.3, in order to construct a 2,416 square foot building addition and 1,344 square foot training “courtyard” at the property located at 3554 White Bear Avenue.

**5. DISCUSSION ITEMS:**

- A. Acknowledgement of Marvin Reed’s Resignation.
- B. City Council Meeting Summary from September 10, 2019.
- C. Park Advisory Commission Meeting Minutes from July 18, 2019.

**6. ADJOURNMENT**

Next Regular City Council Meeting .....October 8, 2019

Next Regular Planning Commission Meeting.....October 28, 2019

**MINUTES  
PLANNING COMMISSION MEETING  
CITY OF WHITE BEAR LAKE  
AUGUST 26, 2019**

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Monday, August 26, 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, Jim Berry, Mary Alice Divine, Mark Lynch, Marvin Reed, and Peter Reis.

MEMBERS EXCUSED: Erich Reinhardt.

MEMBERS UNEXCUSED: None.

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

OTHERS PRESENT: Mark Ryan and Bob Djupstrom.

**2. APPROVAL OF THE AUGUST 26, 2019 AGENDA:**

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

**3. APPROVAL OF THE JUNE 24, 2019 PLANNING COMMISSION MEETING MINUTES:**

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

**4. CASE ITEMS:**

A. **Case No. 19-7-V:** A request by **Mark Christenson** for a three foot variance from the four foot height limit for an existing stone wall abutting a public right-of-way, per Code Section 1302.030, Subd.6.h.4, in order to allow the wall to remain along 10<sup>th</sup> Street for the property located at 4955 Lake Avenue. (Continued.)

Crosby requested the Commission continue this item to the September Planning Commission meeting.

The Planning Commission agreed to continue the item to the September 30, 2019 Planning Commission meeting.

- B. **Case No. 19-4-Z:** A City-initiated text amendment to Zoning Code Section 1303.227, Subd.4.f.2, to delete the slip density limit of not more than one slip for every four feet of shoreline. (Continued at staff's request.)

Kane requested the Commission continue this item to the September Planning Commission meeting. She noted it will be a discussion item later in the meeting.

Member Reed opened the public hearing.

Bob Djupstrom, 3895 Cranbrook Drive, he pointed out that currently no one in the marina is in compliance, except the VFW. The slip density ordinance maintains a standard for commercial bays, lake quality level, and balance of commercial and recreational use of the lake. There has been an increase in lake usage, as indicated in the White Bear Press.

He conveyed that the City has a civic duty to protect the quality of life around the lake. The slip density regulation should be retained, while grandfathering in the existing docks at their current slip numbers, to ensure that new development does not contribute to congestion. He would like to attend next month's meeting.

The Planning Commission agreed to continue the item to the September 30, 2019 Planning Commission meeting.

- C. **Case No. 75-13-Sa:** A request by **Docks of White Bear Lake** for a conditional use permit amendment for a 50-slip expansion of the Docks of White Bear Lake Marina, per Code Section 1303.227, Subd.4.f, at the property located at 4424 Lake Avenue South. (Continued at applicant's request.)

Crosby requested the Commission continue this item to the September Planning Commission meeting at the request of the applicant.

The Planning Commission agreed to continue the item to the September 30, 2019 Planning Commission meeting.

- D. **Case No. 19-4-CUP:** A request by **White Bear Lake Event Center** for a conditional use permit for an event center in the Lake Village Mixed Use District, per Code Section 1303.227, Subd.4, and a conditional use permit for joint parking, per Code Section 1302.050, Subd.10.a, at the property located at 4431 Lake Avenue South. (Continued at applicant's request.)

Crosby requested the Commission continue this item to the September Planning Commission meeting at the request of the applicant.

The Planning Commission agreed to continue the item to the September 30, 2019 Planning Commission meeting.

- E. **Case No. 19-2-P & 19-3-Z:** A City-initiated request for a preliminary plat to rearrange four lots located at 3996, 3998, 4000 Hoffman Road and 4001 Highway 61 into two parcels per Code Section 1402.020, and a rezoning of the northern parcel from B-3: Auto-Oriented Business to I-1: Limited Industry, and the southern parcel from B-3: Auto-Oriented Business to P: Public, per



Code Section 1301.040, in order to allow the north half to be combined with Saputo and the south half to be joined to the White Bear Lake Public Works facility.

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

Member Reed inquired about ownership and demolition costs. Kane responded that the City has closed on the property, and while the contracts are not finalized, all costs will be split 50/50 with Saputo.

Member Reis questioned if Saputo is public or private, domestic or offshore. Kane replied that the company is privately held and offered to have the answer on whether it is domestic by the City Council meeting.

Member Reed opened the public hearing. There being no comments from the public, Member Reed closed the public hearing.

Member Lynch moved to recommend approval of Case No. 19-2-P & 19-3-Z. Member Reis seconded the motion. The motion passed by a vote of 6-0.

## **5. DISCUSSION ITEMS:**

### **A. Workshop Discussion on Slip Density regulation in LVMU District.**

Kane discussed the City's slip density regulations. Currently, the Lake Village Mixed Use District (LVMU) is the only zoning district that allows/regulates marinas. She broke down the density of each of the businesses boat slips, demonstrating that no one is within regulation.

She noted that the White Bear Lake Conservation District (WBLCD) has authority over dock configuration and enforcing the Authorized Dock Usage Area (ADUA). The WBLCD previously approved the proposed dock expansion for the Docks of White Bear, contingent on approval from the City that parking requirements will be met. The City requires one parking stall for every four boat slips. Staff has analyzed parking and found there to be adequate spaces to support the additional boat slips at the shopping center. This is not the case for others in the bay.

Member Divine questioned the rationale for the parking ratio. Kane was unsure of the reasoning, but found the ratio to be low compared to other cities with commercial marinas.

Member Reis wondered if the required parking is looked at yearly, considering the variability of lake levels, and whether tearing down buildings to the north would allow for more parking opportunities. Kane confirmed that the City will be looking at the parking numbers annually as a joint effort by the City and the WBLCD to stay connected. She noted that the properties in question are zoned commercial and would not be allowed to be used as marina.

Member Divine wondered if parking spots are dedicated to marina use and if the vacant retail spaces were accounted for in staff's analysis. Kane affirmed both were true. Member Lynch followed up with the suggestion that the marina parking requirement be analyzed to determine if it is an accurate representation of what is needed. Kane replied that the City will be conducting a detailed parking analysis later this year and suggested this use could be examined a part of that study.

Member Reed questioned how it came to be that all the docks in the marina are out of compliance and if there were density standards before 2003. Kane was unsure of past density regulations, but commented that the City has always regulated marinas. She has researched the meeting minutes and found that none of the docks have been expanded since 2003, so they are most likely grandfathered in at their current densities.

Member Divine commented that she did not think getting rid of the slip density requirement all together is right, but is unsure of what the solution should be. Member Berry concurred.

Member Reis reported that deleting slip density is cause for concern, as it has only been a few years since the lake was at its lowest. He wondered how much flexibility is granted when the lake is low and owners lose access to boat slips. Kane confirmed the WBLCD has granted some leeway for alternate dock configurations extending beyond the ADUA, but too much extension would reduce navigability and access for other users, so it is limited.

Member Berry asked how parking is allocated to each business at the City's public ramp. Kane explained how a shared parking model was used to reduce the number of required parking for businesses that share the public ramp.

Member Baltzer expressed concern over the fact that WBLCD already approved the dock expansion, indicating it puts the City in a bind.

Member Lynch wondered about the possibility of enforcing time limits for on street parking along Lake Avenue South to promote higher turnover. Kane explained that enforcement is difficult and it generates more complaints from both residents and businesses.

There was general consensus among the Commissioners that it would not be in the City's best interest to delete the slip density requirement. They were open to changing the density.

Bob Djupstrom asked about a possible discrepancy in shoreline measurements. He reiterated his earlier comments that the docks limit access to the lake. Member Lynch urged Mr. Djupstrom to offer his comments to the WBLCD.

**B.** City Council Meeting Minutes of August 13, 2019.

No discussion

**C.** Park Advisory Commission Meeting Minutes of May 16, 2019.

Member Divine wondered what a bike repair station consisted of. Crosby replied it to be a place where tools are available for use by the public to perform maintenance on bicycles.

## **6. ADJOURNMENT:**

Member Baltzer moved to adjourn, seconded by Member Lynch. The motion passed unanimously (6-0), and the August 26, 2019 Planning Commission meeting was adjourned at 8:30 p.m.



**City of White Bear Lake**  
COMMUNITY DEVELOPMENT  
DEPARTMENT

## *MEMORANDUM*

**TO:** The Planning Commission

**FROM:** Samantha Crosby, Planning & Zoning Coordinator

**DATE:** August 21, 2019 for the September 30, 2019 Planning Commission Meeting

**SUBJECT:** Gary Christensen, 4955 Lake Avenue - Case No. 19-7-V

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### **REQUEST**

The applicant, Mark Christensen, on behalf of his brother (the property owner) Gary Christensen, is requesting a 3 foot variance from the four foot height limit for an existing stone wall abutting a public right-of-way, per Code Section 1302.030 Subd.6.h.4, in order to allow the wall to remain along 10<sup>th</sup> Street at the property located at 4955 Lake Avenue.

### **SITE CHARACTERISTICS**

The subject site is located at the corner of 10<sup>th</sup> Street and Lake Avenue. The lot contains a single-family residence with a detached two-car garage and riparian rights on the east side of Lake Avenue. The subject wall and the driveway access are both on 10<sup>th</sup> Street, which is one-way east bound, with parking allowed along the north side.

### **ZONING**

The subject property is zoned R-2 –Single Family Residential, and S – Shoreland Overlay district. The property to the south is zoned the same. The properties to the west are zoned R-4 – Single and Two Family and S. West Park/Memorial Beach, zoned P – Public Facilities, “abuts” the property to the north (across 10<sup>th</sup> Street), and the lot is a riparian parcel.

### **BACKGROUND**

According to Ramsey County, the house was built in 1880. In 1985 (Case #85-23-V) the property was granted a variance to allow for a 6-foot high wooden privacy fence along the north property line. The fence was to extend no closer than 35 feet to the right-of-way line of Lake Avenue and to terminate approximately 20 feet from the west property line. The variance required that the fence be set at least 6 inches inside the property line and that the applicant utilize vegetation on both sides of the fence to reduce the visual impact of a 135 foot long span of wood fence. The intent of the variance was to provide more privacy from the cars parking along 10<sup>th</sup> Street by patrons of Optimist Beach and West Park.

### **APPLICANT’S PRACTICAL DIFFICULTY**

See applicant’s narrative.

**ANALYSIS**

The wall still has vegetation on both sides, in the areas where it exceeds 4 feet tall. The wall is over 10 feet away from the curb, so it is not obstructing the sight triangles for visibility of on-coming traffic for the driveway. The proposed request is an expansion over the original variance approval in three ways.

First, the columns on either side of the driveway are 7 feet tall rather than 6 feet tall. The columns measure 2 feet 4 inches square and support a decorative lantern-style lighting on top.

Second, the 6 foot height does not terminate 20 feet from the west property line. It now extends all the way to the west property line. This creates a symmetry that could be considered more appealing from an aesthetics point of view. Also, the entire wall is approximately 170 feet long, so the amount of wall that exceeds 4 feet in height is approximately 10% of the overall structure.

Third, upon inspection, staff noticed that the fence along the west property line also exceeds 4 feet in height and runs all the way to the north property line. Fences must be setback 12 feet from a side abutting a public right-of-way if they are taller than 4 feet in height. This deviation could be framed as either a setback variance (12 feet) or a height variance (2 feet). Either way, given that the stone wall along the north property line is 6 feet tall it may follow as reasonable to also permit the perpendicular fence that connects to it to be 6 feet tall.

In staff's opinion, the wall is a more aesthetically pleasing structure than the previous fence. Also, the applicant did a nice job of incorporating objects, such as bricks and other items (a railroad stake, a glass bottle) into the wall, giving it additional visual interest. These items are tastefully done and not so many that the wall appears "junky".

Typically height variances are granted for fences along sides abutting a public right-of-way where the right-of-way is a higher-volume, higher-speed roadway such as White Bear Avenue or County Road E. In this case, the variance is mainly for aesthetic purposes. Given the history of past structures of similar height and length in this location with no known adverse impacts and given the comparatively short length of portion of the wall that exceeds 4 feet, staff support the variance as requested.

**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.

**RECOMMENDATION**

Staff recommends approval of the 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 zoning permit shall be obtained and all inspections passed.
4. All the conditions of approval for the original variance shall still apply.
5. The applicant shall have a licensed surveyor stake the location of the property line for verification at the time of inspection.

**Attachments:**

1. Draft Resolution of Approval
2. Zoning/Location Map
3. Applicant's Request Narrative
4. Site Plan, Wall Dimensions and Photos

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION GRANTING A VARIANCE FOR  
4955 LAKE AVENUE  
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

**WHEREAS**, a proposal (19-7-V) has been submitted by Mark Christenson, on behalf of Gary Christensen, to the City Council requesting approval of a height variance from the Zoning Code of the City of White Bear Lake for the following location:

**LOCATION:** 4955 Lake Avenue

**LEGAL DESCRIPTION:** Lots 1 and 2, Block 18, “White Bear” and that part of adjoining Lake Avenue, abandoned, and accretions thereto lying East of the Easterly lines of said Lots 1 and 2 and said Easterly line of Lot 1 extended and between the extensions East of the South line of said Lot 2 and the centerline of adjoining 10<sup>th</sup> Street. AND That part of Lot 3, Block 18 “Auerbach’s Rearrangement of Part of White Bear” lying East of a line parallel to and 46.25 feet West from the East line of said lot and that part of the adjoining alley, vacated, lying East of the extension South of said line parallel to and 46.25 feet West from the East line of said lot and North of the extension West of the most Southerly line of said lot. Ramsey County, MN; (PID # 133022220047)

**WHEREAS, THE APPLICANT SEEKS THE FOLLOWING RELIEF:** A 3 foot variance from the 4 foot height limitation in order to retain an existing 6 foot tall stone wall abutting a public right-of-way with two 7 foot tall columns, and a 2 foot variance from the 4 foot height limitation for a fence closer than 12 feet to a side abutting a public right-of-way (along the west property line), both per Code Section 1302.030, Subd.6.h.4; and

Case # 85-23-V: (approved July 29, 1985) A variance to establish a 6 foot high fence along the north property line.

**WHEREAS**, the Planning Commission has held a public hearing as required by the city Zoning Code on August 26, 2019; and

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

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

1. The requested 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. Because a boundary line demarcation of a similar height has been in place for the past 34 years with no known adverse impacts, the variance is a reasonable use of the land or building.
  3. The variance should not be injurious to the neighborhood or otherwise detrimental to the public welfare.
  4. The special conditions and circumstances are not the result of actions of the owner or a predecessor in title.
  5. The non-conforming uses of neighboring lands, structures, or buildings in the same district are not the sole grounds for issuance of the variances.

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

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. 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 zoning permit shall be obtained and all inspections passed.
4. All the conditions of approval for the original variance shall still apply.
5. The applicant shall have a licensed surveyor stake the location of the property line for verification at the time of inspection.

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

Ayes:  
Nays:  
Passed:

\_\_\_\_\_  
Jo Emerson, Mayor

**ATTEST:**

\_\_\_\_\_  
Kara Coustry, City Clerk

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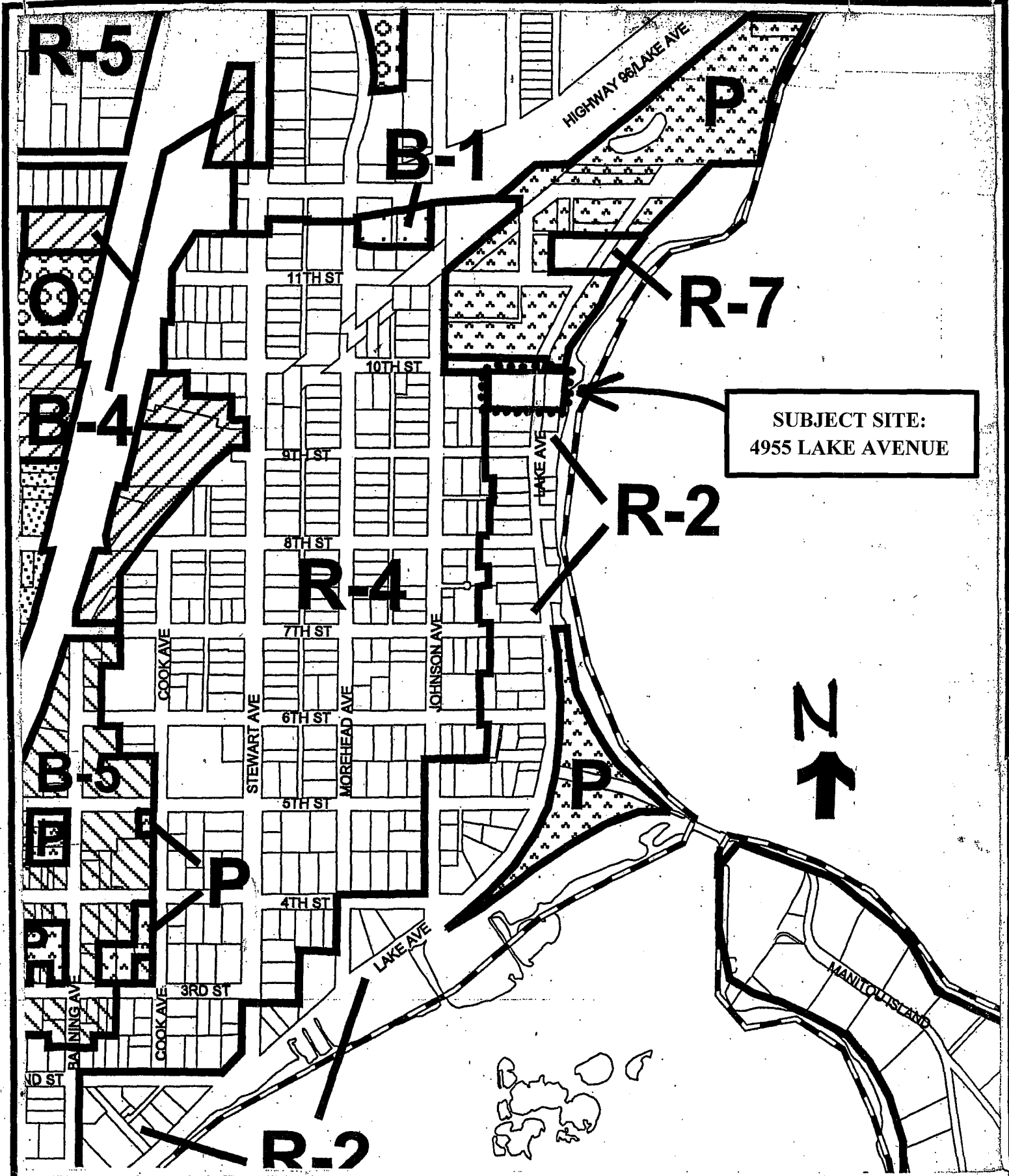
Approval is contingent upon execution and return of this document to the City Planning Office.

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

\_\_\_\_\_  
Gary Christensen

\_\_\_\_\_  
Date





**SUBJECT SITE:**  
4955 LAKE AVENUE



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

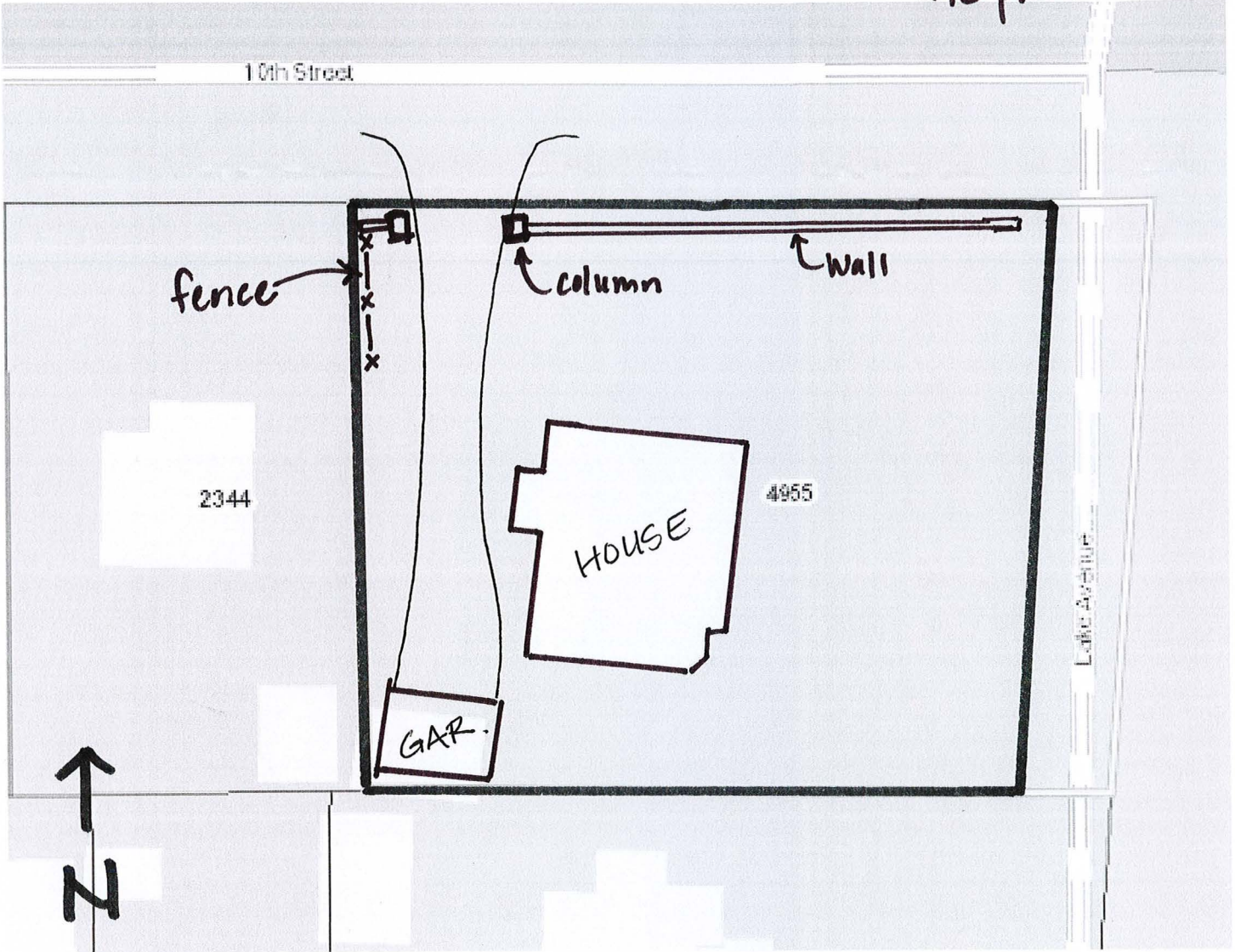
CASE NO. : 19-7-V  
CASE NAME : Christensen  
DATE : August 26, 2019

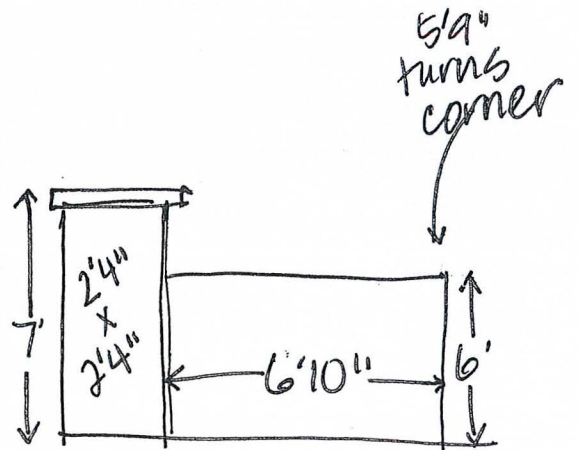
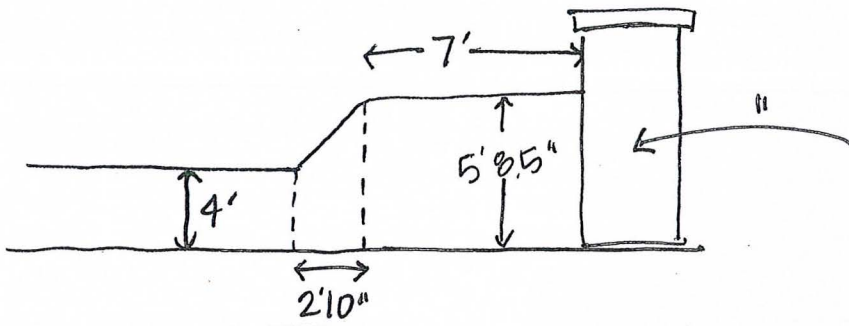
8-12-09

I am requesting a variance for work I performed already on Rock wall fence I put up two rock columns with 10' wings wings are 6' ft high and rest of fence 4' high (seen in pictures) The six foot sections are higher than code, code 4 ft. The variance is for the wings to stay at six ft. ~~It~~ It would be a mess to try to resize to 4' I would have to try to saw cut the stone wall and demo out the rocks.

