



WHITE BEAR TOWNSHIP

1858
RAMSEY COUNTY
MINNESOTA

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Board of Supervisors
ROBERT J. KERMES, *Chair*
ED M. PRUDHON
STEVEN A. RUZEK

AGENDA PLANNING COMMISSION MEETING JULY 26, 2018

1. **6:30 p.m.** Call Meeting to Order at Township Administrative Offices, 1281 Hammond Road.
2. Approval of Agenda (Additions/Deletions).
3. Approval of Minutes of June 28, 2018.
4. **Consent Agenda:** None.
5. **5966 Highway 61 (Formerly Zappas Sporting Goods)** – Thomas & Theresa Lendway, Zoning Ordinance Amendment Request.
6. **4843 White Bear Parkway (Formerly Pioneer Press)** – Camp Bow Wow Sketch Plan Review - Zoning Ordinance Amendment & Conditional Use Permit.
7. **Comprehensive Plan** – PUD Densities.
8. **Off-Season Dock & Boat Lift Storage.**
9. **Intensive Vegetation Clearing.**
10. **Zoning Ordinance Update** – Shoreland Management Section.
11. Added Agenda Items.
12. Adjournment.

White Bear Township's Mission:

To provide White Bear Township residents, businesses and visitors with reliable, high quality municipal services while serving as open and responsible stewards of the public trust.





**Planning Commission Meeting
July 26, 2018**

Agenda Number: 1 – 2 - 3

Subject: Call to Order – 6:30 p.m.
Heritage Hall, 4200 Otter Lake Road

Approval of July 26, 2018 Agenda
Approval of Minutes of June 28, 2018

Documentation: July 16, 2018 Agenda
June 28, 2018 Meeting Minutes

Action / Motion for Consideration:

Call meeting to order:	6:30 p.m.
Approval of Agenda:	July 16, 2018 (additions/deletions)
Approval of Minutes:	Meeting of June 28, 2018

**MINUTES
PLANNING COMMISSION MEETING
JUNE 28, 2018**

The meeting was called to order at 6:30 p.m.

Present: Artner, Denn, Flann, Kotilinek, Loes, Patrick, Swisher; Town Board Liaison: Ruzek; Planner: Riedesel.

APPROVAL OF AGENDA (Additions/Deletions): Artner moved approval of the agenda as submitted. Flann seconded. Ayes all.

APPROVAL OF MINUTES OF MAY 24, 2018: Artner moved approval of the Minutes of May 24, 2018. Swisher seconded. Ayes all.

CONSENT AGENDA: There were no Consent Agenda items.

LARKIN & GINA ADEY 5265 GRAND AVENUE – REQUEST FOR A 16.4’ RIGHT-OF-WAY SETBACK VARIANCE, MINOR SUBDIVISION REQUIRING LOT SIZE & WIDTH VARIANCES TO ALLOW CONSTRUCTION OF A FRONT ENTRYWAY AND LOT SUBDIVISION: The Planner reported that the Adey’s are requesting approval of a minor subdivision, requiring lot width and lot size variances, and a 16.4’ right-of-way setback variance. The right-of-way setback variance is requested to allow construction of an entryway into the home. The home currently has a small deck at the front. The Adey’s would like to add a covered entryway in the location of the deck. The front deck is located 18.6’ from the Grand Avenue right-of-way. A 16.4’ right-of-way setback variance is required to replace the non-conforming deck with a larger structure.

In addition to the right-of-way setback variance, the Adey’s would like to separate the southerly portion of the lot, creating a new buildable lot. The Adey property consists of four 43’ wide lots which were tied together for tax purposes. The Adey’s home and garage are located on the northerly 3 parcels. Lot #4 is vacant. The total area of the four lots is 24,982 square feet in area. The Town’s minimum lot square footage requirement is 12,000 square feet. Lot width requirements are 80’ for an interior lot and 105’ for a corner lot. The proposed parcels are:

Parcel A 15,984 square feet in area. The width of this corner lot is proposed to be 109.91 x 145.61. The Adey home and garage are located on the proposed Parcel A. Parcel A as proposed meets the Town’s minimum lot width of 80’ and square footage requirements.