Mark Chubb

site plan









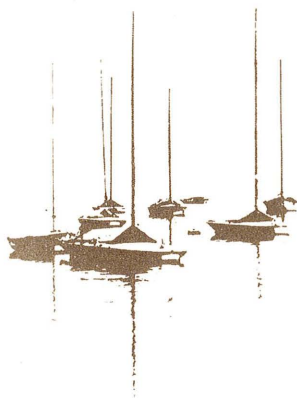




10'

2.5'  
WIDE  
COLUMN





## City of White Bear Lake

4701 Highway 61 • White Bear Lake, Minnesota 55110

Phone (651) 429-8526 • Fax (651) 429-8500

[www.whitebearlake.org](http://www.whitebearlake.org)

September 25, 2019

Brian McGoldrick  
Docks of White Bear Marina  
4437 Lake Avenue  
White Bear Lake, MN 55110

RE: Case #19-4-CUP Triangle Event Center & Case #75-13-Sa Marina Expansion

Dear Brian,

I understand from correspondence you have had with our City Manager, Ellen Hiniker, that you have requested that the above referenced Conditional Use Permit requests be removed from the September Planning Commission Agenda. As you are aware, these applications are technically incomplete as we do not have Land Use Applications signed by the property owner or his authorization to process the CUP requests.

Minnesota Statutes §15.99 requires that a city either approve or deny a land use request within 60 days of receiving a completed Land Use Application. However, the start of the 60-day review period for these requests has not been triggered. As you recall, the items were continued from the August Planning Commission meeting to the September Planning Commission at your request. Without consent from the property owner we are unable to further continue the matters and the applications are hereby considered withdrawn.

Public notice was provided in the White Bear Press and to neighbors for the August Planning Commission meeting, and the staff reports and resolutions were prepared, consequently, we are unable to refund the application fees.

Staff was supportive of both requests. If in the future you desire to re-initiate either of these requests, a complete resubmittal of the application form, fees and supporting documentation would be required at that time, and we encourage you to do so. If you have any questions, I can be reached at either [scrosby@whitebearlake.org](mailto:scrosby@whitebearlake.org) or 651-429-8534.

Sincerely,

Samantha Crosby  
Planning & Zoning Coordinator

Copy: Jenifer Sorensen, DNR; Kim Johnson, WBLCD; Ellen Hiniker, City Manager; Anne Kane, Community Development Director; Adam Jarvi, New Studio Architecture



City of White Bear Lake  
COMMUNITY DEVELOPMENT  
DEPARTMENT

4.E

## MEMORANDUM

**TO:** The Planning Commission

**FROM:** Anne Kane, Community Development Director

**DATE:** September 24, 2019 for the September 30, 2019 Planning Commission Meeting

**SUBJECT:** Belz – 2105 1<sup>st</sup> Street (Case #19-1-LS, 19-5-Z & 19-10-V)

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### **REQUEST**

Michael Belz is requesting review and approval of a Minor Subdivision (lot split) to create a new residential lot, variances from the minimum lot area and width for parcels located within the Shoreland Overlay District, and to rezone both parcels from B-4 General Business to R-4 One & Two Family Residential. See attached letter of request.

### **SITE CHARACTERISTICS**

The subject property is located on the north side of 1<sup>st</sup> Street, between Highway 61 and Burson Avenue. The property is comprised of two historical lots of record and contains a single-family residence with a detached garage. The built improvements are situated on the eastern portion of the lot with a sizable side yard on the western portion.

### **ZONING**

The property is zoned R-4 – General Business District reflecting the commercial character of the Highway 61 corridor. A restaurant and its associated parking abut the property to the north and west. The neighboring properties to the south and east along 1<sup>st</sup> Street are single and two family residences zoned R-4 Single & Two Family Residential. The property lies within the Shoreland Overlay District of White Bear Lake.

### **BACKGROUND**

The parcels were originally platted as part of the Murray Grove Subdivision in the late 1890s. The existing residence was constructed in 1904. The City's 1962 Zoning Map reflects the western parcel (Parcel A) as zoned RB – Retail Business and the eastern parcel (Parcel B) as R-4 – One and Two Family Residential. The 1986 Zoning Map has both parcels located in the B-4 – General Business District. A review of the property file and Planning Commission meeting minutes during this time span did not reveal how or when the entire parcel was zoned commercial. A 1996 Land Use Case submitted by Doug and Jan Kraemer sought to complete the same actions currently requested, but was withdrawn when they were unable to resolve aspects of the purchase agreement. The current applicant purchased the property in 2018.

4.E



## **ANALYSIS**

### **Rezoning Request**

The subject property has been residential in nature since the home was constructed in 1904. In staff's estimation the commercial designation is not desirable given the orientation of the property to 1<sup>st</sup> Street which serves the surrounding residential properties. While the Clark Station and Don Julio's Restaurant each have a driveway which accesses 1st Avenue, both businesses are oriented to Highway 61 and serve as appropriate buffers for the abutting neighborhood from the high-volume corridor. The property has been guided Low Density Residential since 1998 and the proposed rezoning request to R-4 is consistent with surrounding properties and brings the property into conformance with the Comprehensive Plan.

### **Lot Split and Variances from Lot Area and Width**

The 70% rule, which allows two historic lots of record to be "untied" when they meet 70% of current size and width standards, does not apply to properties in the Shoreland Overlay District. However, when the 70% rule is used for comparative purposes, both lots would exceed the threshold: 70% of the General Development Shoreland designation requires minimum 7,000 square feet lot area and 56 feet lot width. Parcel A will be 7,508 square feet in area and 60 feet in width. Parcel B will be 8,996 square feet in size and 59.58 in width.

Exceeding the 70% rule alone is not a sufficient basis upon which to grant the request. The newly created parcels should also have a building pad large enough to support principal and accessory structures without variance. This speaks to being in harmony with the general purpose and intent of the ordinance. If the new lot is so substandard that setbacks cannot be met, then it is likely too small. The resulting lot provides a buildable footprint that is 40 feet in front and narrows as it extends to the rear of the property, allowing for a rear-loaded garage to be tucked behind the living area of the home. Specifically, a front-loaded garage home design would not be compatible or consistent with the character of the neighborhood and a condition prohibiting such a design is recommended.

The newly created parcels should also not create "creep" — meaning they should not bring down the average lot size (or lot width) in the neighborhood. The average lot area for R-4 residential parcels south of 2<sup>nd</sup> Avenue between Highway 61 and Banning Avenue is 8,750 square feet and the majority of lots are 60 feet in width or less. In staff's estimation the proposed lot area of 8,250 square feet and 60 feet in width for the newly created lots is both consistent with the character of the neighborhood and will not erode the neighborhood average.

Finally, the easiest test to apply is whether the parcels conform to the Comprehensive Plan. The Land Use section of the plan identifies this property and the Old White Bear neighborhood as "Low Density Residential", which allows 3 to 9 units per acre. The proposed lot split results in a density of approximately 5 units per acre and therefore is consistent with the Comprehensive Plan.

Impervious area is not a significant consideration in analyzing the lot split, as 30% of one 16,504 square foot lot is the same as 30% of two small lots that add up to the same size. Given the location of the existing impervious area on site, though, Parcel B will become 44% impervious and staff has included a condition that the 14% be mitigated per code. There are no impervious areas Parcel B, so the new owner will be starting with a clean slate.

Both sewer and water are available in 1<sup>st</sup> Street and capacity is sufficient to support the proposed split. Sewer and water hook-up fees are due at the time a building permit is issued. Staff is also recommending that the overhead utilities across Parcel A serving Parcel B be buried and the appropriate easement recorded.

**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.

The City's discretion in approving or denying a minor subdivision/lot split is limited to whether or not the proposed subdivision meets the standards outlined in the Zoning Ordinance and Subdivision Regulations. If it meets these standards, the City must approve the subdivision. However, 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.

**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. Staff also recommends approval of the requested lot split and variances subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit.
2. The requirement for a hard-shell plat is waived.
3. Existing overhead utilities shall be buried and the appropriate easements recorded.
4. The home on Parcel A shall not exceed 30 feet from ground grade to peak. If Parcel B is ever reconstructed, this same height limit shall apply.
5. The driveway for Parcel A shall access First Street and the garage shall be located in the side or year yard only – not in front of the home.
6. Parcel B drains on to Parcel A and when Parcel A is developed, this additional stormwater runoff shall be considered as part of the grading plan.
7. Raingarden design for Parcel B still needs to be finalized prior issuance of a Building Permit for Parcel A.
8. Within 60 days after the City Council approval of the sketch plan, the applicant shall

supply to the City Planner a revised Certificate of Survey for both lots, including all legal descriptions, dimensions, and easements/dedications (consistent with the approved sketch plan) or the subdivision shall become null and void.

9. Within 90 days after approval of the revised Survey by the City Engineer, the applicant shall record the Survey along with the instruments of conveyance with the County Land Records Office or the subdivision shall become null and void.
10. The applicant shall provide the City with proof of recording (receipt) as evidence of compliance with condition #3.
11. The applicant shall provide the City Planner with two final, approved and recorded copies of the Certificate of Survey within 120 days after the date of recording.
12. Durable iron monuments shall be set at the intersection points of the new lot line with the existing lot lines. The applicant shall have one year in which to set the monuments.
13. Park Dedication shall be due for the new lot when a building permit is issued for the construction of the new residence on Parcel A.
14. Metropolitan Council SAC (Sewer Availability Charge) and WAC (Water Availability Charge) and City SAC and WAC shall be due at the time of building permit for Parcel A.
15. Water and sewer hook-up fees shall be collected for Parcel A at the time when a building permit is issued.
16. A tree preservation plan for Parcel A shall be submitted for review and approval prior to the issuance of a building permit for the new residence.
17. No construction permits may be issued for improvements on Parcel A prior to approval and recording of the instruments of conveyance with the Ramsey County Recorder's Office.
18. The applicant shall agree to reapportion any pending or actual assessments on the original parcel or lot of record in accordance with the original assessment formula on the newly approved parcels in accordance with the City of White Bear Lake Finance Department schedules.

**Attachments:**

1. Draft Resolution of Approval (Lot Split and Variances)
2. Draft Ordinance (Rezoning)
3. Location Map, Existing Zoning and Proposed Zoning Exhibit
4. Applicant's Letter of Request
5. Certificate of Survey for the Proposed Lot Split, prepared by E.G. Rud & Sons, dated 1/14/2019

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING A MINOR SUDIVISION  
WITH CERTAIN CONDITIONS AND FOUR VARIANCES  
FOR 2105 FIRST STREET  
WITHIN THE CITY OF WHITE BEAR LAKE**

**WHEREAS**, a proposal (19-1-LS & 19-10-V) has been submitted by Michael Belz to the City Council requesting a minor subdivision from the City of White Bear Lake Subdivision Code at the following site:

**ADDRESS:** 2105 First Street

**EXISTING LEGAL DESCRIPTION:** Lots 6 and 7, Block 1, Murray Grove Subdivision, Ramsey County, Minnesota. (Property Identification # 143022430015)

**WHEREAS THE APPLICANT SEEKS:** The approval of four variances:

- A 20 foot variance from the 80-foot lot width requirement for Parcel A;
- A 2,492 sq. ft. variance from the 10,000 square foot lot area requirement for Parcel A;
- A 20.42 foot variance from the 80-foot lot width requirement for Parcel B;
- A 1,004 sq. ft. variance from the 10,000 square foot lot area requirement for Parcel B; and
- A Minor Subdivision, per Section 1407.030, to split one parcel into two historic lots of record – Parcel A being 60 feet wide and 7,508 sq. ft. in size and Parcel B being 59.58 feet wide and 8,996 sq. ft. in size.

**PROPOSED LEGAL DESCRIPTIONS:**

Parcel A: Lot 6, Block 1, Murray Grove Subdivision, Ramsey County, Minnesota.

Parcel B: Lot 7, Block 1, Murray Grove Subdivision, Ramsey County, Minnesota.

**WHEREAS**, the Planning Commission has held a hearing as required by both the Zoning Code and the Subdivision Regulations on September 30, 2019;

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

**NOW, THEREFORE, BE IT RESOLVED** by the City of White Bear Lake that the City Council finds that the variances and minor subdivision abides by the intent of the city's ordinances, codes, and the Comprehensive Plan; and

**FURTHER, BE IT RESOLVED** by the City Council of the City of White Bear Lake, that for the lot split, the City Council accepts and adopts the following findings of the Planning Commission:

1. The proposal is consistent with the City's Comprehensive Plan.
2. The proposal is consistent with existing and future land uses in the area.
3. Because of the associated variances, the proposal conforms to the Zoning Code requirements.
4. The proposal will not depreciate values in the area.
5. The proposal will not overburden the existing public services nor the capacity of the City to service the area.
6. Traffic generation will be within the capabilities of the streets serving the site.

**FURTHER, BE IT RESOLVED** by the City Council of the City of White Bear Lake, that for the variances, the City Council accepts and adopts the following findings of the Planning Commission:

1. Because the resulting lots will be more than 70% of the size and width requirements of the code, 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.
3. Although the proposal is consistent with the development pattern of the immediate neighborhood, the non-conforming uses of neighboring lands, structures, and 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 variances and minor subdivision subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit.
2. The requirement for a hard-shell plat is waived.
3. Existing overhead utilities shall be buried and the appropriate easements recorded.
4. The home on Parcel A shall not exceed 30 feet from ground grade to peak. If Parcel B is ever reconstructed, this same height limit shall apply.
5. The driveway for Parcel A shall access First Street and the garage shall be located in the side or rear yard only – not in front of the home.
6. Parcel B currently drains on to Parcel A. When Parcel A is developed, this additional stormwater runoff shall be reflected in the grading plan.
7. Raingarden design for Parcel B shall be finalized prior issuance of a Building Permit for Parcel A.

8. Within 60 days after the City Council approval of the sketch plan, the applicant shall supply to the City Planner a revised Certificate of Survey for both lots, including all legal descriptions, dimensions, and easements/dedications (consistent with the approved sketch plan) or the subdivision shall become null and void.
9. Within 90 days after approval of the revised Survey by the City Engineer, the applicant shall record the Survey along with the instruments of conveyance with the County Land Records Office or the subdivision shall become null and void.
10. The applicant shall provide the City with proof of recording (receipt) as evidence of compliance with condition #3.
11. The applicant shall provide the City Planner with two final, approved and recorded copies of the Certificate of Survey within 120 days after the date of recording.
12. Durable iron monuments shall be set at the intersection points of the new lot line with the existing lot lines. The applicant shall have one year in which to set the monuments.
13. Park Dedication shall be due for the new lot when a building permit is issued for the construction of the new residence on Parcel A.
14. Metropolitan Council SAC (Sewer Availability Charge) and WAC (Water Availability Charge) and City SAC and WAC shall be due at the time of building permit for Parcel A.
15. Water and sewer hook-up fees shall be collected for Parcel A at the time when a building permit is issued.
16. A tree preservation plan for Parcel A shall be submitted for review and approval prior to the issuance of a building permit for the new residence.
17. No construction permits may be issued for improvements on Parcel A prior to approval and recording of the instruments of conveyance with the Ramsey County Recorder's Office.
18. The applicant shall agree to reapportion any pending or actual assessments on the original parcel or lot of record in accordance with the original assessment formula on the newly approved parcels in accordance with the City of White Bear Lake Finance Department schedules.
19. The amount of accessory uses and structures in the rear yard of both Parcel A and Parcel B shall not exceed 25% of the rear yard area.

20. The Shoreland Overlay district limits the amount of impervious area on both Parcel A and Parcel B to no more than 30% of the lot area.

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 White Bear Lake Planning Department.

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

\_\_\_\_\_  
Michael Belz

\_\_\_\_\_  
Date

ORDINANCE NO. \_\_\_\_\_

**REZONING 2105 FIRST STREET  
FROM B-4 GENERAL BUSINESS DISTRICT  
TO R-4 SINGLE AND TWO FAMILY RESIDENTIAL  
(CASE NO. 19-5-Z)**

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

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

By changing the zoning district classification from B-4 General Business District to R-4 – Single and Two Family Residential for the parcels legally described as follows:

Lots 6 and 7, Block 1, Murray Grove Subdivision, Ramsey County, Minnesota. (Current Property Identification # 143022430015)

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

First Reading: October 8, 2019  
First Publication: October 30, 2019  
Second Reading: November 12, 2019  
Final Publication: November 30, 2019  
Codified:

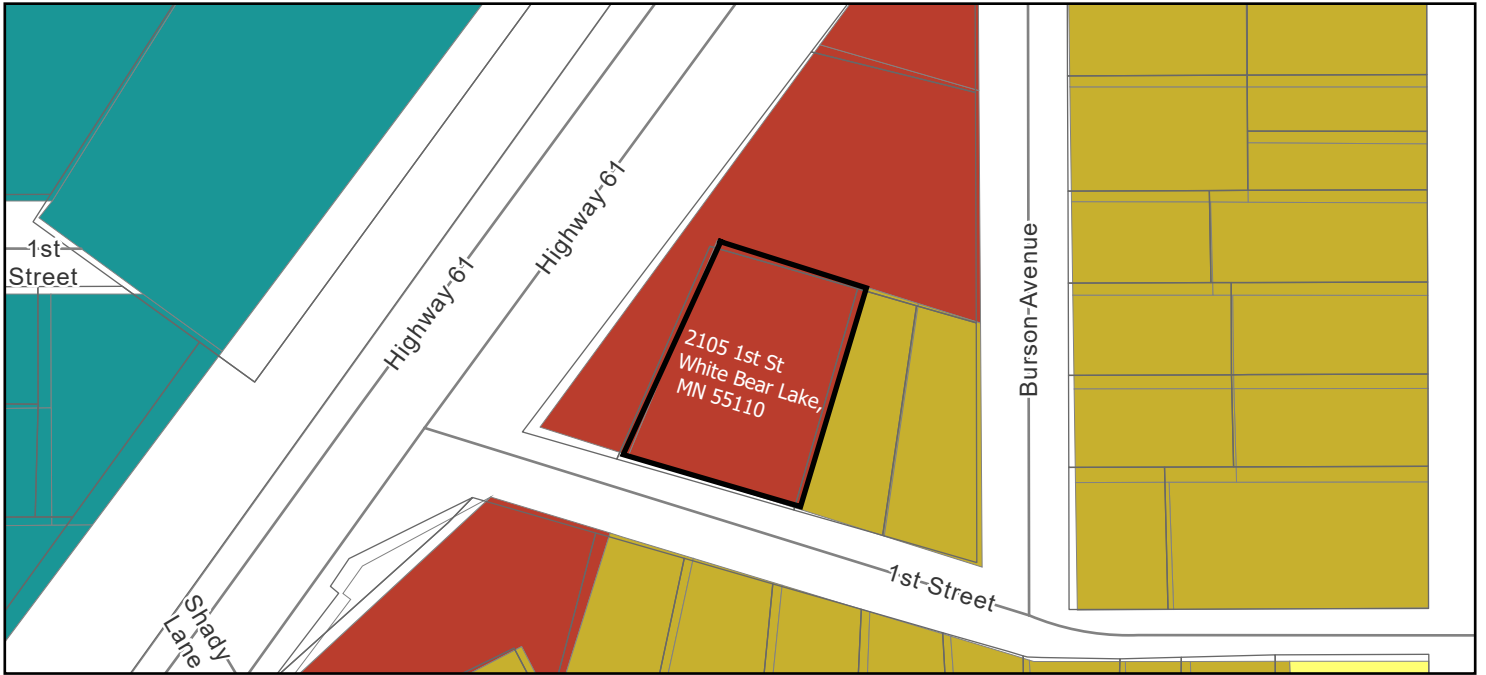
\_\_\_\_\_  
Jo Emerson, Mayor

**ATTEST:**

\_\_\_\_\_  
Kara Coustry, City Clerk



# EXISTING ZONING MAP

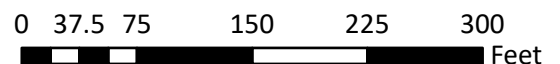


# PROPOSED ZONING MAP



- B-4: General Business
- DCB: Diversified Central Business
- R-2: Single Family Residential
- R-3: Single Family Residential
- R-4: Single Family - Two Family Residential

1:1,500



To Whom It May Concern:

My name is Mike Belz and I am the owner of 2105 1st St. I purchased the property as an investment from my son's friend. After having it surveyed to define the lot lines, I realized the lot was comprised of two original parcels. It is such a great area with downtown and the lake being within walking distance, I am thinking somebody might like to build a new home in this older scenic area of downtown White Bear. I would like to un-tie the two properties. Also, they are currently zoned B4 and I am applying for it to be rezoned to R4. So I am hoping that I can accomplish this once I meet the city requirements.

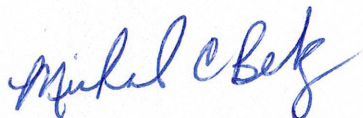
I am supplying a survey that shows the locations of rain gardens that are needed to offset the areas of impervious surfaces requiring mitigation. I have done this with the assistance of Connie Taillon (City Engineer) helping me with size of the rain gardens and where they should be located on the lot.

I have also been working with Samantha Crosby on the proper steps to putting the package together for the application of the lot split and the ability to rezone.

My plan is to rent this property until the lot is split, or until a home is built. I will then be selling it.

Thanks for considering my application.

Dated August 18, 2019:

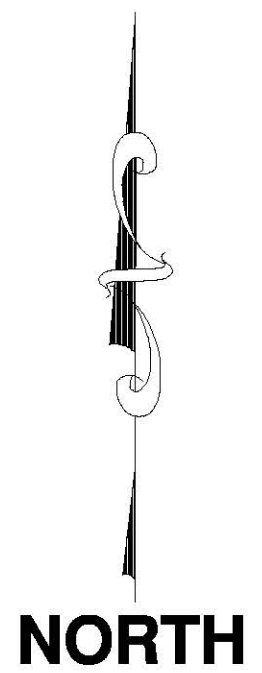
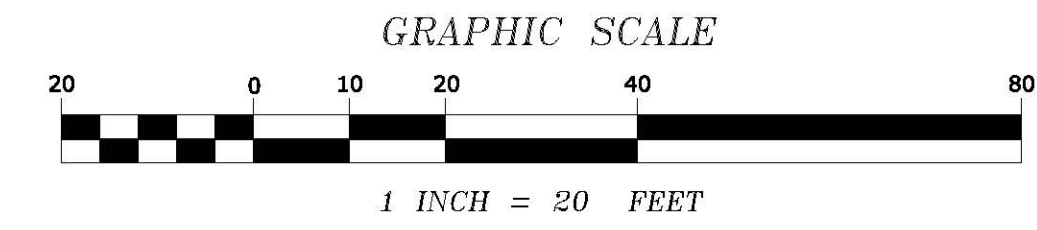


Mike Belz  
RE/MAX Results  
612-875-9597  
Fax: 651-407-7910  
mikebelz@yahoo.com



# CERTIFICATE OF SURVEY

~for~ MIKE BELZ  
 ~of~ 2105 1ST STREET  
 WHITE BEAR LAKE, MN 55110



## EXISTING PROPERTY DESCRIPTION:

Lots 6 and 7, Block 1, MURRAY GROVE, Ramsey County, Minnesota.

## PROPOSED PROPERTY DESCRIPTIONS:

**PARCEL A:**  
 Lot 6, Block 1, MURRAY GROVE, Ramsey County, Minnesota.

**PARCEL B:**  
 Lot 7, Block 1, MURRAY GROVE, Ramsey County, Minnesota.

## NOTES:

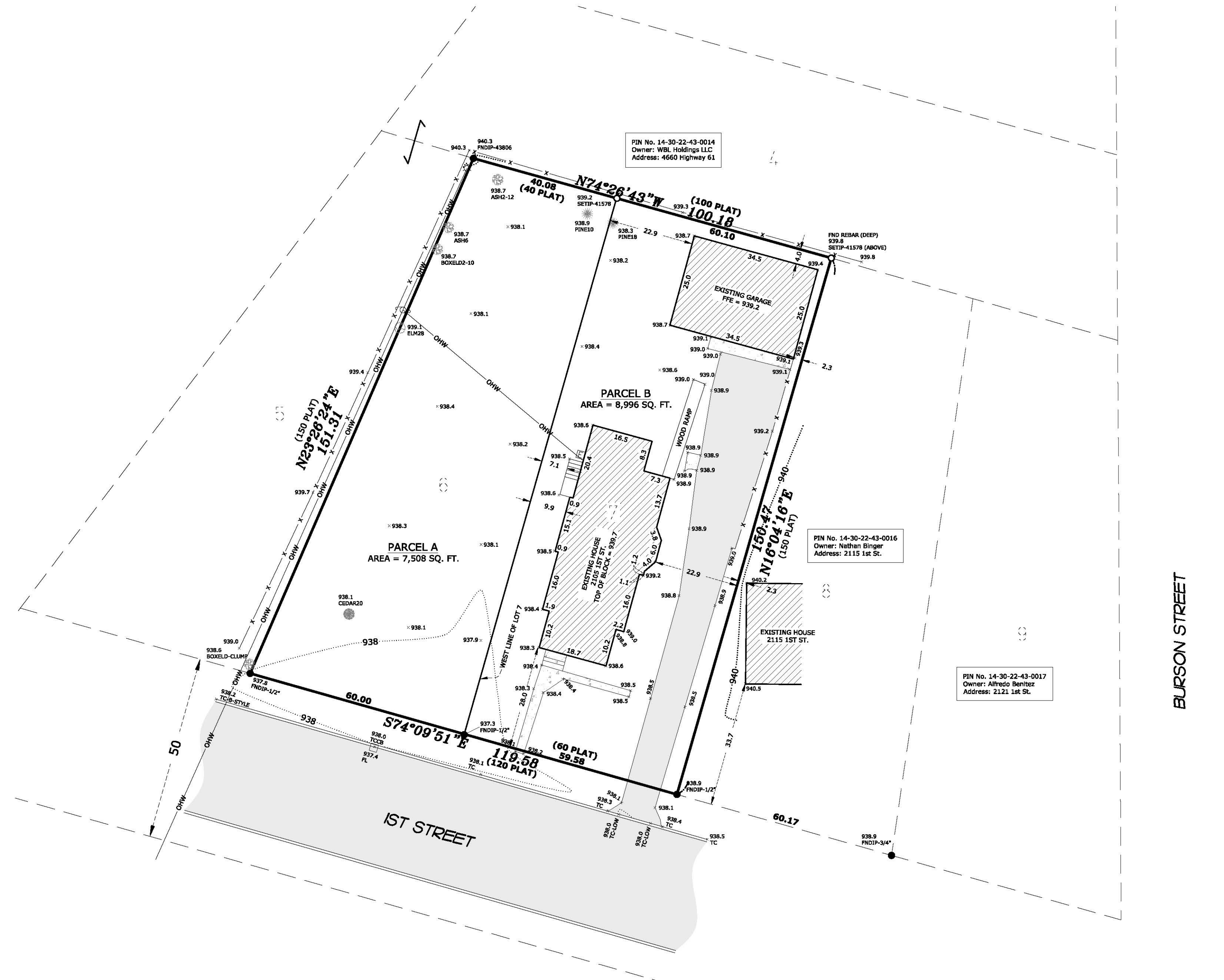
- Field survey was completed by E.G. Rud and Sons, Inc. on 12/8/18.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 14-30-22-43-0015.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Total parcel area = 16,504 sq. ft.

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- ⊞ DENOTES ELECTRICAL METER
- DENOTES POWER POLE AND OVERHEAD WIRES
- ▨ DENOTES BITUMINOUS SURFACE
- ▩ DENOTES CONCRETE SURFACE

## TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE



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

*JASON E. RUD*  
 JASON E. RUD  
 Date: 01/14/2019 License No. 41578

## PARCEL B IMPERVIOUS SURFACE AREA

Total area of Parcel B = 8,996 sq. ft.  
 Existing house = 1,370 sq. ft.  
 Existing garage = 862 sq. ft.  
 Existing concrete front stoop and sidewalk = 139 sq. ft.  
 Existing bituminous driveway = 1,526 sq. ft.  
 Existing concrete garage apron = 72 sq. ft.  
 Total impervious area = 3,969 sq. ft. (44.1%)

## PARCEL B REAR YARD COVERAGE

Rear yard area of Parcel B = 3,633 sq. ft.  
 Existing garage = 862 sq. ft.  
 Existing bituminous driveway = 517 sq. ft.  
 Existing concrete garage apron = 72 sq. ft.  
 Existing wood ramp = 63 sq. ft.  
 Total rear yard coverage = 1,514 sq. ft. (41.7%)

## BENCHMARK

MNDOT STATION: NAPA MNMT  
 ELEVATION = 941.86 (NAVD 88)

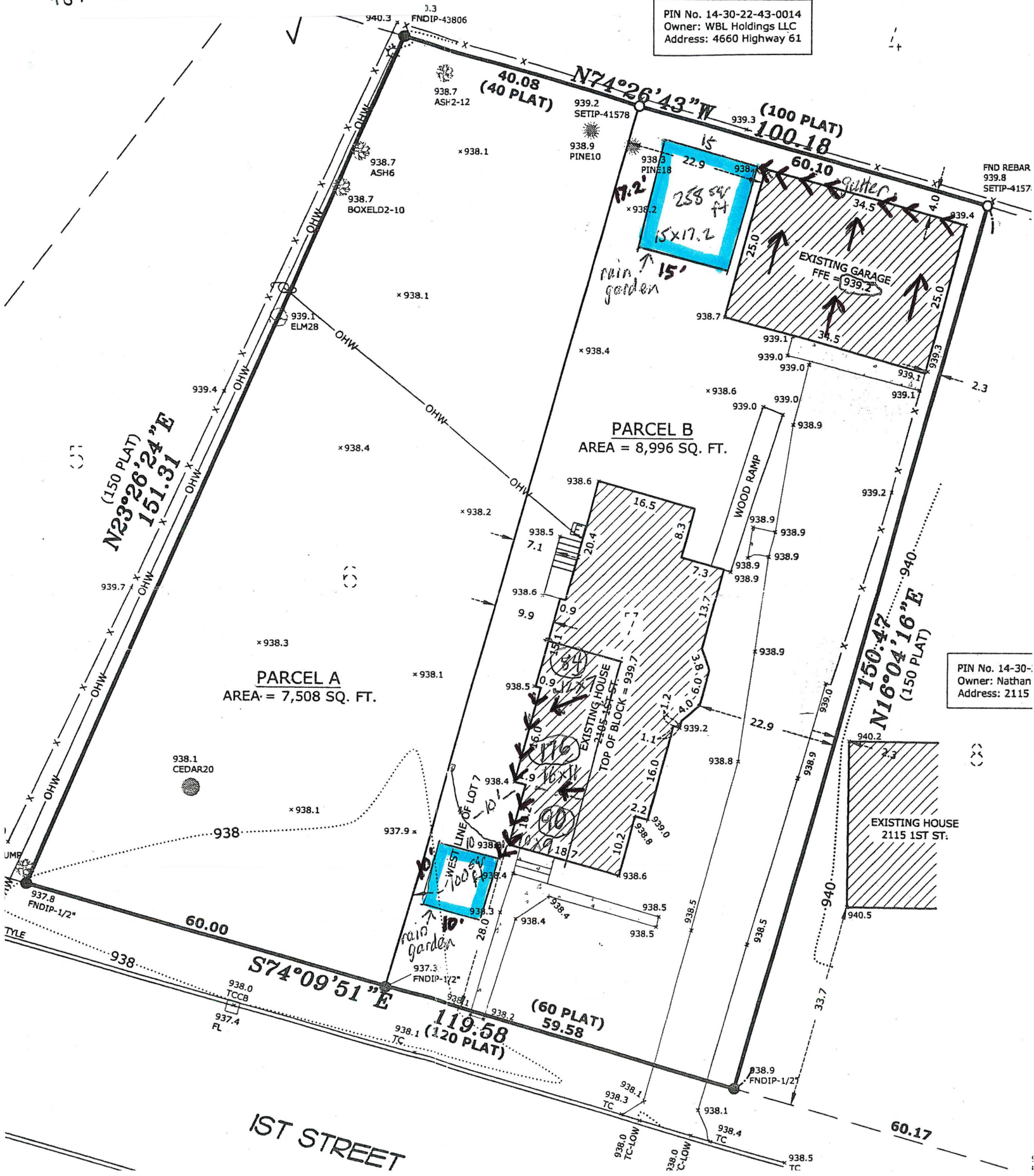
DRAWN BY: BAB	JOB NO: 18865LS	DATE: 12/10/18	
CHECK BY: JER	SCANNED		
1	1/10/19	REVISE PROPOSED DIVISION LINE	BAB
2	1/14/19	ADD REAR YARD COVERAGE CALCS	BAB
3			
NO.	DATE	DESCRIPTION	BY

**E. G. RUD & SONS, INC.**  
 EST. 1877  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701

rain garden  
 $25 \times 10.4 = 358 \text{ sq ft}$   
 impervious space  
 $939 + 84 + 176 + 90 = 1,289 \text{ sq ft}$

PIN No. 14-30-22-43-0014  
 Owner: WBL Holdings LLC  
 Address: 4660 Highway 61

PIN No. 14-30-  
 Owner: Nathan  
 Address: 2115





City of White Bear Lake  
COMMUNITY DEVELOPMENT  
DEPARTMENT

## MEMORANDUM

**TO:** The Planning Commission

**FROM:** Ashton Miller, Planning Technician

**DATE:** September 23, 2019 for the September 30, 2019 Planning Commission Meeting

**SUBJECT:** Dan and Kathy Wachtler, 4859 Lake Avenue - Case No. 19-8-V

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### **REQUEST**

The applicants, Dan and Kathy Wachtler, are requesting a variance for a third accessory structure in order to allow for the construction of a 120 square foot screen house in addition to the existing garage and shed.

### **SITE CHARACTERISTICS**

The property is located on the southwest corner of Lake Avenue and 7<sup>th</sup> Street. The single-family home, built in 1894 according to Ramsey County, is on a roughly 13,000 square foot lot. Both a detached garage and shed are in the rear yard along the westernmost edge of the property.

### **ZONING / BACKGROUND**

The property is zoned R-2 – Single-Family Residential and S – Shoreland Overlay district. The adjacent properties to the north, south and west are also zoned R-2, while the property to the east is part of Matoska Park and is zoned P – Public. The parcels west of the abutting properties are all zoned R-4 – Single Family-Two Family Residential.

### **APPLICANT'S PRACTICAL DIFFICULTY**

The zoning code allows for two accessory structures on a property, the first being the garage (attached or detached), and the second being for either storage or recreation. Without a variance, the applicant would need to remove the shed or attach the screen house to the principal structure. The garage on the subject site is 440 square feet, which provides room for two vehicles, but little extra space for storage. The shed is 144 square feet, so removing it would decrease the already limited storage space.

### **ANALYSIS**

Staff has typically opposed third accessory structures when used for storage. Since the screen house will be used as living space, staff is supportive of the request. As such, a condition has been included that the screen house not be used for storage.



The size and location of the third accessory structure will conform to other aspects of the code. The 120 square foot gazebo will bring the total accessory space to 704 square feet, which is about 500 square feet less than what is allowed by right for two accessory structures on this property. The gazebo will be in the side yard, so rear yard cover will not be affected. Finally, the structure will meet setback requirements.

The addition of the screen house increases the impervious surface on the property to 30.7%. Staff informed the applicants that the amount impervious above 30% would need to be mitigated for or removed from elsewhere on the property. The applicants agreed to this condition and have already removed a portion of the sidewalk along the garage to offset the gazebo.

### **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, is consistent with the Comprehensive Plan, and is in harmony with the intent of the zoning code) then the criteria have been met.

### **RECOMMENDATION**

Since the structure is partially transparent and will not be used for storage, staff finds the requested variance to be reasonable and consequently recommends approval, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit.
2. Per Section 1302.120, 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 obtain a zoning permit and pass all required inspections.
4. The proposed structure may not be used for storage.
5. The walls of the structure may not be altered to be less transparent – the areas currently identified as screening shall remain screen or glass.

### **Attachments:**

1. Draft Resolution of Approval
2. Location/Zoning Map
3. Applicant's Narrative & Plans (4 pages)
4. Neighbor Letters of Support (2 pages)

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION GRANTING A VARIANCE FOR  
4859 LAKE AVENUE  
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

**WHEREAS**, a proposal (19-8-V) has been submitted by Dan and Kathy Wachtler 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:** 4859 Lake Avenue

**LEGAL DESCRIPTION:** All that part of Lots 1 and 2, Block 33, White Bear, according to the recorded plat thereof, described as follows: Commencing at the Northeast corner of said Lot 1, running thence West along the North line of said Lot 1, 150 feet to a point; thence South parallel with the West line of said Lots 1 and 2, 100 feet to a point; thence East parallel with the North line of said Lots to Lake Avenue; thence North along the West line of said Lake Avenue to the place of beginning, except the Southerly 10 feet thereof. Subject to Lake Avenue. (PID #133022230054)

**WHEREAS, THE APPLICANT SEEKS THE FOLLOWING:** A variance to allow a third accessory structure, per Code Section 1302.020, Subd.4.i, in order to construct a 120 square foot detached screen room in addition to the existing garage and shed; and

**WHEREAS**, the Planning Commission has held a public hearing as required by the city Zoning Code on September 30, 2019; and

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

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

1. The requested variance will not:
  - a. Impair an adequate supply of light and air to the 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.

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

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit.
2. Per Section 1302.120, 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 obtain a zoning permit and pass all required inspections.
4. The proposed structure may not be used for storage.
5. The walls of the structure may not be altered to be less transparent – the areas currently identified as screening shall remain screen or glass.

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.

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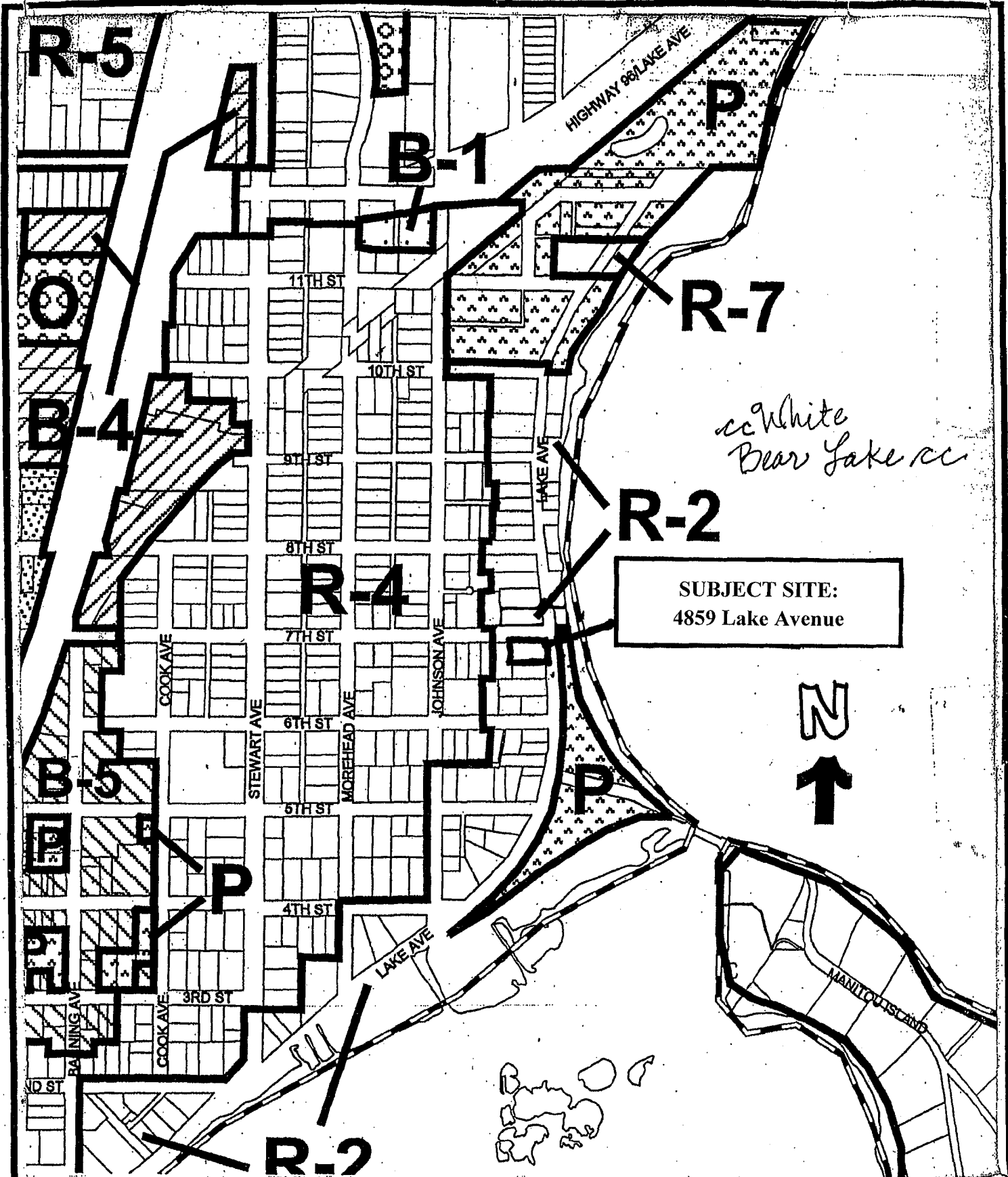
Dan Wachtler

Date

---

Kathy Wachtler

Date



*cc White Bear Lake cc*

**SUBJECT SITE:**  
4859 Lake Avenue



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

CASE NO. : 19-8-V  
CASE NAME : Wachtler  
DATE : September 30, 2019

LAND USE VARIANCE APPLICATION  
TO CITY OF WHITE BEAR LAKE

APPLICANTS' NARRATIVE

The proposed third accessory building is a 10' x 12' screen house located on an existing/rebuilt deck, which is attached to our house. The proposed screen house will be less than six feet from our house and will have its own roof. It is not fully enclosed. We already have a garage and storage shed which have been on the property for a long time. We want the screen house so we can enjoy being outside in the summer evenings and avoid the mosquitos, which make it impossible to be outside after dusk.

Addressing Section 1301.060, Subd. 1 of the Zoning Code, in our opinion, the screen house:

- a. will not impair the supply of light or air for our neighbors to the immediate west or south. (See attached approval letters.);
- b. is located nowhere near the adjacent streets (7<sup>th</sup> Street or Lake Avenue);
- c. creates no risk of fire and does not endanger public safety; and
- d. does not diminish or impair property values in the neighborhood.

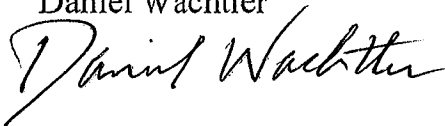
We have lived in our house for 42 years. We submit that the screen porch is a reasonable use of our property and the requested variance is minimal in nature. It will not injure the neighborhood in any way. We have discussed the screen porch with our adjacent neighbors (the Andersons and the Northwoods) and neither neighbor objects. (See attached letters.)

We were originally unaware of the restrictions on accessory buildings. Unfortunately, when the screen porch package arrived the first week in August, earlier than expected, we had to take possession and proceed with the project. We are sorry about the timing. Thankfully, Sam Crosby has been very accommodating and helpful in working with us and our contractor on this project.

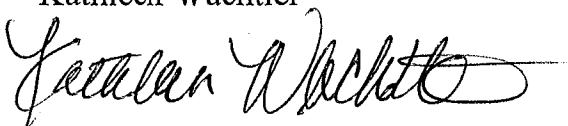
We respectfully request approval. Thank you for your consideration.

Dated: August 19, 2019.

Daniel Wachtler



Kathleen Wachtler





HOME TAILORS  
BUILDING & REMODELING, INC.

Client(s): KATHY & DANIEL WACHTLER

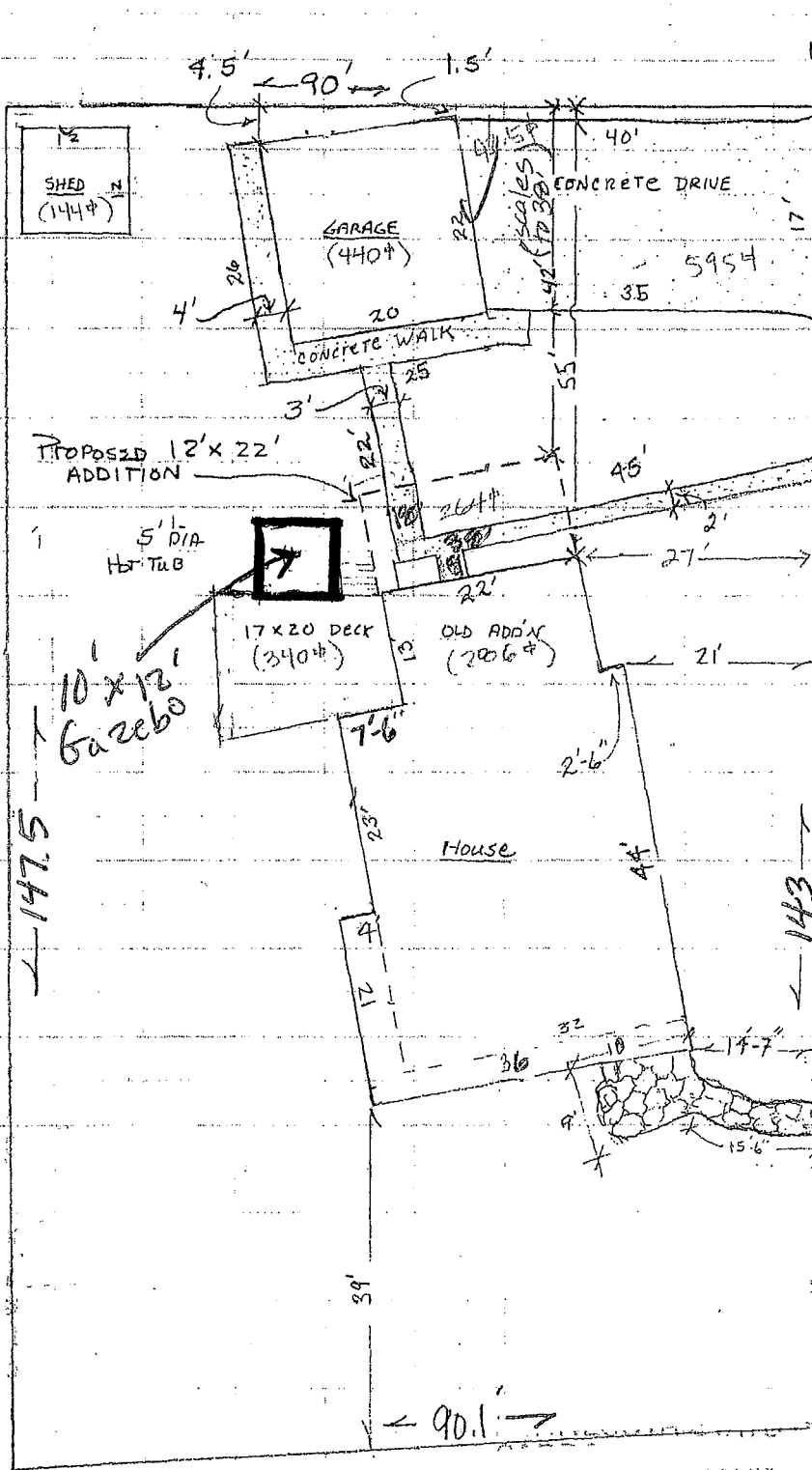
Project: ADD'N

Address: 4859 LAKE AVE NORTH, WHITE BEAR LAKE

( )

MAY 16 2011

Verified  
8-12-19



LOT:  $143 \times 90 = 12870$   $13072.5$   
 $13500 \times 13680$   
 ANGLE  $90 \times 4.5 = \frac{180}{2} = 202.5$

EXL House  $44 \times 32 = 1408$   
 RECENT ADDN  $36 \times 4 = 144$   
 $17 \times 4 = 68$   
 OLD ADDITION  $13 \times 22 = 286$   
 REAR ENTRY  $4 \times 5 = 20$   
 GARAGE  $20 \times 22 = 440$   
 SHED  $12 \times 12 = 144$   
 PROPOSED ADDN  $12 \times 22 = 264$

CONCRETE DRIVE  $35 \times 17 = 595$   
 ANGLE  $5 \times 22 = \frac{110}{2} = 42.5$   
 CONCRETE WALKS:  
 $26 \times 4 = 104$   
 $25 \times 4 = 100$   
 $22 \times 3 = 66$   
 $45 \times 2 = 90$   
 $4 \times 4 = 16$   
 FLAGSTONE:  
 $15.6 \times 4 = 62$   
 $9 \times 10 = 90$

HOT TUB:  $19.6 \times 4 = 78.4$   
 BUILDINGS:  $2774$   
 LOT:  $13,072.5$

IMPERV. LOT:  $\frac{4014.1}{13,072.5} = 30.71\%$

side-walk  
under  
addn:  
 $\frac{18}{9} = 2$   
 $\frac{36}{65}$

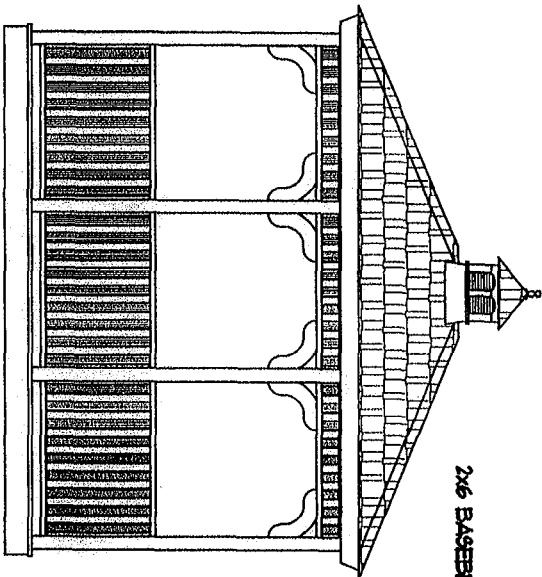
LAKE AVE

SCALE 1" = 20'