Parcel B 8,998 square feet in area. The width of this lot is proposed to be 61.97’ wide. Parcel B as proposed will require two variances: 1) an 18.03’ lot width variance; 2) a 3,002 square foot lot size variance.

The property is located in the White Bear Beach neighborhood. Lot sizes vary but there are several undersized lots of record. Many of the lots were platted with lot widths between 40’ and 50’ wide. Most were combined to create larger lots. Several were developed as individual lots. The block where the Adey’s home is located has 9 homes. Four of these lots with homes are 43’ wide. One corner lot is 45’ wide. The Adey lot is 171.88’ wide and the remaining three lots are 105’ wide (corner lot) and two are 86’ wide. One of the 86’ wide lots is a corner lot. Six of

MINUTES
PLANNING COMMISSION MEETING
JUNE 28, 2018

the nine lots are undersized lots of record. Three of these properties are in the City of White Bear Lake. The block across the street from the Adey's home has six homes, of which all lots exceed 80' in width. Three of the four corner lots are less than 105' however. The block south of Adey's had five homes in the Township and two in the City of White Bear Lake. Three of the five homes in the Township are constructed on undersized lots of record. The block north of Adey's has all by one lot which meets current lot size requirements. Other blocks in the White Bear Beach neighborhood have varying lot sizes, many of which are undersized.

Right-of-Way Setback Variance: The right-of-way setback variance is requested to add a front entryway onto the home. Currently there is an at grade deck which is proposed to be replaced by the entryway. The Adey garage is placed closer to the 2nd Street right-of-way than the porch which is proposed abutting Grand Avenue. It appears that the homes at 5255 Grand, 2560 2nd Street, 2559 1st Street all have the front facing portions of their homes closer to the right-of-way than what the Adey's are requesting. Based on the character of the neighborhood, especially this block, the porch addition appears to be consistent with several of the other homes in the neighborhood. A 16.4' right-of-way setback variance must be approved to allow the entryway addition.

Subdivision Requiring Lot Size & Width Variances: This unique block in the White Bear Beach neighborhood has homes on conforming sized lots and homes on small undersized lots. A new home has been designed which will meet setback requirements if the Adey's are permitted to subdivide their lot. The Town must review and take action on the variance requests including: 1) an 18.03' lot width variance request; 2) a 3,002 square foot lot size request. There are five mature trees which will most likely have to be removed to make way for a new home. It appears that of these five, three may be able to be worked around. The large oak tree in the rear yard would be worth working around in possible.

The following recommended conditions for approval if the subdivision is approved as requested are: 1) Payment of a park dedication fee for Parcel B; 2) Payment of a utility hook-up fee for the future home on Parcel B; 3) The builder shall consider a home design which will avoid destruction of all mature trees on the lot; 4) Approval of an 18.03' lot width variance for Parcel B; 5) Approval of a 3,002 square foot lot size variance for Parcel B; 6) Provision of 10' drainage and utility easements along the lot lines for parcels A & B (easements shall not be located over any existing buildings).

The Variance Board discussed the right-of-way variance for the porch addition at their June 20, 2018 meeting. They noted that the addition is not planned to be closer to the right-of-way than the existing landing. They looked at the neighborhood and determined that the addition would be consistent in setback with other homes on the block and within the neighborhood. The Variance Board recommend to the Planning Commission to recommend approval for the 16.4' right-of-way setback variance as requested as it would have the same setback as the existing landing structure, is consistent with other properties in the neighborhood, is similar to other variances issued in the neighborhood and meets the standards set forth by the Zoning Ordinance to approve a variance.

**MINUTES
PLANNING COMMISSION MEETING
JUNE 28, 2018**

The Variance Board discussed the variance process and creation of a lot which needs both square footage and lot width variances. They noted that the Town has approved variances which require either a lot width or a minor square footage variance but not both. No similar subdivision and variance requirements have involved creating a lot this small or narrow. They recommend denial of the variances to create a new lot due to the substandard area and lot width variances needed and the request does not meet the standards set forth by the Zoning Ordinance to approve the variances.