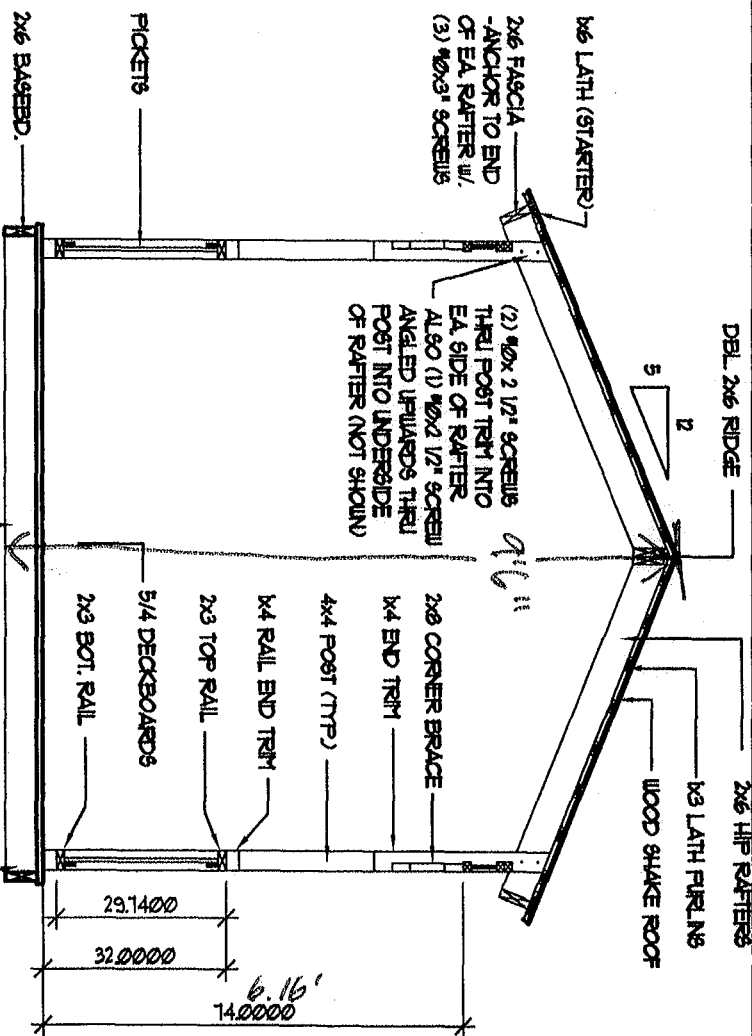
SITE PLAN

# GAZEBO SPECS



2  
A2

EXTER. ELEV.  
SCALE: 1/4" = 1'-0"



1  
A2

SECTION  
SCALE: 3/8" = 1'-0"

10'x12'

**Engel Architects, LLC**

1854 Lincoln Highway East  
Lancaster, PA 17602  
(717)392-8021, fax 392-7140

STANDARD  
10x12 REC.  
GAZEBO

CONTRACTOR  
MEADOW VIEW  
WOODWORKS  
14 S. New Holland Road  
Gordonville, Pa. 17529

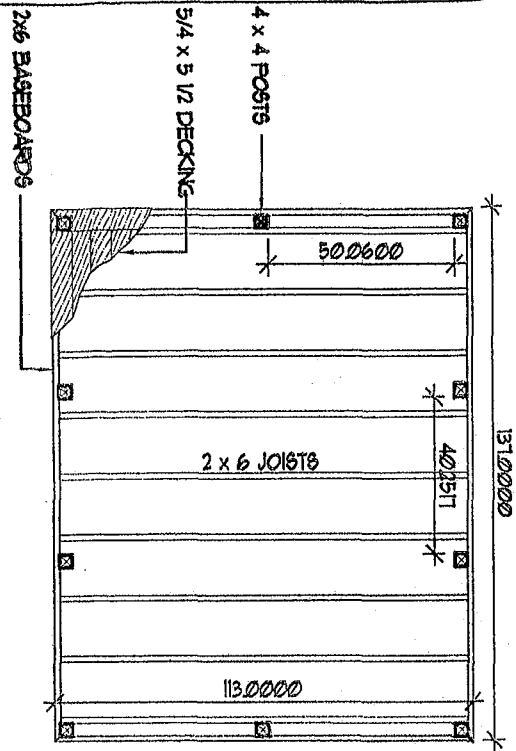
PROJ. #5153

R ENEDY

JUNE 30, 2015  
SECTION

A.2

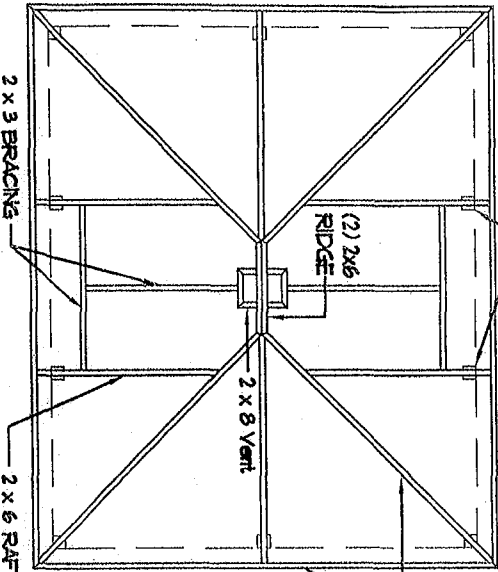
# GAZEBO SPECS



**F.L.R. FRMG. PLAN**

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

A.1



**ROOF FRMG. PLAN**

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

A.1

- GENERAL NOTES:**
1. BUILDING DESIGNED FOR WIND (3 SEC. GUST) & 85 MPH SUSTAINED WIND (3 SEC. GUST) & 85 MPH SUSTAINED
  2. ROOF DESIGNED FOR 35 PSF SNOW LOAD
  3. FACIA ACTS AS TENSION RING TO PREVENT RAFTERS SPREADING
  4. OPTIONAL 1/2 ROOF PITCH
  5. ALL DIMS. IN INCHES
  6. ALL WOOD PRESURE-TREATED OR NATURALLY ROT RESISTIVE
  7. A FLAT GROUND BASE OF 6" MIN. OF 3/4" CRUSHED STONE IS RECOMMENDED. STONE TO BE ONE FOOT GREATER THAN PERIMETER
  8. OPTIONAL ASPHALT SHINGLES WITH 1" G UNDERLAY.

**NOTE OF PLAN USAGE:**  
 THIS DRAWING WAS DONE FOR THE SOLE PURPOSE OF ASSISTING MEADOW VIEW WOODWORK IN CONSTRUCTION OF THE GAZEBO. IT SHALL NOT BE USED BY ANY PERSONS IN ANY MANNER OTHER THAN THE EMPLOYEES & DEALERS OF MEADOW VIEW WOODWORK WITHOUT THE WRITTEN PERMISSION OF MEADOW VIEW WOODWORK & THE ARCHITECT. ALSO THIS DRAWING SHALL NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF MEADOW VIEW WOODWORK & THE ARCHITECT.

**NOTE FOR CODE:**  
 OWNER MUST CONTACT LOCAL MUNICIPALITY AND ANY OTHER GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT. THE DESIGN OF STRUCTURE OF THE BUILDING MAY HAVE TO BE MODIFIED TO CONFORM TO LOCAL REGULATIONS. THE STRUCTURE IS DESIGNED TO SUPPORT THE LOADS INDICATED ON THESE DRAWINGS.

**Engel Architects, LLC**  
 1854 Lincoln Highway East  
 Lancaster, PA 17602  
 (717)392-8021, fax 392-7140

STANDARD  
 10x12 REC.  
 GAZEBO

CONTRACTOR  
 MEADOW VIEW  
 WOODWORKS  
 14 S. New Holland Road  
 Gordonville, Pa. 17529

PROJ. #15153  
 R. ENEDY  
 JUNE 30, 2015  
 PLAN  
**A.1**

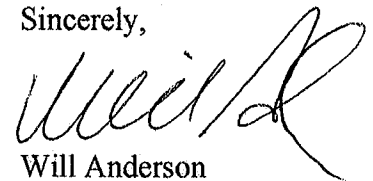
Will & Christine Anderson  
4847 Lake Avenue  
White Bear Lake, MN 55110  
651-248-2058

8/15/2019

To Whom It May Concern:

We are the neighbors to the south of Dan & Kathy Wachtler at 4859 Lake Ave, White Bear Lake, MN 55110. We have seen the plans for a gazebo in their back yard and we agree to those plans entirely. Their shed is small, concealed and is in no way a concern to us. We see no reason they should not be allowed to have more than 3 roofs as their property is pristine and laid out very thoughtfully. Should you have any follow up questions, please contact me at the number above.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Anderson", written in a cursive style.

Will Anderson

We like at 2346 7th St., next  
door to Dan and Kathy Wachtler.  
We have seen the plans for their  
new screen porch and approve of  
their application for a variance  
of an additional roof structure.

Mary E. Wengel  
John Woodwood  
8/18/19





City of White Bear Lake  
COMMUNITY DEVELOPMENT  
DEPARTMENT

## MEMORANDUM

**TO:** The Planning Commission

**FROM:** Ashton Miller, Planning Technician

**DATE:** September 23, 2019 for the September 30, 2019 Planning Commission Meeting

**SUBJECT:** Honsa Family Funeral Home, 2460 County Road E - Case No. 93-15-Sa2

---

### **REQUEST**

The owner, Terry Honsa, is requesting an amendment to the existing conditional use permit to construct three windows on the south elevation of the funeral home.

### **SITE CHARACTERISTICS**

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

### **ZONING**

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

### **BACKGROUND**

The use is permitted in the B-2 zoning district, but required a conditional use permit for business abutting residential, which was granted in 1993, along with a 12 foot variance from the 50 foot building setback from the south property line, and a 4 foot variance from the 30 foot building setback from the north property line. Earlier this year, an amendment to the conditional use permit was approved for a building addition.

In 1994, a similar conditional use permit amendment was submitted by the funeral home to install two windows along the south elevation in the same location as the current proposal. The proposal included the deletion of the third window in the lounge, which was approved as a part of the original conditional use permit. The proposal was denied over concerns that the windows would negatively affect the neighbors. To date, staff has not received any opposition from neighbors regarding this current amendment application.

**ANALYSIS**

The proposed windows are 4 feet by 4 feet in size. As indicated on the site plan, there will be two in the chapel area and one in the lounge. The addition of these windows will offer the chapel natural light, along with a variation in building material, which staff has been supportive of in past designs.

There is both a fence and a number of conifers that provide screening between the business and residents, so the windows will not be intrusive on the surrounding properties. When the conditional use permit was amended earlier this year, condition seven stated “in the area behind the building, if any trees die, they should be replaced by similar type evergreen, not less than 6 feet in height at the time of planting”, ensuring that privacy is maintained.

**DISCRETION**

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

**RECOMMENDATION**

Staff recommends approval of the CUP Amendment, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the building permit.
2. Per Section 1301.050, Subd.4, if within one (1) year after approving the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the CUP shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. This Conditional Use Permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of the signed resolution of approval with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the herein-stated conditions.
4. The applicant shall obtain a building permit prior to beginning any work.

**ATTACHMENTS**

1. Draft Resolution of Approval
2. Location/Zoning Map
3. Resolution #7281
4. Applicant’s Narrative
5. General Concept Plans (3 pages)

**RESOLUTION NO. \_\_\_\_\_**

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

**WHEREAS**, a proposal (93-15-Sa2) has been submitted by Honsa Family Partnership, LLP, requesting approval of a Conditional Use Permit Amendment from the City of White Bear Lake at the following site:

**ADDRESS:** 2460 County Road E, East

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

**WHEREAS, THE APPLICANT SEEKS THE FOLLOWING PERMIT:** A Conditional Use Permit Amendment to allow for the installation of three windows along the south building wall, per Code Section 1303.130, Subd.4.e; and

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

Reso #12376, Adopted April 9, 2019: A Conditional Use Permit Amendment to allow a 1,020 square foot building expansion of a funeral home adjacent to residential, per Code Section 1303.130.

**WHEREAS**, the Planning Commission has held a public hearing as required by the City Zoning Code on September 30, 2019; and

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

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

1. The proposal is consistent with the City's Comprehensive Plan.
2. The proposal is consistent with existing and future land uses in the area.
3. The proposal conforms to the Zoning Code requirements.
4. The proposal will not depreciate values in the area.

- 5. The proposal will not overburden the existing public services nor the capacity of the City to service the area.
- 6. The traffic generation will be within the capabilities of the streets serving the site.

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

- 1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the building permit.
- 2. Per Section 1301.050, Subd.4, if within one (1) year after approving the Conditional Use Permit, the use as allowed by the permit shall not have been completed or utilized, the CUP shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
- 3. This Conditional Use Permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of the signed resolution of approval with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the herein-stated conditions.
- 4. The applicant shall obtain a building permit prior to beginning any work.

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

Ayes:  
Nays:  
Passed:

\_\_\_\_\_  
Jo Emerson, Mayor

**ATTEST:**

\_\_\_\_\_  
Kara Coustry, City Clerk

\*\*\*\*\*

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

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

---

Teresa Honsa

Date

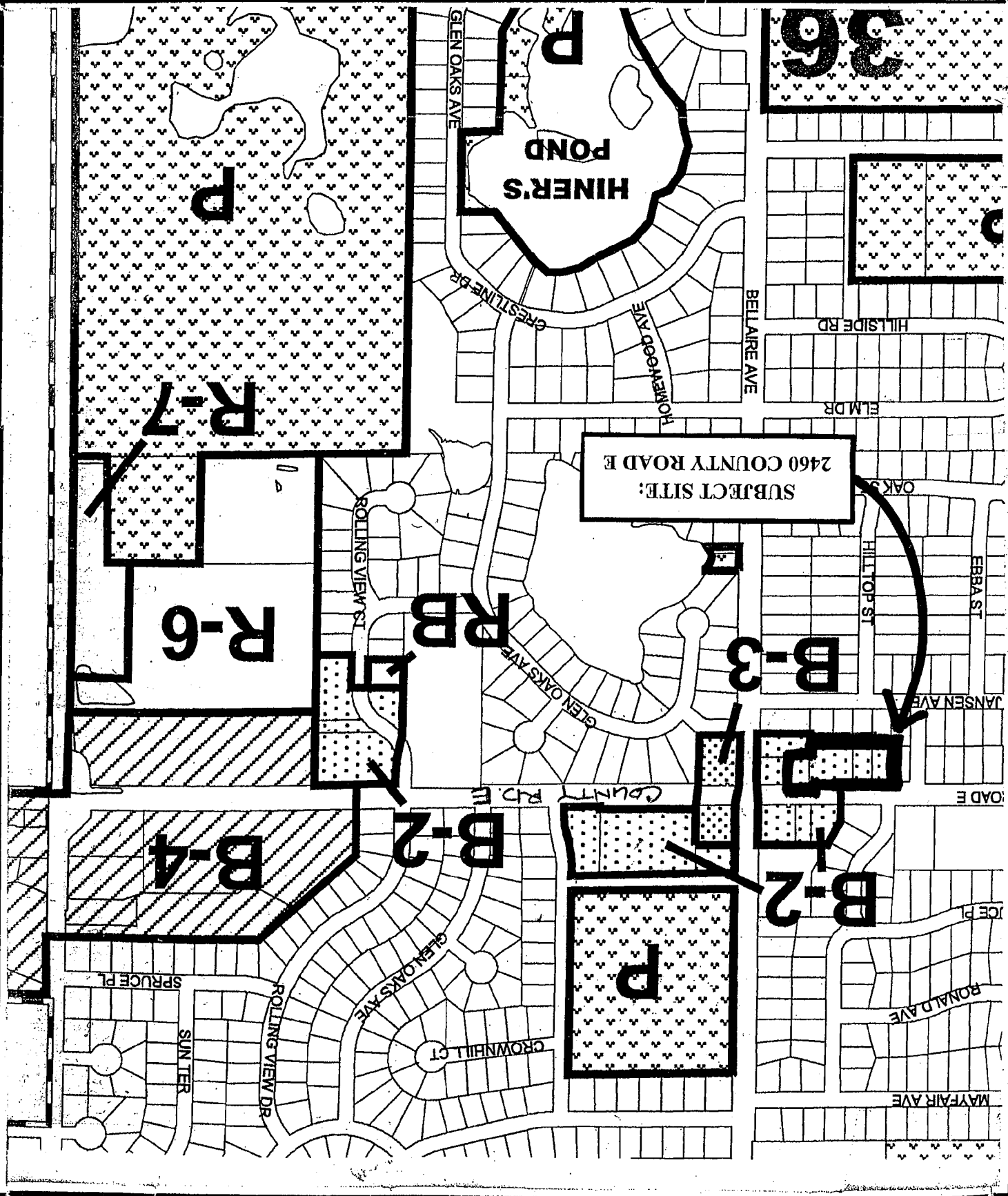
City of  
White Bear Lake  
Planning and Zoning Office  
(612) 429-8561

DATE

CASE NAME : *Honsa Family Funeral*  
*Sept 30, 2019*

CASE NO.

*93-15-5A2*



RESOLUTION NO. 7281

RESOLUTION OF DENIAL

WHEREAS, Honsa-Anderson Funeral Home requested an amendment to the conditional use permit to modify building elevation plans by adding two windows in the chapel and deleting one window in the lounge per Code Section 1303.130 (Case No. 93-15-Sa),

ADDRESS: 2460 E. County Road E

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

WHEREAS, a public hearing was held on June 27, 1994 by the Planning Commission to discuss this matter and said hearing was preceded by published notice and mailed notice as required by law,

NOW THEREFORE, BE IT RESOLVED, that said request to amend the conditional use permit is denied based on the following:

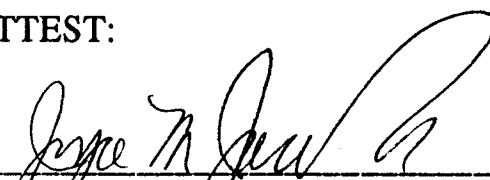
1. The applicants can achieve the desired natural light by locating windows in other areas which would not impact adjacent residences.
2. The modification to the building elevation plans would "disturb the peace and repose" of adjacent residences which is not allowed under Zoning Code Section 1303.130, Subd. 4e5).

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

Ayes: Auger, Stevens, Cox and McCarty  
Nays: None  
Passed: July 12, 1994

  
\_\_\_\_\_  
Harry Mares, Mayor

ATTEST:

  
\_\_\_\_\_  
Joyce M. Jacobs, City Clerk

***Honsa Family Funeral Home***

*2460 East County Road E*

*White Bear Lake, Minnesota 55110*

*651-429-6172*

*September 11, 2019*

We would like to add windows to the south side of our chapel to bring in natural light. Our chapel has no windows and it would be more welcoming to have some daylight in this area.

*Terry Honsa*

Terry Honsa  
Funeral Director



cut all callouts

RIDGE VENT; .085 SF. PER LF

ROOF VENT; SPACE EQUALLY ALONG RIDGE; .42 SF PER VENT

ASPHALT SHINGLES

EXTERIOR STEEL SIDING

8" PREFIN. METAL FASCIA/TRIM

1"-0" WIDE FRIEZE BD. WRAP W/ PREFIN. METAL; AROUND ENTIRE BLDG. PERIMETER

BRICK VENEER; SOLDIER COURSE

BRICK VENEER;

ROCK FACED BLOCK

FIBERGLASS LOUVER; CENTER IN GABLE END

EXTERIOR STEEL SIDING

EAVE  
SEE SECTION

FIN. FLR.  
SEE SECTION

T.O.F.  
SEE SECTION

12  
5

C.J.

PREFORMED ARCHITECTURAL  
STRUCT. COLUMNS

# NORTH ELEVATION

1/8" = 1'-0"

RIDGE VENT; .085 SF. PER LF

ROOF VENT; SPACE EQUALLY ALONG RIDGE; .42 SF PER VENT

ASPHALT SHINGLES

EXTERIOR STEEL SIDING

8" PREFIN. METAL FASCIA/TRIM

1"-0" WIDE FRIEZE BD. WRAP W/ PREFIN. METAL; AROUND ENTIRE BLDG. PERIMETER

ROCK FACED BLOCK

12  
5

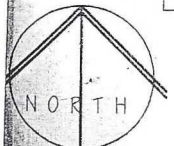
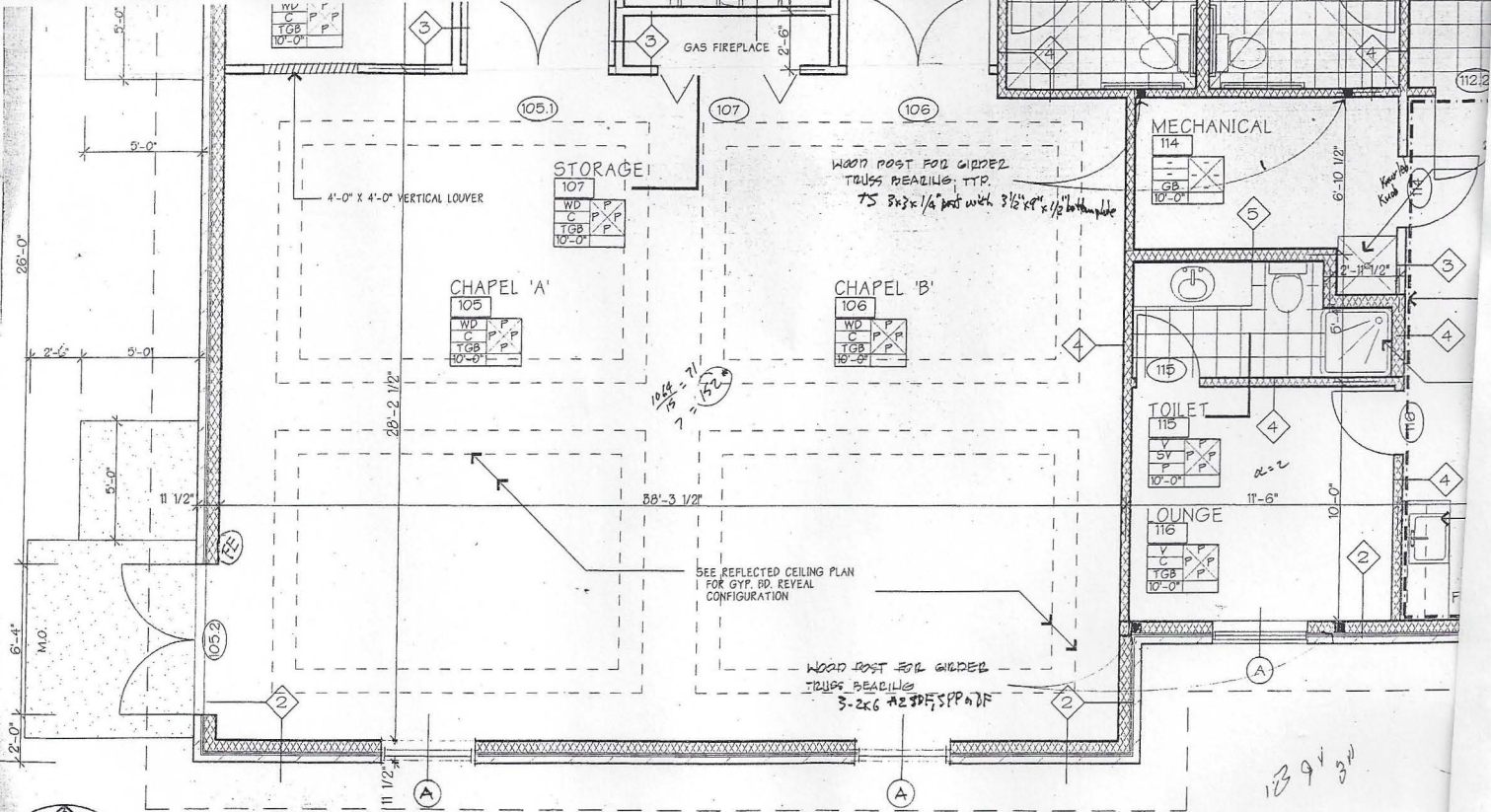
EAVE  
SEE SECTION

FIN. FLR.  
SEE SECTION

T.O.F.  
SEE SECTION

# SOUTH ELEVATION

1/8" = 1'-0"



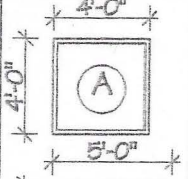
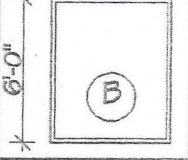
**FLOOR PLAN**

1/4" = 1'-0"



139' 3"

# WINDOW SCHEDULE

SYMBOL	DESCRIPTION	REMARKS
	ANDERSON CP24	MOUNT AT 3'-0" A.F.F.
	ANDERSON AP53	MOUNT AT 3'-0" A.F.F.





City of White Bear Lake  
COMMUNITY DEVELOPMENT  
DEPARTMENT

4.H

## MEMORANDUM

**TO:** The Planning Commission

**FROM:** Anne Kane, Community Development Director

**DATE:** September 24, 2019 for the September 30, 2019 Planning Commission Meeting

**SUBJECT:** **Sheet Metal Workers Local Union #10 Training Center Building Addition  
3554 White Bear Avenue / Case No. 02-9-Sa**

---

### REQUEST

The Sheet Metal Workers Union #10 is requesting a conditional use permit amendment to allow the construction of a 2,416 square foot building expansion and a 1,344 square foot courtyard to the existing Training Center Building. See applicant's narrative attached.

### SITE CHARACTERISTICS

The subject property is 4.2 acres in size with an existing training center along the western edge of the site along White Bear Avenue and an accessory training structure (welding building) is situated east of the principle building. There 201 total parking spaces located in three separate lots dispersed across the campus. Site access is provided through two curb cuts on White Bear Avenue and one shared driveway with McDonald's to County Road E.

### ZONING

The subject site is zoned P - "Public". The properties to the north, northeast are zoned B-2 and B-3 Limited and Auto-Oriented Business consisting of the Quast Commercial Building, Sunrise Shopping Center, TumbleFresh Laundry, and McDonalds. The properties across White Bear Avenue to the west are zoned B-2 Limited Business (Summit Shopping Center) and R-3 Single Family Residential. The property to the south and east is zoned P - Public and is home to the White Bear Lake High School - South Campus. In the Public zoning district, all lot requirements, setbacks and other building requirements (including parking and landscaping) shall be comparable to other similar uses that are allowed in other districts. This provision allows a little room for flexibility when reviewing development plans.

### BACKGROUND

According to Ramsey County, the building was originally constructed in 1900 as Gall Elementary School. After the elementary school was closed in the 1970's, the building continued to operate with a variety of uses and tenants - business conference center, training facility for individuals with special needs, District 916 vo-tech education, and eventually as a training center for Sheet Metal Workers Local #10, who purchased the property from the School District in the late 1990s.

4.H

## **ANALYSIS**

### **Site Plan**

The existing stand-alone welding building was constructed east of the original structure in 2004. The current project proposes to construct a 2,416 square foot expansion to the existing 10,302 square foot building along with a 1,344 square foot exterior “courtyard” to the existing welding building. The current building maintains a 60 feet setback from the east and east property line. The proposed building addition is off-set by 15 feet to the east—however, the eastern property log jogs 178 feet further east at this juncture so the addition does not get any closer to any property line than presently existing today. Furthermore, the welding training facility is well-screened from view from abutting rights-of-way by the original school building and TumbleFresh.

### **Building Elevations**

The existing welding building is constructed of colored pre-cast panels which complement the existing brick of the original school building, so as to help it integrate with the overall campus. The proposed expansion will be constructed of matching colored pre-cast panels and matching trim details around the doors. In all, staff is confident the proposed building addition will be an attractive addition to the property. An interesting aspect of the project is the inclusion of an exterior “courtyard” steel column enclosure where the students will install and remove exterior metal siding products as part of their training and skill development.

### **Parking/Access**

“School, High School through College (Public or Private)” are required to provide one (1) parking space for every three (3) students based on design capacity and one (1) spaces for each three (3) classrooms. With seven (7) existing and two (2) new classrooms proposed, a total of 9 classrooms will be provided with a design capacity of 180 students, resulting in a minimum required parking count of 63 spaces and 201 parking spaces are provided. Adequate handicap accessible spaces are provided in compliance with the State Accessibility Code; however, the striping of the two (2) spaces in the guest parking lot along White Bear Avenue need to be re-striped to comply with current dimensional standards. No changes to the driveways or site access points are proposed.

### **Landscaping**

The zoning code requires parking lots with more than 20 spaces be subject to interior landscaping at the rate of 144 square feet for every 10 stalls. While the parking lot is not being reconstructed at this time, staff is seeking to add perimeter landscaping where possible. One tree will be removed as a result of the project, but a new Norway Maple replacement tree is proposed just east of the proposed building addition. However, overhead utilities and a light pole will interfere in the growth of the new shade tree; therefore, Staff recommends it be shifted 20 feet to the east and an additional three (3) more Norway Maples be added along the north edge of this parking area. The plans also depict that the building addition will be surrounded with a five (5) foot landscape bed, but the proposed shrubs are not identified. A detailed landscape plan will be required for staff review and approval prior to the issuance of a building permit.

### **Grading/Drainage/Utilities**

The building addition will extend over an area that is presently paved as part of the parking lot, so presumably the impervious area and run off will remain the same. The Engineering Department has noted that they will want to confirm the original detention pond has been properly maintained and is capable of handling the site’s stormwater. The existing sewer and water service lines need to be shown on the Existing Conditions exhibit (Sheet EC-1).

### Screening

The existing dumpster enclosure will be relocated as part of this project. Any new rooftop mechanical equipment will need to be screened per Code Section 1302.030 Subd.7.e. Details on the enclosure and rooftop screening will be required for staff review and approval prior to the issuance of a building permit

### Lighting

Lighting specifications and details will be required for staff review and approval prior to the issuance of a building permit.

### **SUMMARY**

The City's discretion in approving or denying a conditional use permit is limited to whether or not the changes meet the standards outlined in the Zoning Ordinance. Staff has reviewed the proposed request against the standards and finds that they will be met, subject to the conditions listed below.

### **RECOMMENDATION**

Staff recommends approval subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit.
2. Per Section 1301.050, Subd.4, if within one (1) year after granting the conditional use permit, the use as allowed by the permit shall not have been completed or utilized, the permit shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council.
3. This conditional use permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of this permit with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the herein-stated conditions.
4. The applicant shall obtain any necessary building permits prior to beginning any work.

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

5. Provide a SAC determination from the Metropolitan Council.
6. Submit a final landscaping plan for the City Planning Department review and approval, including:
  - a. Four Norway Maple trees north of the eastern parking lot;
  - b. Identify the foundation planting materials proposed around the addition.
7. Submit dumpster enclosure details for staff review and approval.
8. Submit lighting details and a photometric plan for staff review and approval.

**Attachments:**

1. Draft Resolution of Approval
2. Location/Zoning Map
3. Fire Marshal Review Comments, dated August 28, 2019
4. Applicant's Narrative
5. Site Development Plans (9 pages)

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION GRANTING  
A CONDITIONAL USE PERMIT AMENDMENT  
FOR 3554 WHITE BEAR AVENUE  
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

**WHEREAS**, a proposal (02-9-Sa) has been submitted by Sheet Metal Workers Local #10 to the City Council requesting approval of a Conditional Use Permit Amendment for the following location:

**LOCATION:** 3554 White Bear Avenue

**LEGAL DESCRIPTION:** On File

**WHEREAS, THE APPLICANT SEEKS THE FOLLOWING PERMIT:** A Conditional Use Permit Amendment, per Code Section 1303.245 Subd.c.4 in order to construct a building expansion to the existing training center; and

**WHEREAS**, the Planning Commission has held a public hearing as required by the city Zoning Code on September 30, 2019; and

**WHEREAS**, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed requests 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, in relation to the Conditional Use Permit, the City Council accepts and adopts the following findings of the Planning Commission:

1. The proposal is consistent with the city's Comprehensive Plan.
2. The proposal is consistent with existing and future land uses in the area.
3. The proposal conforms to the Zoning Code requirements.
4. The proposal will not depreciate values in the area.
5. The proposal will not overburden the existing public services nor the capacity of the City to service the area.
6. Traffic generation will be within the capabilities of the streets serving the site.

**FUTHER, BE IT RESOLVED**, that the City Council of the City of White Bear Lake hereby approves the request, subject to the following conditions.



1. All application materials, maps, drawings, and descriptive information submitted with this application shall become part of the permit.
2. Per Section 1301.050, Subd.4, if within one (1) year after granting the conditional use permit, the use as allowed by the permit shall not have been completed or utilized, the permit shall become null and void unless a petition for an extension of time in which to complete or utilize the use has been granted by the City Council.
3. This conditional use permit shall become effective upon the applicant tendering proof (ie: a receipt) to the City of having filed a certified copy of this permit with the County Recorder pursuant to Minnesota State Statute 462.3595 to ensure the compliance of the herein-stated conditions.
4. The applicant shall obtain any necessary building permits prior to beginning any work.

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

5. Provide a SAC determination from the Metropolitan Council.
6. Submit a final landscaping plan for the City Planning Department review and approval, including:
  - a. Four Norway Maple trees north of the eastern parking lot;
  - b. Identify the foundation planting materials proposed around the addition.
7. Submit dumpster enclosure details for staff review and approval.
8. Submit lighting details and a photometric plan for staff review and 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

\*\*\*\*\*

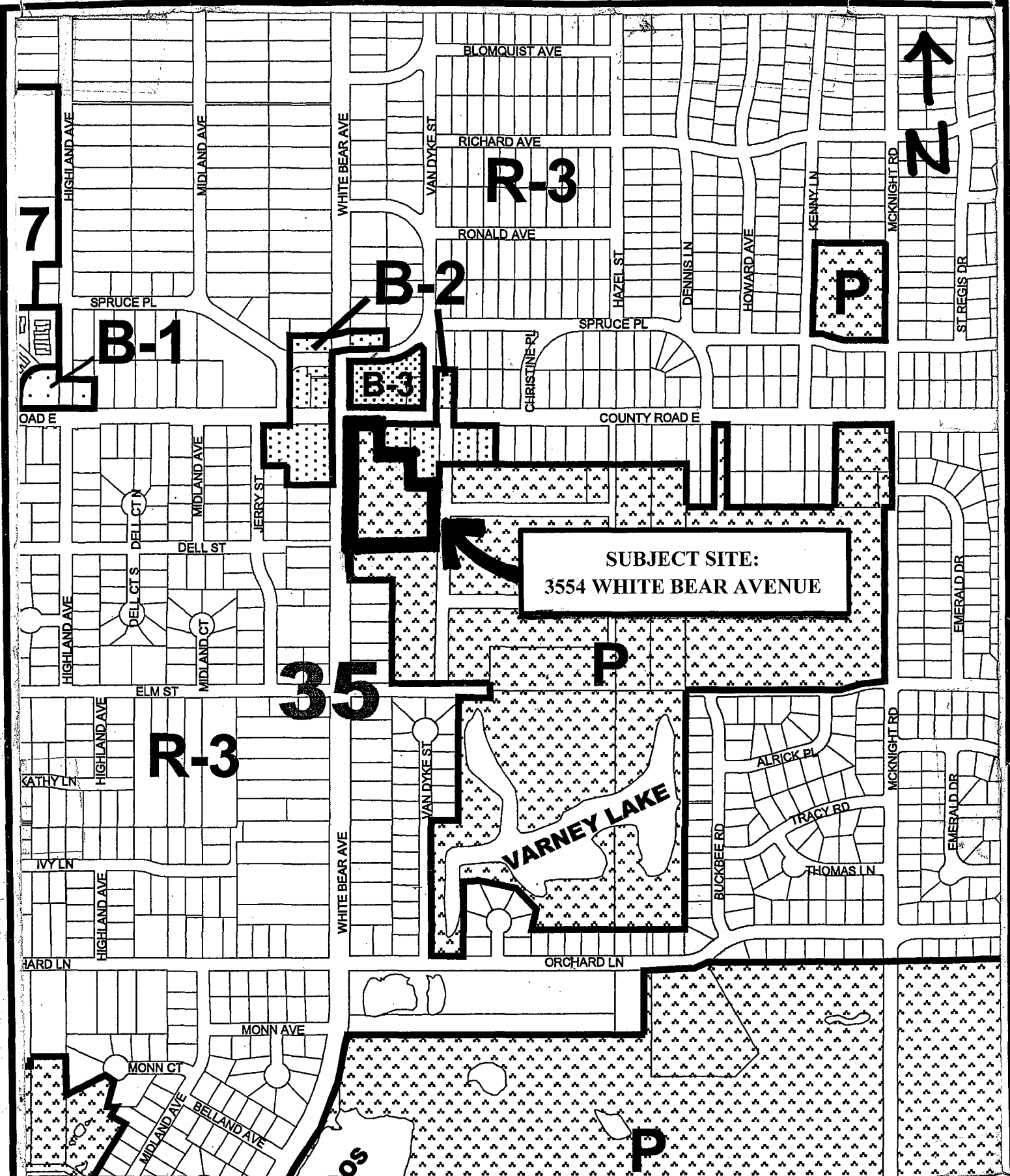
Approval is contingent upon execution and return of this document to the City Planning Office.

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

---

Carl Zitzer, Trustee  
Metropolitan Metal Workers  
Journeyman and Apprentice Fund

Date



**SUBJECT SITE:**  
**3554 WHITE BEAR AVENUE**

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

CASE NO. : 02-9-5a2  
 CASE NAME : Sheet Metal Workers  
 DATE : Sept. 30, 2019



White Bear Lake Fire Department  
4701 Hwy 61  
White Bear Lake, MN 55110  
Tel. (651) 429-8568 Fax. (651) 429-8501

August 28, 2019

Insenberg & Associates  
8640 Winsdale St North  
Golden Valley, MN 55427

RE: General Building Plan Review

Project: Metro Sheet Metal Workers Local 10  
3554 White Bear Ave.

The plans for the above project have been reviewed. Please review the comments listed below and let me know if you have any questions.

**Specific Comments**

- For all Fire related questions or inspections, please call (651) 762-4842.



White Bear Lake Fire Department  
4701 Hwy 61  
White Bear Lake, MN 55110  
Tel. (651) 429-8568 Fax. (651) 429-8501

## General Comments

1. ~~All roads and drive lane shall meet the White Bear Lake Fire Department requirements for widths and turning radiuses. Provide layout showing White Bear Lake Fire Apparatus turning radius overlay on drive lanes. Satisfied~~
2. ~~Address number shall be plainly visible from the street fronting the property and shall contrasting color from the background. Satisfied~~
3. Confirm and/or provide keys for emergency access into and throughout the occupancy as required.
4. The fire sprinkler system shall be installed compliant with provisions of 2010 NFPA Standard 13, Installation of Sprinkler Systems. City permit required **prior** to initiation of work.
5. The fire alarm system, shall be installed compliant with provisions of 2010 NFPA Standard 72, National Fire Alarm Code. City permit required **prior** to initiation of work.
6. The sprinkler system shall be properly monitored by a qualified monitoring company.
7. Install emergency egress illumination in the means of egress including exit discharge compliant with 2015 MSFC.
8. Install compliant exit signage as required by the 2015 MSFC.
9. Provide and install dry chemical fire extinguishers certified for service and tagged as required. Service classification rating shall be a minimum 2A classification rating and maximum travel distance of 75 feet to extinguishers. The minimum classification rating may be upgraded for special or extra hazard areas within the occupancy.
10. Provide information concerning combustible interior finish materials used for this project. Interior finish materials shall be classified as required by 2015 MSFC as to flame spread and smoke development characteristics. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in 2015 MSFC for the group of proposed occupancy and location of interior finish. Please furnish product specification sheets listing this information.
11. The required fire-resistance rating of rated construction shall be maintained. Openings through rated construction for the passage of wiring, sleeves, conduit, piping, etc. shall be protected by repair with approved materials which maintains the rating of the construction damaged, altered, breeched or penetrated.





White Bear Lake Fire Department  
4701 Hwy 61  
White Bear Lake, MN 55110  
Tel. (651) 429-8568 Fax. (651) 429-8501

12. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.

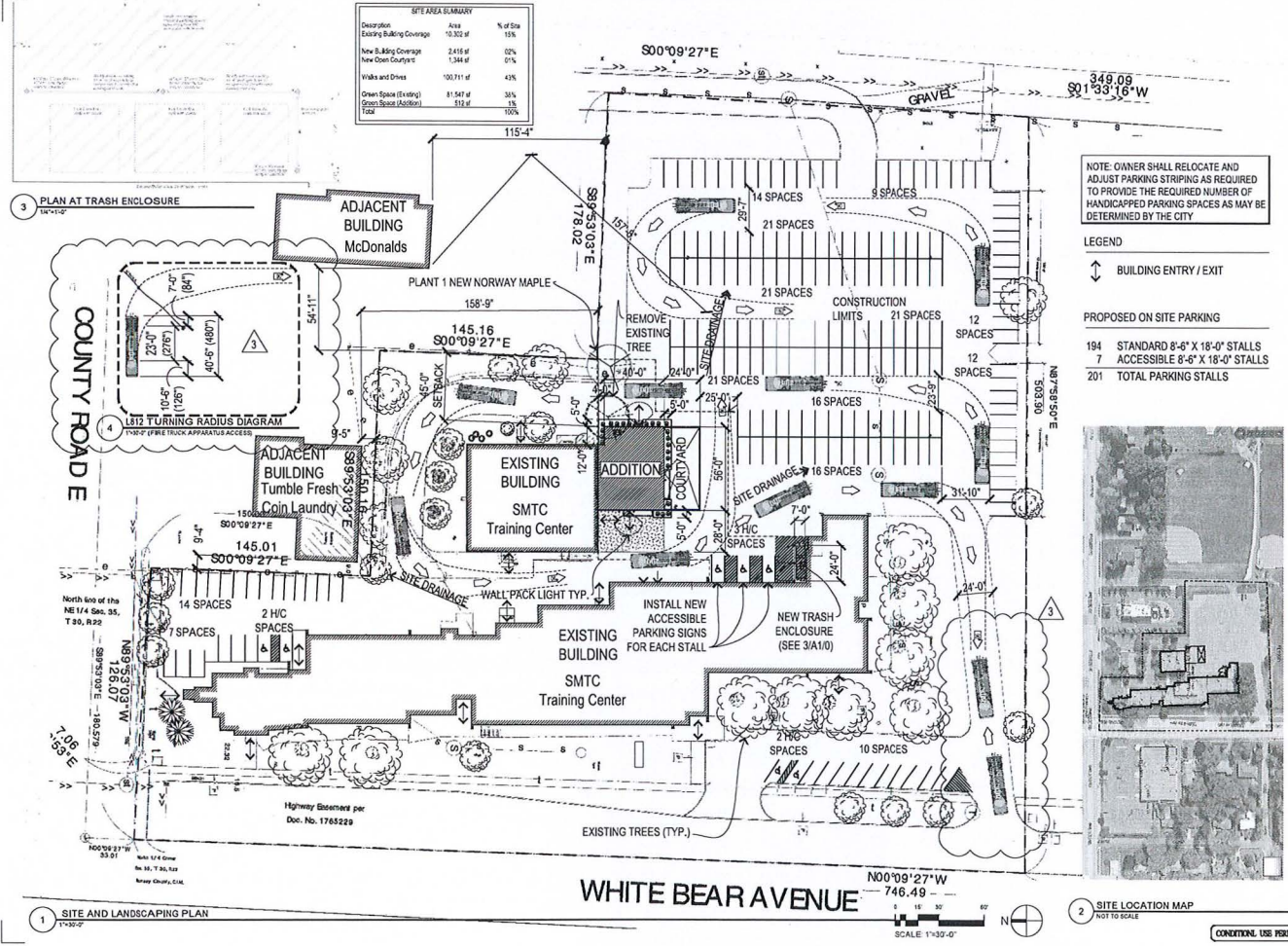
**Codes and Standards Used for this Review**

- ❖ This review is based on the following codes and standards as adopted and in effect in the State of Minnesota at the time of plan submittal.
  - 2015 Minnesota State Fire Code
  - NFPA 72, 2010 edition
  - NFPA 13, 2010 edition

Thank You,

A handwritten signature in black ink that reads "Kurt Frison".

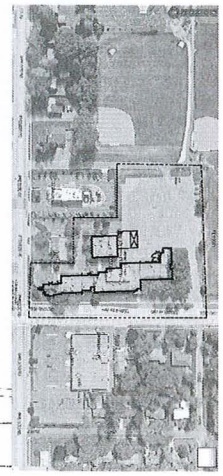
Kurt Frison  
Assistant Fire Chief / Fire Marshal  
(651) 762-4842



SITE AREA SUMMARY		
Description	Area	% of Site
Existing Building Coverage	10,302 sf	15%
New Bldg Coverage	2,416 sf	3%
New Open Courty	1,384 sf	2%
Walks and Drives	100,711 sf	43%
Open Space (Existing)	81,541 sf	34%
Open Space (Addition)	512 sf	1%
Total		100%

NOTE: OWNER SHALL RELOCATE AND ADJUST PARKING STRIPING AS REQUIRED TO PROVIDE THE REQUIRED NUMBER OF HANDICAPPED PARKING SPACES AS MAY BE DETERMINED BY THE CITY

LEGEND  
 BUILDING ENTRY / EXIT  
 PROPOSED ON SITE PARKING  
 194 STANDARD 8'-6" X 16'-0" STALLS  
 7 ACCESSIBLE 8'-6" X 16'-0" STALLS  
 201 TOTAL PARKING STALLS



Isenberg|Associates  
 8842 Winokala Street N  
 Golden Valley, MN 55427  
 Phone: (612) 828-1881  
 www.isenberg.com

Additional for:  
**Sheet Metal Workers**  
 Local #10 Training Center  
 3554 White Bear Avenue North  
 White Bear Lake, Minnesota 55110

Revisions	
1	Date
2	By
3	Checked
4	Reviewed
5	Approved

**SITE PLAN & LANDSCAPING PLAN**

Street Number:  
**A1.0**

White Bear Lake Fire Department

Reviewed

Inspector [Signature] Date 8/26/19

No OBSTRUCTIONS SHALL BE IN DRIVE LANE

Subject to field inspection/review

CONVENTIONAL USE PERMIT 887

# Isenberg+Associates

Architecture  
Arbitration/Mediation  
Conflict Management

Samantha Crosby  
Planning and Zoning Coordinator  
City of White Bear Lake  
4701 Highway 61  
White Bear Lake, MN 55110

RE: Sheet Metal Union #10 Addition Conditional Use Permit Application

Dear Samantha,

Per our previous conversations, attached please find the following documents in response to the submission requirements of the CUP application for the proposed addition:

1. Completed Land Use and Variance Application signed by the designated owner representative
2. A \$200 check from the applicant made out to the City of White Bear Lake for the Conditional Use Amendment
3. #5 full size (22" x 34") copies of the proposed project plans.
4. #5 plan sets reduced to fit on 11' x 17" paper (half scale).
5. Site Plan drawn to scale showing the relevant items requested
6. Proposed building elevations (colored) and plans. Exterior building materials will match the existing precast panels of the existing building.
7. Demolition, landscaping, exterior lighting and drainage path are shown on the site and building plans.
8. A PDF file of all project plans are being submitted via email as required.
9. # 22 copies of the above will be provided prior to the Planning Commission meeting schedule for the 30th of September.

Please let me know if you have any questions or concerns.  
Thank you,

Jay H. Isenberg, AIA  
Isenberg + Associates

## *PROJECT NARRATIVE*

The project is a 2,416sf addition with a 934sf open mezzanine (3,350sf total) onto an existing exterior precast wall panel building (10,302sf) built in 2004 as a training center for the Sheet Metal Worker's Local #10. The new addition will contain additional training/workshop areas on the first and mezzanine levels for their members and trainees, but no new

8640 Winsdale Street N.  
Golden Valley, MN 55427  
Voice: 612/799-3217

[www.isenbergassociates.com](http://www.isenbergassociates.com)



classrooms will be added. The exterior walls of the addition will match the existing 26 ft tall insulated precast wall panels in color and texture, but the two spaces will not be connected internally to the existing building. A new 5ft deep landscape buffer will be provided around the addition wherever possible and planted with shrubs, rock mulch to match existing, possibly sodded areas and a new tree will replace the one removed for construction.

The project also includes an exterior “courtyard” area accessed directly from the addition surrounded by a two story three sided steel column and stud structural framework that will serve as an “armature” for training students to install and de-install the multiplicity of contemporary exterior siding products used in today’s modern buildings. The steel will be treated/painted to match the color of the trim, frames and doors of the existing and new building.

Students will simulate their jobs in the field and install exterior plywood sheathing, weather barrier wrap (Tyvek) onto the structure and then install the various siding products as specified by the instructors. Included in the armature will be framed window openings so students can learn to install flashing tape, window trim, siding and caulking. The result on the exterior will be a “finished” like building look that we see in many contemporary residential and commercial projects. It is intended for this finished look to remain on the building for weeks and months likely to be changed only by semester, yearly or longer. It is NOT intended to have exposed plywood sheathing on the building for anything more than briefly before the siding is applied by the students.

This part of the project is critical in the training of the students by simulating real project conditions that includes working on lifts, safety harnessing, fall protection and an overall awareness of safety issues and requirements found in the industry.

The training center has 7 classrooms in the original building and 2 in the addition each with an associated workshop area. Capacity of each classroom is 20 students with day classes held Monday through Friday until 3:30pm September through June. Evening classes are held Monday through Thursday from 4:30 to 8:30pm during the school year. No classes are held in July and August. The courtyard training area will be used during daylight hours only and weather dependent.

Deliveries are during standard business hours and a new code compliant trash area will be relocated as shown on the drawings adjacent to the original building. Parking spaces including HC spaces will be relocated and restriped, and while the addition will cause a loss of 12 spaces, there will still be 209 spaces remaining, far more than the required 69 spaces required overall by zoning for this training complex.





# Addition for: Sheet Metal Workers Local # 10 Training Center 3 5 5 4 White Bear Avenue North White Bear Lake, Minnesota 55110

## CODE REVIEW

### PROJECT DESCRIPTION

The project is a 2,416sf addition with a 934sf open mezzanine onto an existing exterior precast wall panel building that will contain training areas on the first and mezzanine levels for the Sheet Metal Union #10's members and trainees. New exterior walls of the addition will match the existing 26 ft tall insulated precast wall panels but will not be connected internally to the existing building. An exterior courtyard will be accessed directly from the addition and a steel stud wall armature will function as an outdoor training/workshop area for members and trainees.

### BUILDING CODE REVIEW SUMMARY

#### GOVERNING CODES:

2015 MINNESOTA STATE BUILDING CODE (MSBC)  
2015 MINNESOTA ACCESSIBILITY CODE CH. 1341 INCLUDING CHAPTER 11 OF THE 2006 IBC  
2017 NATIONAL ELECTRICAL CODE  
2015 MINNESOTA PLUMBING CODE  
2015 INTERNATIONAL MECHANICAL AND FUEL GAS CODE  
NATIONAL FIRE PROTECTION (NFPA)

BASIC OCCUPANCY GROUP: F-2 (LOW HAZARD FACTORY INDUSTRIAL)

ADJACENT OCCUPANCIES: MIXED USE (H2/S2/B)

CONSTRUCTION TYPE: Type II-B - Fully Fire Sprinklered (IBC Chapter 5, Table 503)

Existing Building Structure consists of 12" precast insulated exterior wall panel, 12" precast flooring with 2" topping, steel bar joists, metal decking with built up roofing and interior masonry walls.

New Building Structure consists of 12" precast insulated exterior wall panel, steel col/beam, metal decking and concrete topping at Mezzanine, steel bar joists, metal decking, tapered insulation and built up roofing with interior masonry bearing walls

F-2 Allowable Height: 55 feet/3 story (without sprinkler increase- not needed)

New building is at 26ft high

F-2 Allowable Area: 23,000 SF (without sprinkler increase - not needed)

Existing Building: 10,302 SF

New Building: 3,350 SF

Total Building: 13,652 GSF

Construction Type Fire Resistive Ratings (IBC Tables 601 & 602):

Construction Type II-B

Primary Structural Frame: 0 hr

Exterior Bearing Walls: 0 hr > 10 ft; 1 hr when < 10 ft

Interior Bearing Walls: 0 hr

Exterior Non-bearing Walls 0 > 10 ft; 1 hr when < 10 ft

Interior Non-bearing Walls 0,

Roof Construction 1-1/2 hr

MEANS OF EGRESS and OCCUPANT LOAD (Chapter 10, Table 1004.1.2 Workshop and Chapter 5 Mezzanines)

First Floor @ 2,416 GSF

2,076 NSF - Workshop @ 1/50 = 41.5 occupants

Mezzanine 934 NSF with 1,038 NSF allowable in fully sprinkled building (Chapter 5, Section 504)

934 NSF - Workshop @ 1/50 = 18.7 occupants

TOTAL OCCUPANTS = 60.2 (60 OCCUPANTS)

EXITING (Chapter 10)

2 exits required for occupant load >49 (Chapter 10 Table 1015.1)

3 exits provided

Door Width Required  $60 \times (0.2) = 12"$

Exit Door Width Provided:  $(3 \text{ exits} \times 36") = 108"$

Exit Access Travel Distance Table 1016.2

Group F-2; 400 ft in fully sprinkler building

Exit Access Travel Distance Provided =

87'-0" Mezzanine --> Exit#2,

138'-0" Mezzanine --> Exit #1

Common Path of Egress Travel Table 1014.3

Group F-2; 75 ft/100 ft in fully sprinkler building

Common Path of Travel =

87'-0" Mezzanine --> Exit#2,

138'-0" Mezzanine --> Exit #1

PLUMBING FIXTURES; Chapter 29 Plumbing Systems, Table 2902.1  
WC and Lavatory:

1/100 Male and Female combined

Occupant load @ 60 = 1 WC and 1 Lav required

1 Male accessible toilet room and 1 Female accessible toilet room provided with WC and Lav.

Service Sink; 1 required/ 1 provided

Drinking Fountain; 1 required (Owner will install bottled water dispenser in lie of drinking fountain)

SIGNAGE

2902.5 A legible sign designating the sex shall be provided in a readily visible location near the entrance to each toilet facility. Comply with ICC A117.1

MEZZANINE STAIRWAY WIDTH:

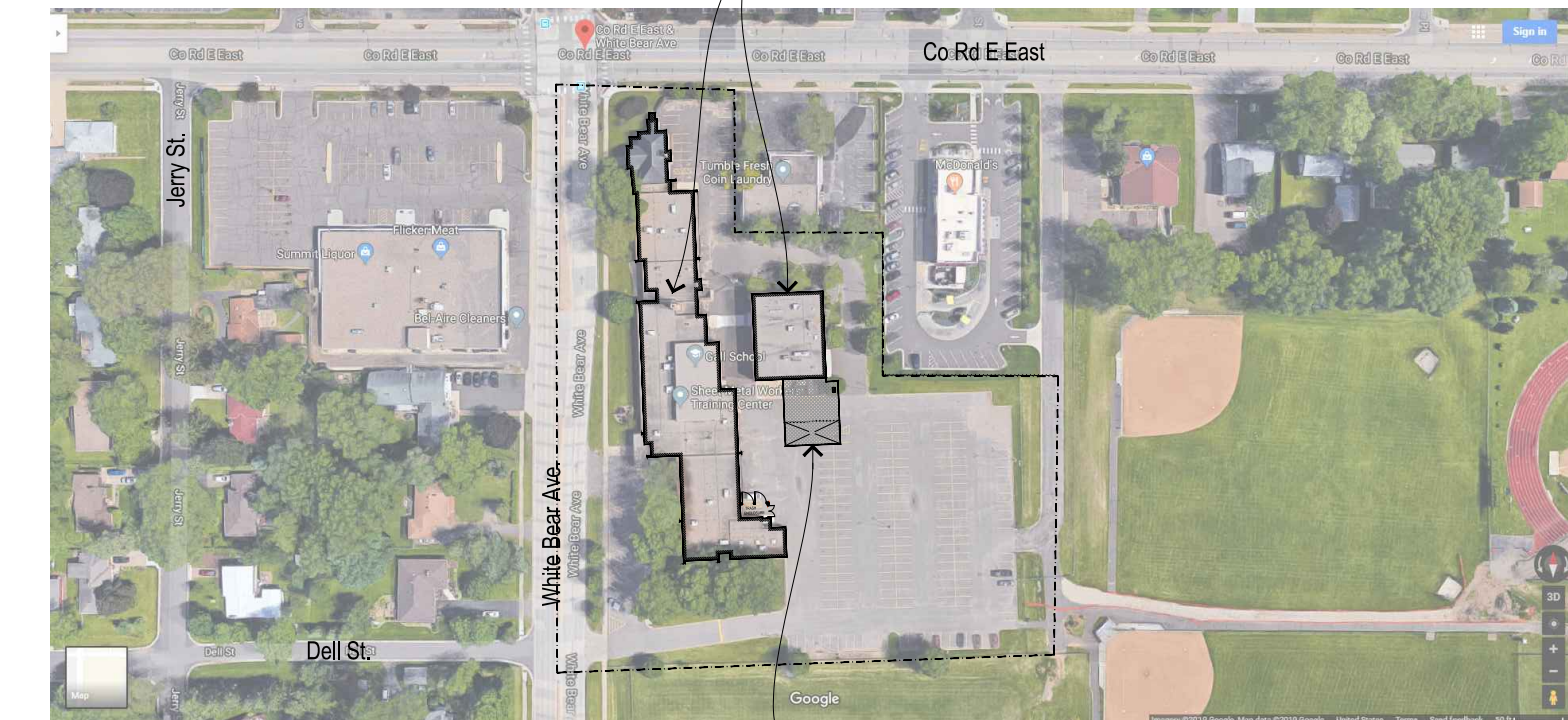
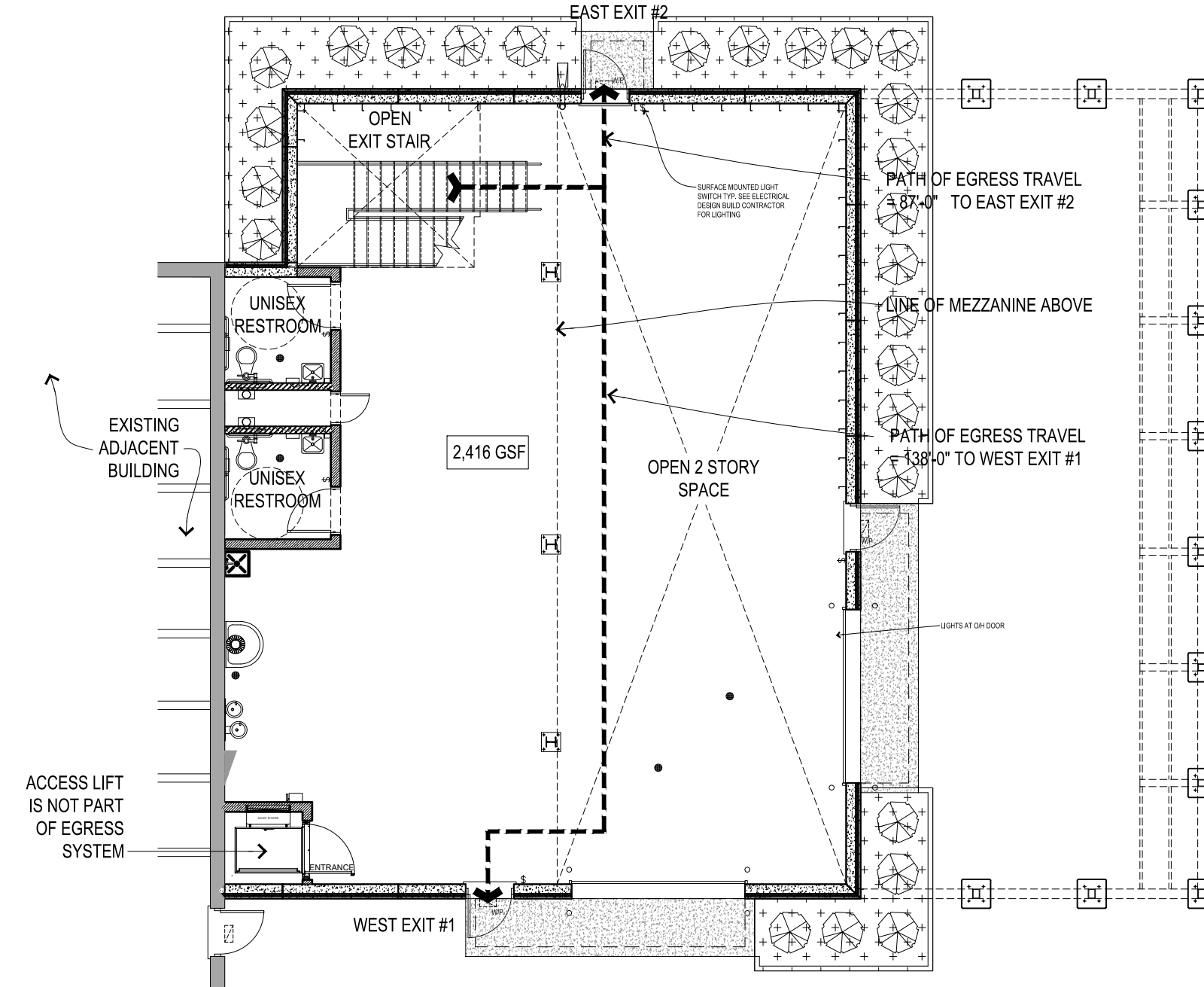
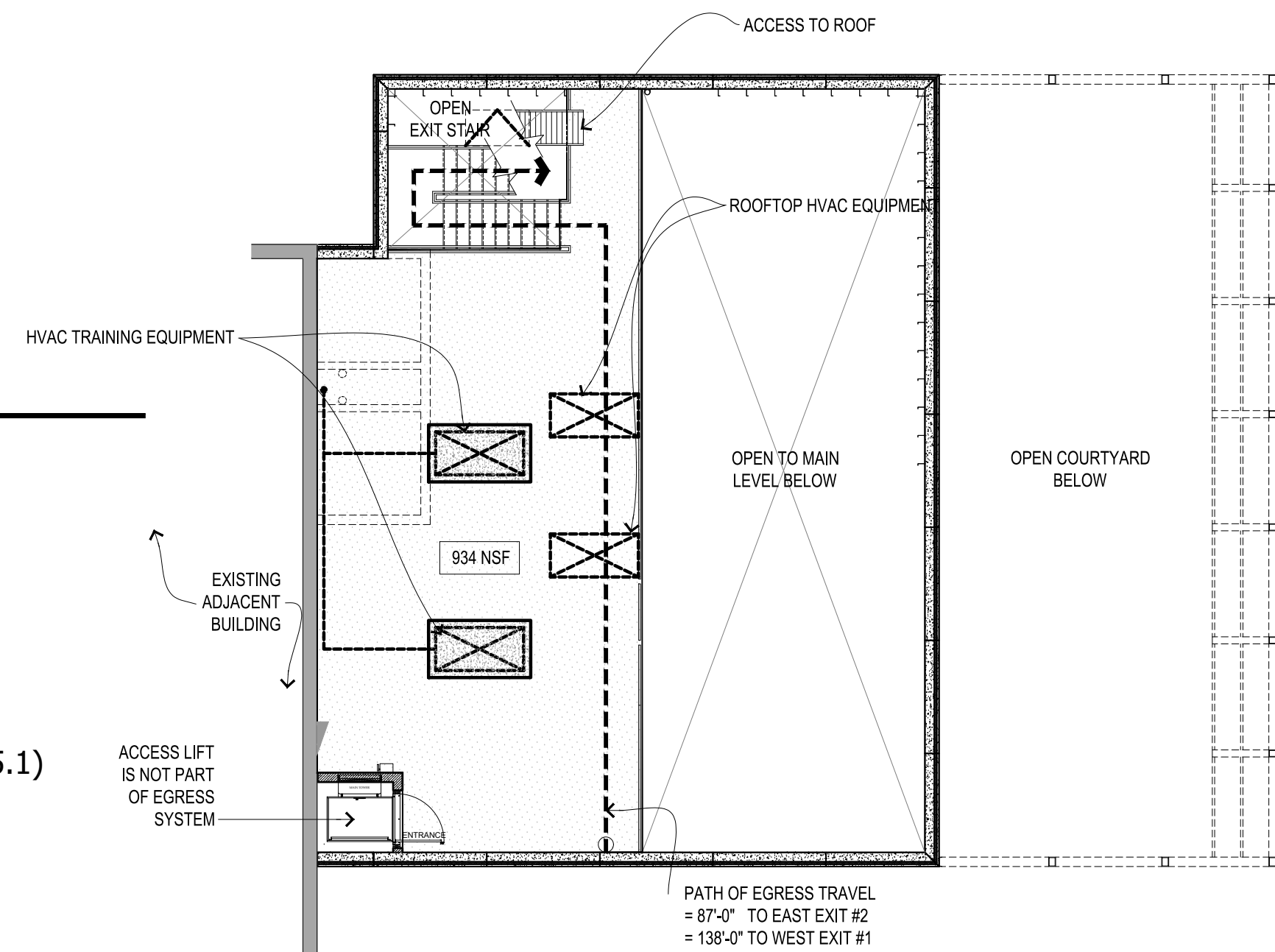
1007.3 Stairways. In order to be considered part of an accessible means of egress, a stairway between stories shall have a clear width of 48 inches (1219 mm) minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit. Exit access stairways that connect levels in the same story are not permitted as part an accessible means of egress.

Exceptions:

1. The clear width of 48 inches (1219 mm) between handrails is not required in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

2. Areas of refuge are not required at stairways in buildings equipped throughout by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

3. The clear width of 48 inches (1219 mm) between handrails is not required for stairways accessed from a horizontal exit.



## INDEX OF DRAWINGS:

### ARCHITECTURAL

- T1.0 TITLE SHEET, INDEX OF DRAWINGS, SITE LOCATION MAP
- EC-1 EXISTING CONDITIONS SITE PLAN
- A1.0 CONDITIONAL USE SITE PLAN
- A2.1 MAIN LEVEL FLOOR PLAN
- A2.2 MEZZANINE LEVEL FLOOR PLAN
- A3.1a EXTERIOR ELEVATIONS (Open & Enclosed Courtyard)
- A3.1b EXTERIOR ELEVATIONS (Open & Enclosed Courtyard)
- A3.2a EXTERIOR ELEVATIONS (Open & Enclosed Courtyard)
- A3.2b EXTERIOR ELEVATIONS (Open & Enclosed Courtyard)



5 EXAMPLE OF EXTERIOR METAL PANEL ENCLOSURES  
NOT TO SCALE (FOR COURTYARD ENCLOSURE TRAINING)

**Isenberg+Associates**  
8640 Winsdale Street N  
Golden Valley, MN 55427  
Phone: (612) 926-1981  
© 2019 Isenberg + Associates

Certification:  
I hereby certify that this plan, specification, or report was prepared by me, or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

Signed: *Jhi*  
Jay Isenberg, AIA  
Registration #: MN Arch License # 19352  
Date: July 31, 2019

Addition for:  
**Sheet Metal Workers  
Local #10 Training Center**  
3554 White Bear Avenue North  
White Bear Lake, Minnesota 55110

#	Date:
1	08/13/2019 - added electrical, and revisions per review meeting, and city planning review comments
2	08/16/2019 - issued for Amended Conditional Use Permit Application

Sheet Title:  
**TITLE SHEET,  
INDEX OF DRAWINGS  
CODE INFORMATION**

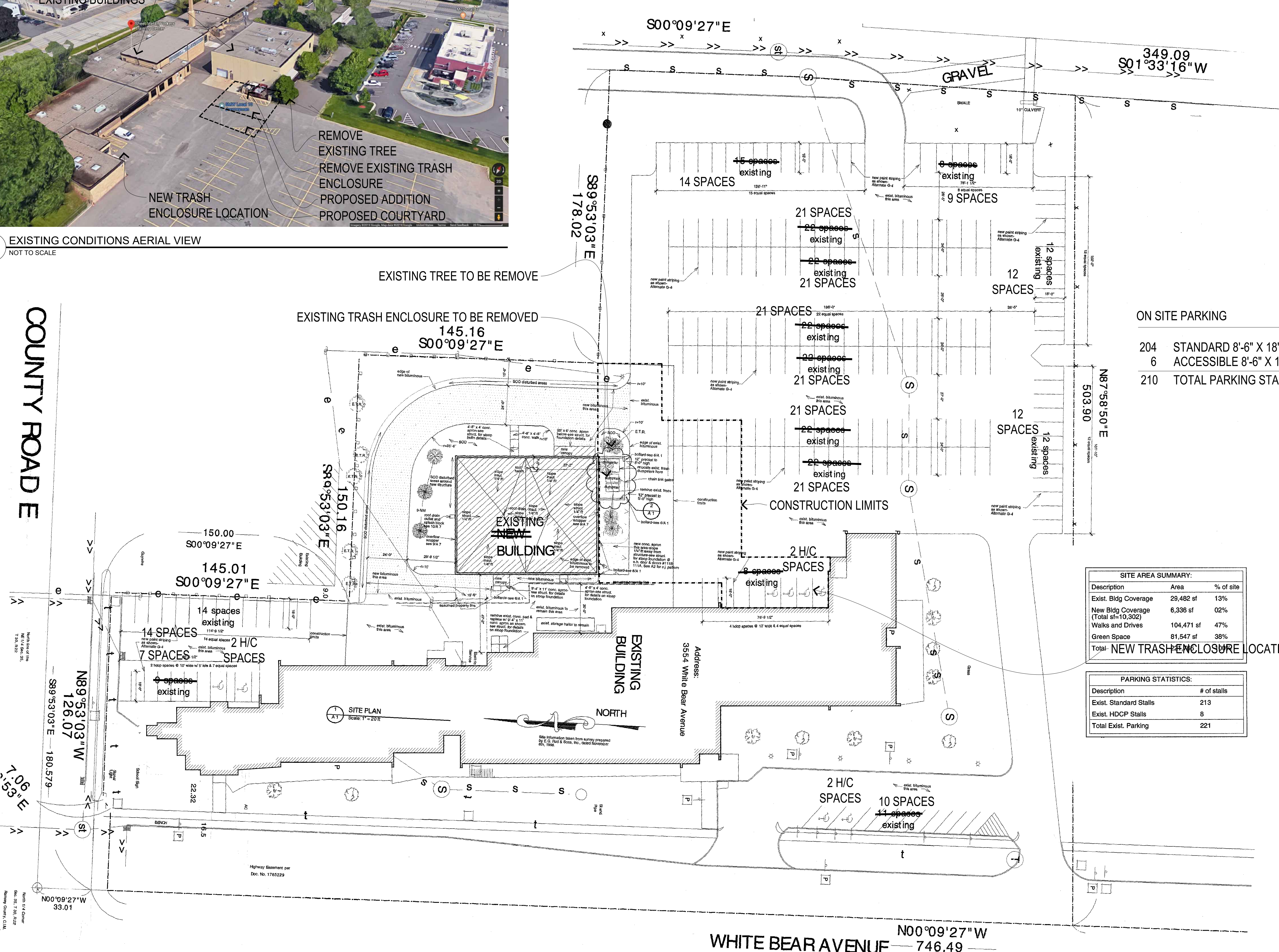
Sheet Number:  
**T1.0**  
Date:  
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2 EXISTING CONDITIONS AERIAL VIEW  
NOT TO SCALE

COUNTY ROAD E



ON SITE PARKING  
204 STANDARD 8'-6" X 18'-0" STALLS  
6 ACCESSIBLE 8'-6" X 18'-0" STALLS  
210 TOTAL PARKING STALLS

SITE AREA SUMMARY:		
Description	Area	% of site
Exist. Bldg Coverage	29,482 sf	13%
New Bldg Coverage (Total sf=10,302)	6,336 sf	02%
Walks and Drives	104,471 sf	47%
Green Space	81,547 sf	38%
Total - NEW TRASH ENCLOSURE LOCATION		

PARKING STATISTICS:	
Description	# of stalls
Exist. Standard Stalls	213
Exist. HDCP Stalls	8
Total Exist. Parking	221

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8640 Winsdale Street N  
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Certification:  
I hereby certify that this plan, specification, or report was prepared by me, or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

Signed: *Jhi*  
Jay Isenberg, AIA  
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Addition for:  
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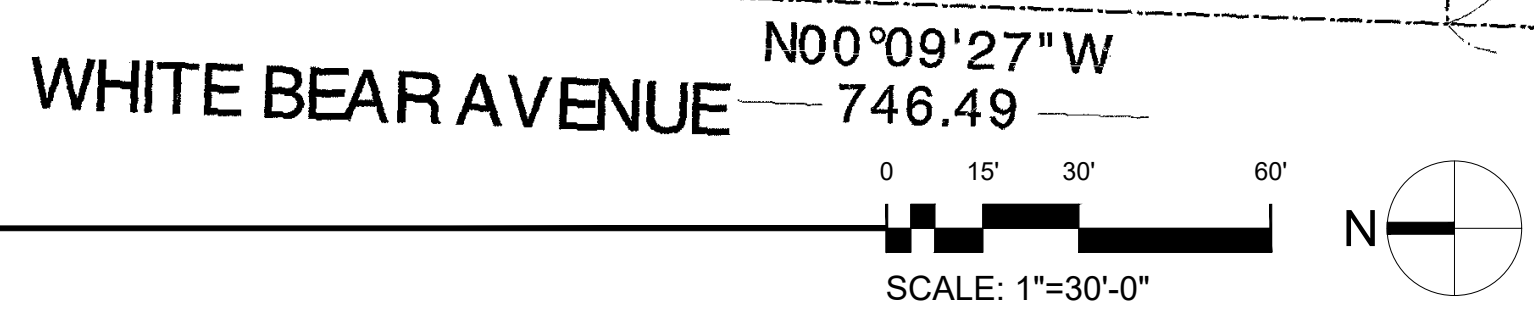
Revisions:	
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1	08/13/2019 - added electrical, and revisions per review meeting, and city planning review comments.
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Sheet Title:  
**EXISTING CONDITIONS SITE PLAN**

Sheet Number:  
**EC-1**

Date:  
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1 EXISTING CONDITIONS SITE PLAN  
1"=30'-0"



CONDITIONAL USE PERMIT SET




SITE AREA SUMMARY		
Description	Area	% of Site
Existing Building Coverage	10,302 sf	15%
New Building Coverage	2,416 sf	02%
New Open Courtyard	1,344 sf	01%
Walks and Drives	100,711 sf	43%
Green Space (Existing)	81,547 sf	38%
Green Space (Addition)	512 sf	1%
<b>Total</b>		<b>100%</b>

**3 PLAN AT TRASH ENCLOSURE**  
 1/4"=1'-0"

NOTE: OWNER SHALL RELOCATE AND ADJUST PARKING STRIPING AS REQUIRED TO PROVIDE THE REQUIRED NUMBER OF HANDICAPPED PARKING SPACES AS MAY BE DETERMINED BY THE CITY

- LEGEND**
- ↕ BUILDING ENTRY / EXIT
- PROPOSED ON SITE PARKING**
- 194 STANDARD 8'-6" X 18'-0" STALLS
  - 7 ACCESSIBLE 8'-6" X 18'-0" STALLS
  - 201 TOTAL PARKING STALLS

Addition for:  
**Sheet Metal Workers**  
**Local #10 Training Center**  
 3554 White Bear Avenue North  
 White Bear Lake, Minnesota 55110



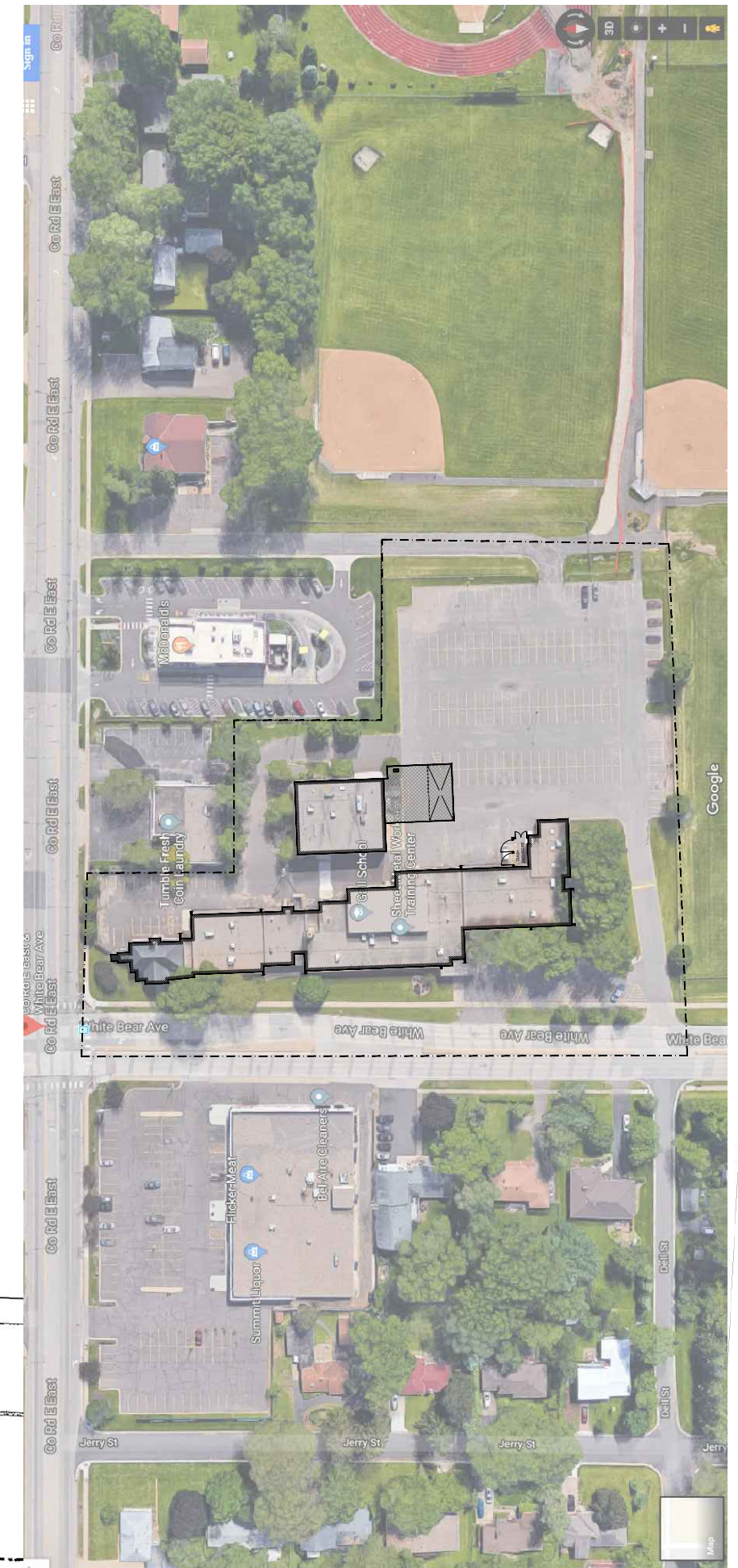
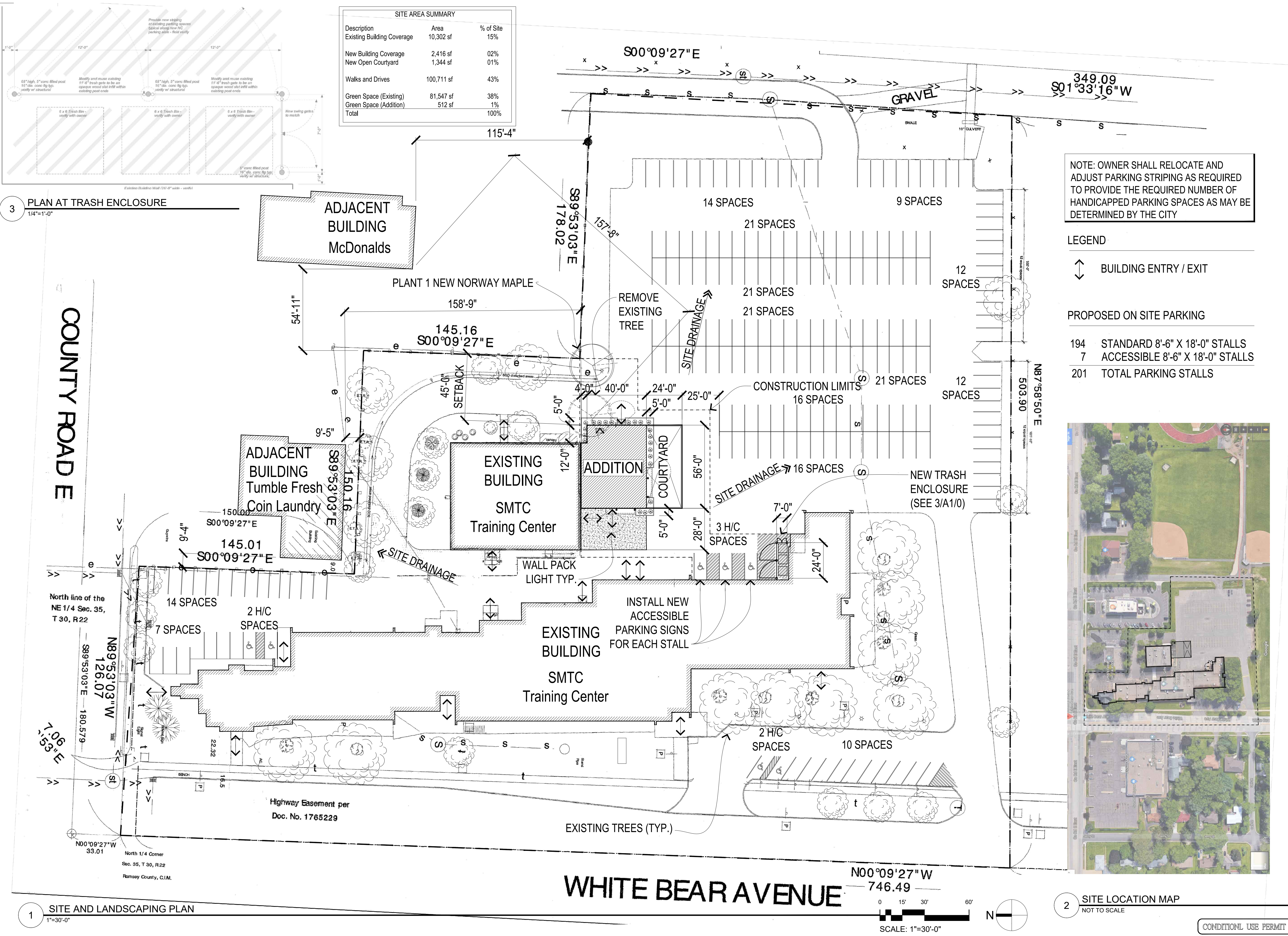
**Revisions:**

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Sheet Title:  
**SITE PLAN & LANDSCAPING PLAN**

Sheet Number:  
**A1.0**

Date:  
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**2 SITE LOCATION MAP**  
 NOT TO SCALE

**1 SITE AND LANDSCAPING PLAN**  
 1"=30'-0"



CONDITIONAL USE PERMIT SET



Addition for:  
**Sheet Metal Workers  
Local #10 Training Center**  
3554 White Bear Avenue North  
White Bear Lake, Minnesota 55110

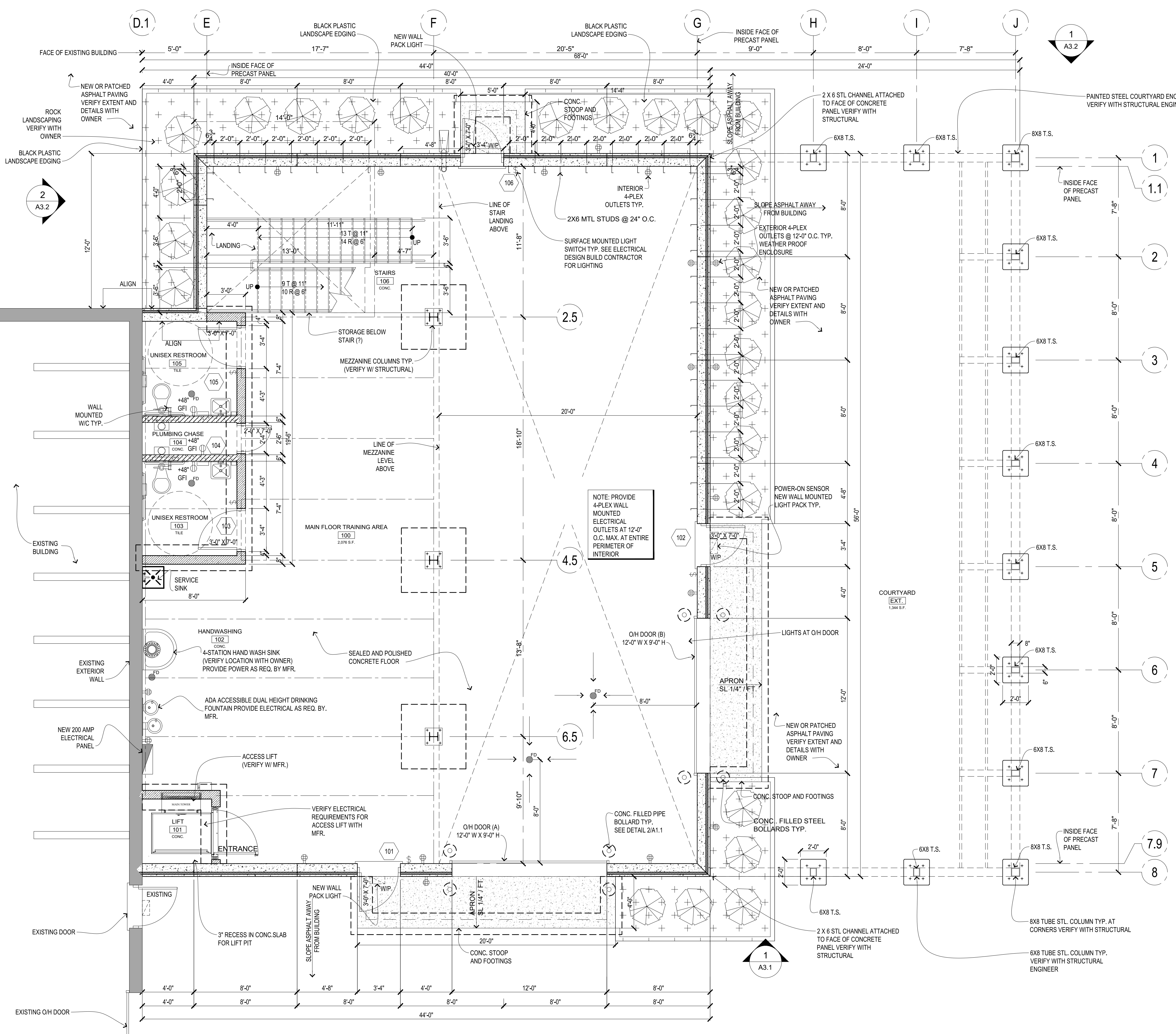


Revisions:

#	Date	Description
1	08/13/2019	added electrical, and revisions per review meeting, and city planning review comments
2	08/16/2019	Issued for Amended Conditional Use Permit Application

Sheet Title:  
**MAIN LEVEL  
FLOOR PLAN**

Sheet Number:  
**A2.1**  
Date:  
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ELECTRICAL SYMBOLS LEGEND

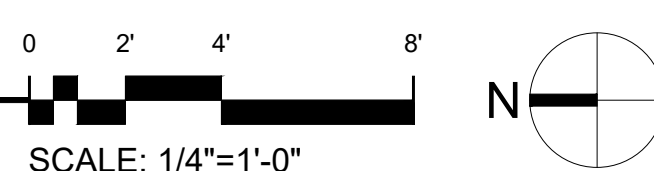
- WALL MOUNTED DUPLEX OUTLET
- +48" GFI WALL MOUNTED GFI DUPLEX OUTLET SHOWING MOUNTING HEIGHT A.F.F.
- WALL MOUNTED 4-PLEX OUTLET W/ SEALED ENCLOSURE ON EXTERIOR OUTLETS
- WALL MOUNTED 200 AMP ELECTRICAL PANEL
- WALL MOUNTED LIGHT SWITCH
- WIP WALL MOUNTED POWER SENSOR LED EXTERIOR LIGHT PACK

NOTE: ALL ELECTRICAL DEVICES ARE SHOWN FOR DESIGN INTENT AND PRICING ONLY. ELECTRICAL DESIGN BUILD CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL PERMIT DRAWINGS AND COMPLIANCE WITH ELECTRICAL CODE

2  
A3.1

NOTE: VERIFY ALL STRUCTURAL STEEL BUILDING FRAMING AND COURTYARD FRAMING WITH STRUCTURAL ENGINEER

NOTE: PROVIDE 4-PLEX WALL MOUNTED ELECTRICAL OUTLETS AT 12'-0" O.C. MAX. AT ENTIRE PERIMETER OF INTERIOR



CONDITIONAL USE PERMIT SET

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

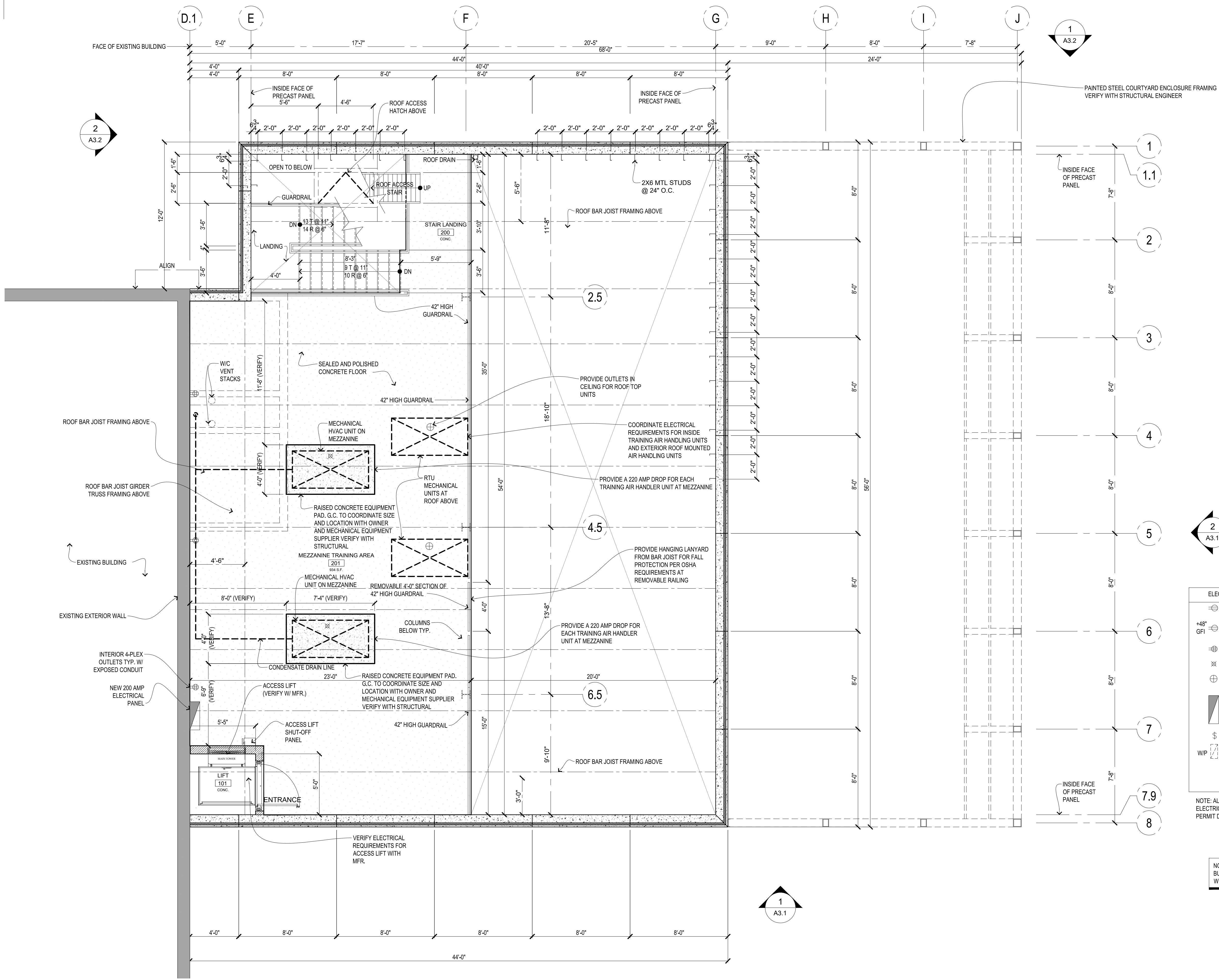


Addition for:  
**Sheet Metal Workers Local #10 Training Center**  
 3554 White Bear Avenue North  
 White Bear Lake, Minnesota 55110

Revisions:	
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Sheet Title:  
**MEZZANINE LEVEL FLOOR PLAN**

Sheet Number:  
**A2.2**  
 Date:  
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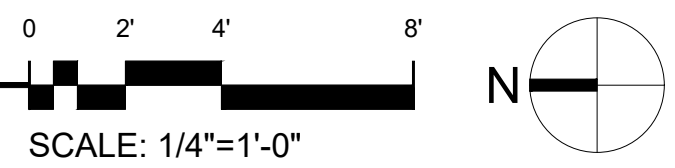
PAINTED STEEL COURTYARD ENCLOSURE FRAMING VERIFY WITH STRUCTURAL ENGINEER

ELECTRICAL SYMBOLS LEGEND	
	WALL MOUNTED DUPLEX OUTLET
	WALL MOUNTED GFI DUPLEX OUTLET SHOWING MOUNTING HEIGHT A.F.F.
	WALL MOUNTED 4-PLEX OUTLET W/ SEALED ENCLOSURE ON EXTERIOR OUTLETS
	220 AMP DROP FOR TRAINING AHU
	CEILING MOUNTED POWER FOR ROOF TOP AHU
	WALL MOUNTED 200 AMP ELECTRICAL PANEL
	WALL MOUNTED LIGHT SWITCH
	WALL MOUNTED POWER SENSOR LED EXTERIOR LIGHT PACK

NOTE: ALL ELECTRICAL DEVICES ARE SHOWN FOR DESIGN INTENT AND PRICING ONLY. ELECTRICAL DESIGN BUILD CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL PERMIT DRAWINGS AND COMPLIANCE WITH ELECTRICAL CODE

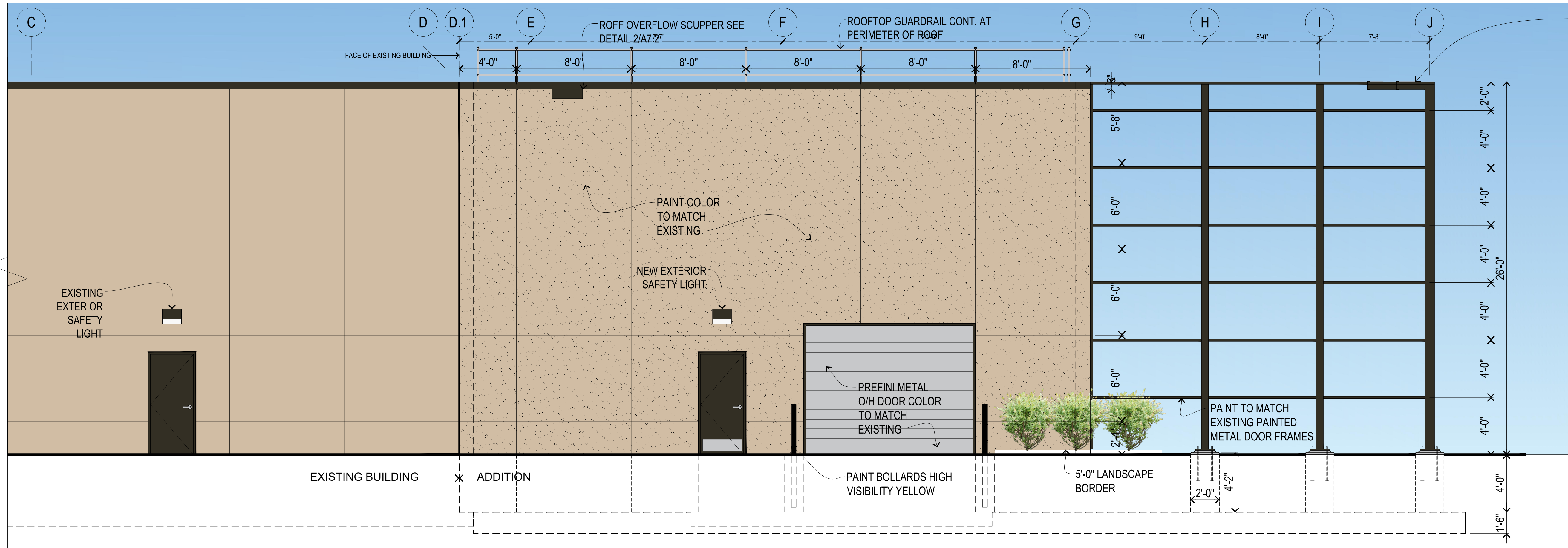
NOTE: VERIFY ALL STRUCTURAL STEEL BUILDING FRAMING AND COURTYARD FRAMING WITH STRUCTURAL ENGINEER

1 MEZZANINE LEVEL FLOOR PLAN  
 1/4"=1'-0"

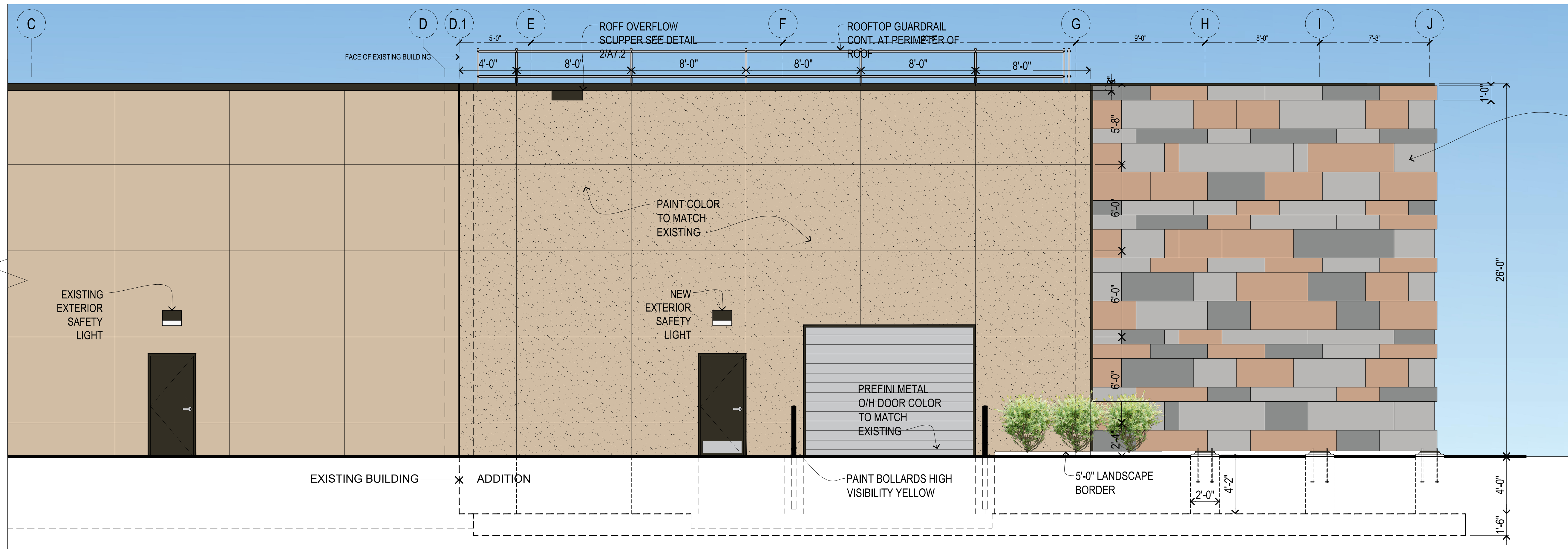


CONDITIONAL USE PERMIT SET





1 WEST EXTERIOR ELEVATION (Showing open courtyard steel framing)  
1/4"=1'-0"



2 WEST EXTERIOR ELEVATION (Showing example of exterior metal panel enclosure on courtyard for training purposes)  
1/4"=1'-0"

**Isenberg Associates**  
 8640 Winsdale Street N  
 Golden Valley, MN 55427  
 Phone: (612) 926-1981  
 © 2019 Isenberg + Associates

Certification:  
 I Herby certify that this plan, specification, or report was prepared by me, or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

Signed: *Jhi*  
 Jay Isenberg, AIA  
 Registration #: MN Arch License # 19352  
 Date: July 31, 2019

Addition for:  
**Sheet Metal Workers Local #10 Training Center**  
 3554 White Bear Avenue North  
 White Bear Lake, Minnesota 55110

Revisions:

#	Date:
1	(8/13/2019 - added electrical, and revisions per review meeting, and city planning review comments)
2	(8/16/2019 - issued for Amended Conditional Use Permit Application)

Sheet Title:  
**EXTERIOR ELEVATIONS**

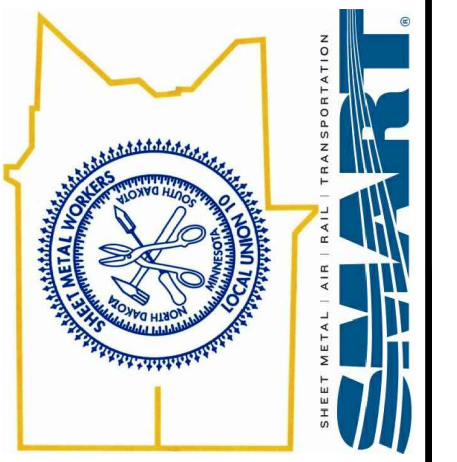
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**A3.1a**

Date:  
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CONDITIONAL USE PERMIT SET



Addition for:  
**Sheet Metal Workers  
Local #10 Training Center**  
3554 White Bear Avenue North  
White Bear Lake, Minnesota 55110

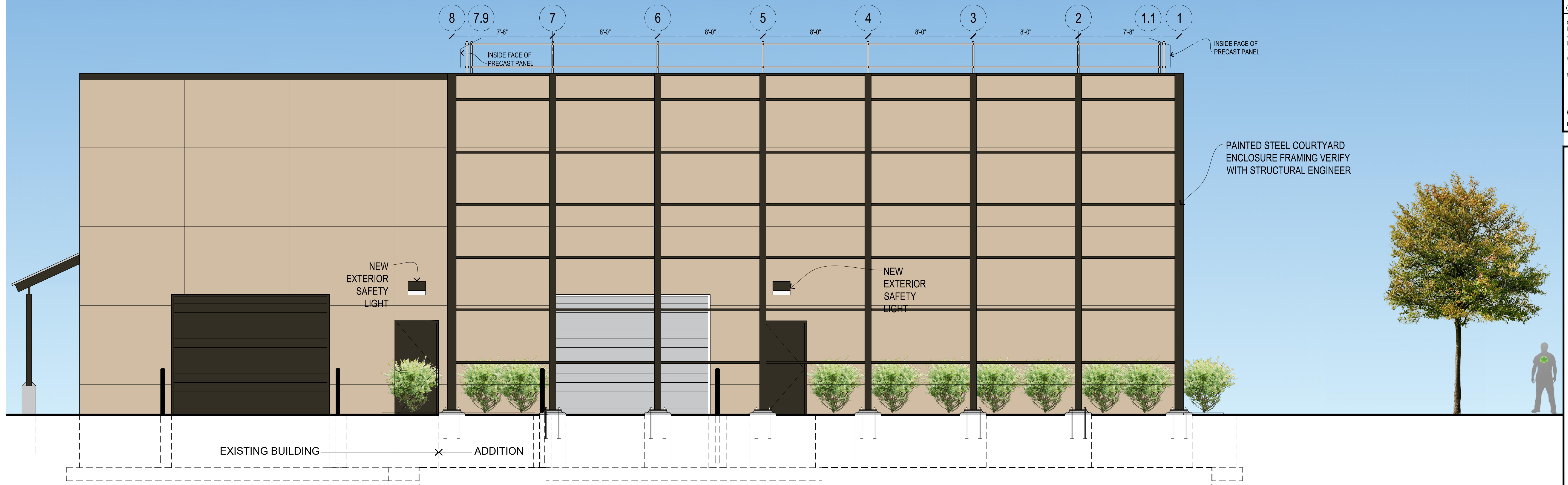


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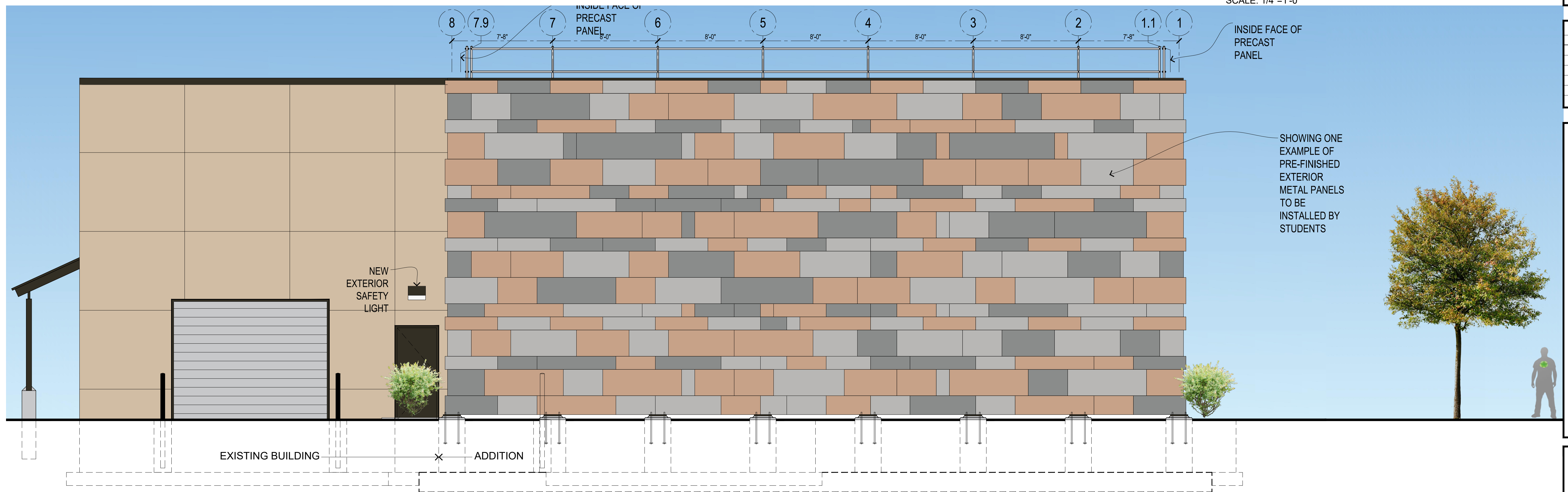
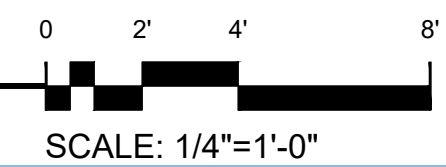
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ELEVATIONS**

Sheet Number:  
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Date:  
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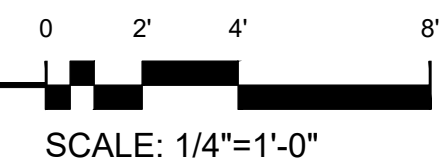
1 SOUTH EXTERIOR ELEVATION (Showing open courtyard steel framing)

1/4"=1'-0"



2 SOUTH EXTERIOR ELEVATION (Showing example of exterior metal panel enclosure on courtyard for training purposes)

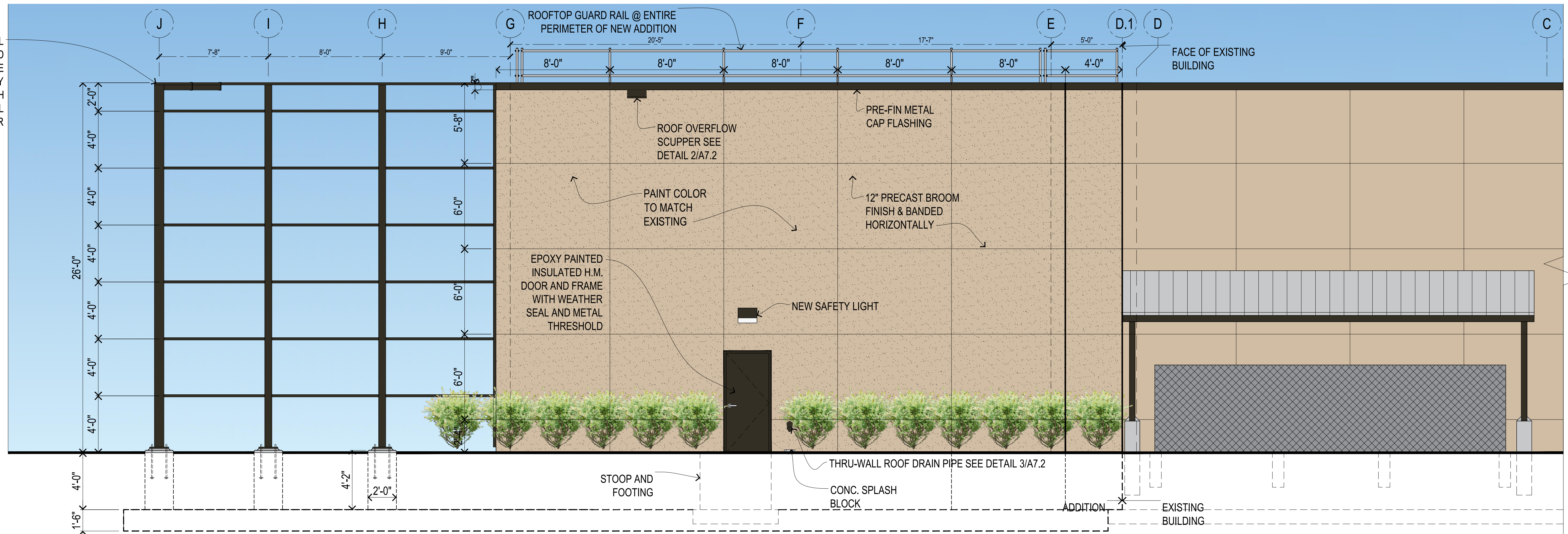
1/4"=1'-0"



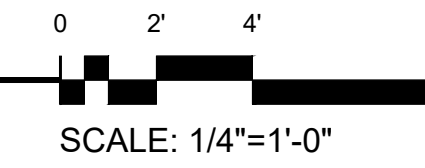
CONDITIONAL USE PERMIT SET



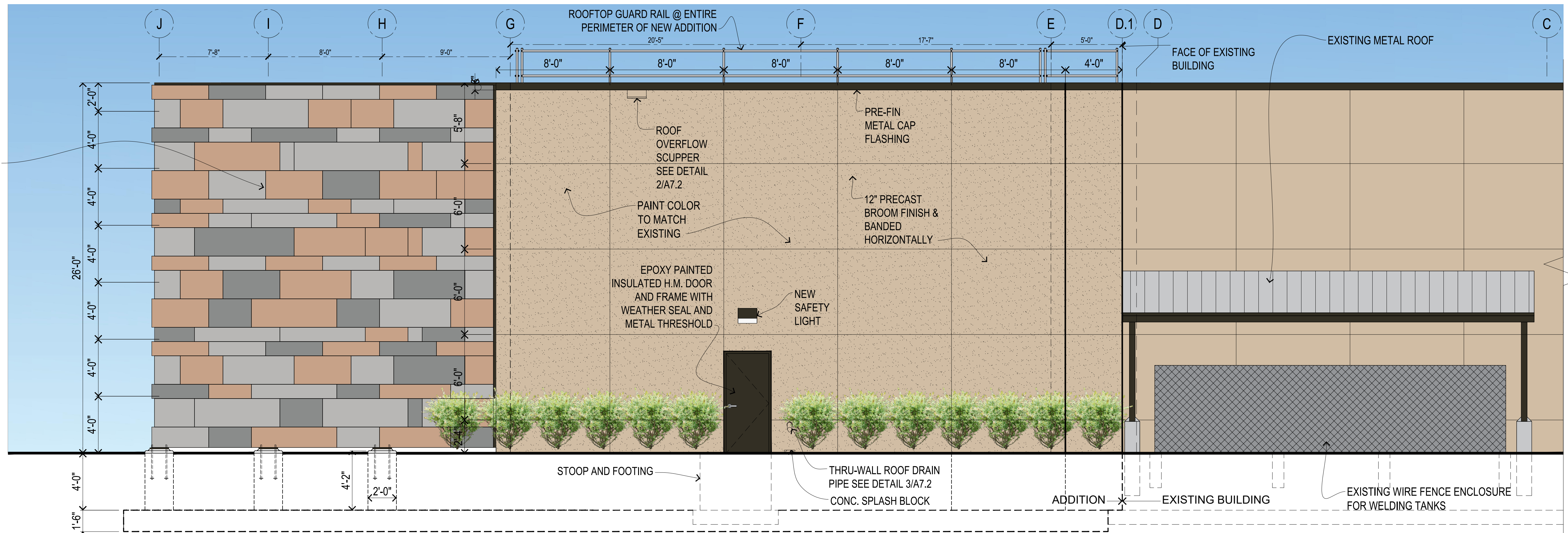
PAINTED STEEL COURTYARD ENCLOSURE FRAMING VERIFY WITH STRUCTURAL ENGINEER



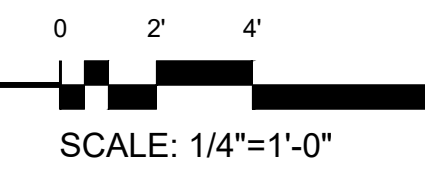
1 EAST EXTERIOR ELEVATION  
1/4"=1'-0"



SHOWING ONE EXAMPLE OF PRE-FINISHED EXTERIOR METAL PANELS TO BE INSTALLED BY STUDENTS



2 EAST EXTERIOR ELEVATION  
1/4"=1'-0"



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 Date:  
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Certification:  
I Herby certify that this plan, specification, or report was prepared by me, or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

Signed: 

Jay Isenberg, AIA  
Registration #: MN Arch License # 19352  
Date: July 31, 2019

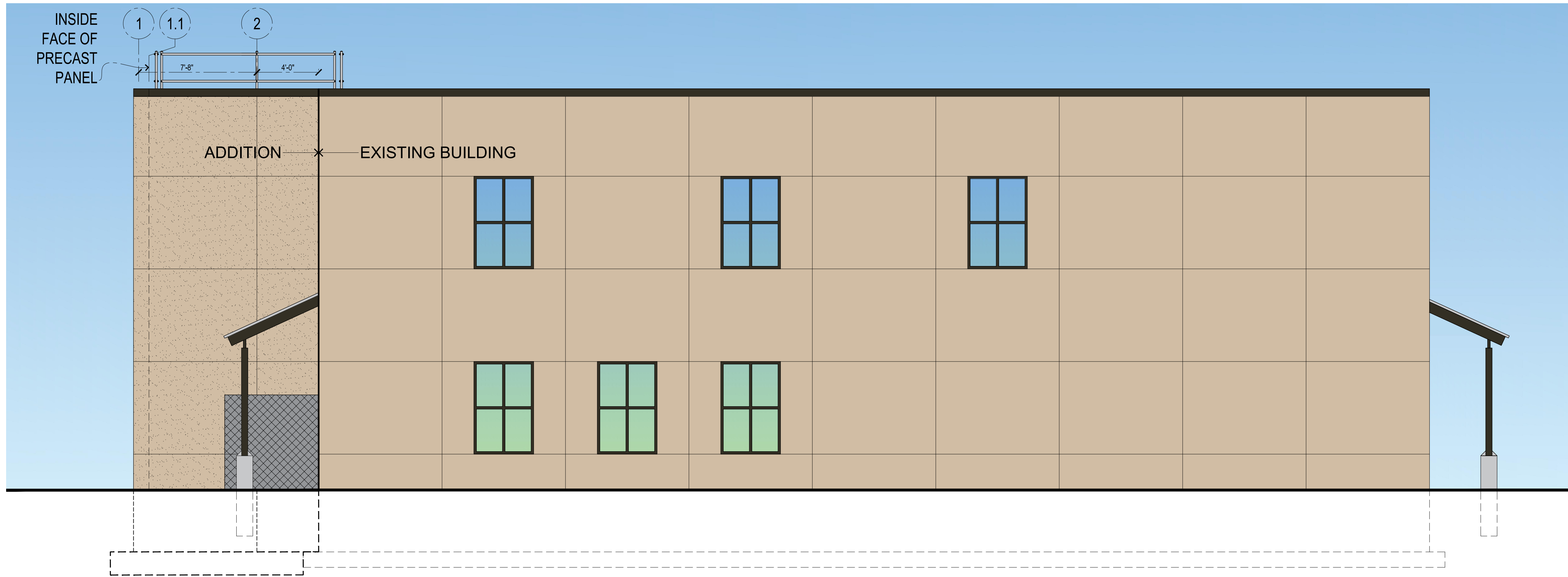
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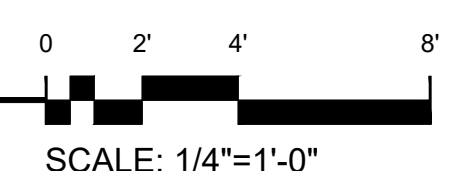
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Sheet Number:  
**A3.2a**  
Date:  
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2 NORTH EXTERIOR ELEVATION  
1/4"=1'-0"



CONDITIONAL USE PERMIT SET

September 4, 2019

TO: MAYOR JO EMERSON  
FROM: MARVIN REED  
CC: ANNE KANE ✓

RE: PLANNING COMMISSION

Mayor,

Please be advised that I will be moving out of the White Bear Lake area at the end of October. I will be returning to my hometown in the Cincinnati area. As we discussed, I have multiple grandkids there who need some "Papaw" time.

As a result of this planned move, please accept this letter as my resignation from the Planning Commission effective after the September 30, 2019 meeting.

By copy of this memo I am also alerting Anne Kane of this decision.

My sincere thanks to you for your vote of confidence in retaining me on the commission over the past 9 years, and also sincere thanks to your city staff and my fellow commissioners for their assistance and support.

With warmest regards,

A handwritten signature in black ink, appearing to read "Marvin Reed", written in a cursive style.

Marvin Reed – Chair, Planning Commission

## **CITY COUNCIL MEETING SUMMARY**

September 10, 2019

**VISITORS AND PRESENTATIONS** – White Bear Lake Conservation District & Constitution Week Proclamation

**PUBLIC HEARINGS** – Nothing scheduled

**LAND USE** – Approved

A. Consent

1. Consideration of a Planning Commission recommendation for approval of the Preliminary Plat for Saputo Rearrangement (3996, 3998, 4000 Hoffman Road and 4001 Highway 61. **Resolution No. 12447**
2. Consideration of a request by the White Bear Center for the Arts for a one year time extension of an approved conditional use permit for a community center in a residential district to allow additional time to construct the proposed parking lot expansion on the property located at 4962 Division Avenue. (Case No. 18-2-CUP). **Resolution No. 12448**

**UNFINISHED BUSINESS** – Nothing scheduled

**ORDINANCES** – First reading

- A. First reading of a request to rezone property from B-3: Auto Oriented Business to I-1 – Limited Industry and P-Public (PIDs 273022110038, 273022110036, 273022110039 and 273022110010)

**NEW BUSINESS** – Approved

- A. Resolution accepting staff's recommendation for denial of a massage license  
**Resolution No. 12449**
- B. Resolution authorizing Lakewood Village Outlot C – Determination of Buildable Area  
**Resolution No. 12450**
- C. Resolution approving the proposed preliminary 2019 tax levy collectible in 2020 and establishing November 26, 2019 as the date for the City's Truth-in-Taxation Hearing.  
**Resolution No. 12451**

**CONSENT** – Approved

- A. Acceptance of Minutes: July White Bear Lake Conservation District; July Park Advisory Commission Minutes; August Planning Commission
- B. Resolution authorizing issuance of off-sale liquor license to Obtainworld, LLC.  
**Resolution No. 12452**

- C. Resolution accepting work and authorizing final payment to Forest Lake Contracting for the Centerville Road Improvement Project, City Project No.: 18-16. **Resolution No. 12453**

**DISCUSSION** – Nothing scheduled

**COMMUNICATIONS FROM THE CITY MANAGER**

- Vadnais Lake Area Watershed Management Organization (VLAWMO) recommendation for East Goose Lake – VLAWMO is applying for a grant to administer an alum treatment to address 80% internal load of phosphorus in Goose Lake. For effectiveness, boaters should be restricted from the lake for at least three years. Restrictions for speed limits would be addressed through a City Council ordinance, as such, VLAWMO plans to make a presentation to the City Council at the October 8<sup>th</sup> City Council meeting in support of a change to the City's ordinance.
- Cummins Project – an international manufacturer provides opportunities for its employees to volunteer in the community. In response to Cummins's request for work in the Environmental field, they approached the Great Plains Institute and are using marketing and engineering staff to research electric vehicles and the application of them in municipal lots. They are also researching the YMCA. Staff is looking forward to seeing their reports upon completion.
- Automated Vehicle (AV) Pilot Project update – notices were mailed to Orchard Lane and Willow Lane residents announcing two neighborhood information meetings about the proposed automated vehicle shuttle pilot project. Mike Greenbaum of Newtrax and Shane Hoefler from the YMCA will lead the discussion. If successful, the City would act as the lead agency receiving the money and navigating contracts. Project managers would be AECOM an international engineering firm.

The application being put together has some exciting elements from many partners including Newtrax looking for transportation options for persons with disabilities, programming through the YMCA, White Bear Schools developing a curriculum for AV, cooperation with Century College for Career Pathways and work with the University of Minnesota Transportation Studies programs.

- In 2014, the University of Minnesota, Department of Forestry did a Capstone project with approximately 30 students who researched Emerald Ash Borer, the Urban Tree Canopy, stormwater, etc. The same professor has asked his students to review that work, see what was not done and why, assess what has changed and make recommendations. They will also study how they can assist coordinating with the City's Emerald Ash Borer treatment program and opportunity to work with the Tree Trust to help identify areas in the City most appropriate for tree plantings as well as looking at trees in the downtown that do not thrive.
- Canceled the Sept. 17<sup>th</sup> Work Session and Sept. 24<sup>th</sup> City Council meeting. October 15<sup>th</sup> Work Session starts at 6:00 p.m. as does the Volunteer Recognition Dinner on October 29<sup>th</sup>.
- Triad Picnic at Podvin Park at 11:30 a.m. on Sept. 14

- Updates from Paul Kauppi, City Engineer/Public Works Director
  - Street reconstruction and mill/overlay projects are complete
  - Surveys have been sent out and results will be reported to the City Council
  - Public Works has been working to resolve leaking water main services at two downtown locations, 4<sup>th</sup> & Wood and 3<sup>rd</sup> & Clark.

**ADJOURNMENT** – 8:35 p.m.



# Park Advisory Commission Meeting Minutes

JULY 18, 2019

6:30 P.M.

LAKWOOD HILLS PARK

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

## 1. CALL TO ORDER

The meeting was called to order at 6:30 pm at Lakewood Hills Park.

## 2. APPROVAL OF MINUTES

Approval of the minutes from June 20, 2019 was moved by Bryan Belisle and seconded by Ginny Mae Davis. Motion carried.

## 3. APPROVAL OF AGENDA

Approval of the July 20, 2019 agenda was moved by Anastacia Davis and seconded by Mike Shepard. Motion carried.

## 4. UNFINISHED BUSINESS

With regards to updating the landscaping at Lions Park and some of the upgrades for the park, Bryan Belisle questioned whether the bathrooms were in need of upgrading at Lions Park since there are bathrooms at the Boardwalk Commons.

## 5. NEW BUSINESS

### a) White Bear Lake Lions Donations

The White Bear Lake Lions are donating \$25,000 towards a handicap accessible playground. The Park Advisory Commission thinks that Lakewood Hills Park would be a great location for the playground due to the size of the parking lot.

### b) Summer Park Tours – Lakewood Hills Park

The Park Advisory Commission walked through Lakewood Hills Park for their July park tour. Andy Wietecki, Parks Department Lead, talked about the upgrades planned for the pavilion. The beams will be painted to match the new soffit and fascia that was just installed. The bathrooms will get a face lift and upgrade to porcelain fixtures along with upgrading the water service. New doors will also be installed around the pavilion. The City will also be putting the final touches on the upgraded playground that was installed last year.

The Frisbee Golf Course is heavily used and needs some forest restoration to remove and clear dead trees. The City plans to put down recycled material to build up the walking path around the park and eventually putting asphalt over the recycled material to make a premier walking path. Overall, the Park Board Commission was very impressed by Lakewood Hills Park.

#### **6. OTHER STAFF REPORTS**

A resident reached out to Ginny Mae Davis regarding the Vets fishing pier and Lions fishing pier weed growth. City staff checked with the DNR and they only take care of their own fishing piers. The DNR, however, would issue a permit if the City chooses to proceed with weed removal. Staff also checked with the water conservation district and they would help with weed growth if the weeds are non-native weeds. The vegetation around the fishing pier is native to the lake and helps with water clarity. At this time, staff is checking options to see if this is something the City will pursue.

#### **7. COMMISSION REPORTS**

None.

#### **8. OTHER BUSINESS**

None.

#### **9. ADJOURNMENT**

The next meeting will be held on August 15, 2019 at 6:30 p.m at Stellmacher Park.

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