The Variance Board did recommend that the Planning Commission consider a Zoning Ordinance amendment to create a new single family residential zoning district which would allow reduced lot sizes in older neighborhoods where there are already numerous small lots.

Larkin Adey stated that they have kids and want a family. He stated that there are several small lots in the neighborhood and his request for subdivision would fit it. He stated that the front entryway is only a small deck. They would like to add a covered entryway in the same location as the deck.

Comments included:

- It is too late to use spot zoning to fit the character of this older neighborhood.
- This is a high density district. With the condition of the neighborhood and a lot of distressed properties the subdivision would make the area nicer. Could consider it affordable housing.
- The Adey property is gigantic compared and all the houses in the area which are smaller.
- Variety of density is a good thing but variances are not. Would agree with creation of new zoning for smaller lots.
- How restrictive would a new zoning district be? Would have to limit it to a neighborhood.
- Are we being consistent with developments?
- Although this is not lake property they do have lake access but subdivision request does not fit in with other lake properties.
- Denn noted that he does not support the ordinance change since smaller lots and increased density will detract from the neighborhood.
- Larkin Adey stated that the only improvement for these houses is to do what he is doing. The Township should think of doing something in areas like this. Their property is surrounded by abandoned houses.
- The Town should address the issues.

Artner moved to recommend to the Town Board to approve a 16.4' right-of-way setback variance to add front entryway. Kotilinek seconded. Ayes all.

Flann moved to recommend to the Town Board that discussion continue to resolve variety of densities in the neighborhood and to look at surrounding communities and potential options. Artner seconded. Ayes all.

ZONING ORDINANCE UPDATES – SHORELAND MANAGEMENT SECTION: Swisher moved to table discussion of the updates for the Shoreland Management Section of the Zoning Ordinance until next month's meeting. Artner seconded. Ayes all.

INTENSIVE VEGETATION CLEARING: The Planning Commission and Staff have been working on refining the Shoreland Management Section of the Zoning Ordinance to better define what is considered "intensive vegetation clearing". The City of Gem Lake allows residents to clear up to 10% of the shore impact zone which is the area between the ordinary high water level and 50% of the structure setback.

Significant trees are defined as: aspen (quaking & big tooth), honey locust, butternut, mountain ash, blue beech, tamarack, hickory, oaks, birch, pine, spruce, basswood, hackberry, walnut, maple (except silver maple), apple, cherry and other native fruit bearing trees and trees exceeding 15" in diameter as measured 4 ½' above the ground.

The Town may approve removal of existing significant trees on a lot exceeding 10% of the shore impact zone limitation when a re-landscaping plan is approved by the Town Board.

Intensive vegetation clearing – intensive vegetation clearing is prohibited, except for the following: clearing of vegetation that is dead, diseased, dying or hazardous; clearing to prevent the spread of diseases or insect pests; removal of invasive non-native species; restoration and erosion control management activities consistent with a plan approved by the Town Board, local watershed district or water management organization.

There was discussion regarding removal of larger trees throughout the Town. The Planner will draft a definition of legacy trees. There was discussion regarding steep slopes and the need for a definition of steep slope.

Ruzek reported that 23 photos what been sent to the Rice Creek Watershed District of tree/vegetation removal on Bald Eagle Island. It is expected that information will be received in 30 days.

Swisher moved to continue the matter of Intensive Vegetation Clearing to allow time for staff to prepare a definition of legacy trees and steep slope. Artner seconded. Ayes all.

OFF-SEASON DOCK & BOAT LIFT STORAGE: Staff is continuing to do research at this time. So far, no Cities or Lake Conservation Districts have regulations regarding off-season docks and boat lift storage.

Artner moved to table discussion on off-season dock and boat lift storage to a future meeting. Flann seconded. Ayes all.

Artner moved to adjourn the meeting at 7:42 p.m. Loes seconded. Ayes all.

Respectfully Submitted,



**Planning Commission Meeting
July 26, 2018**

Agenda Number: 4 - Consent Agenda

Subject: None

Documentation:

Action / Motion for Consideration:



**Planning Commission Meeting
July 26, 2018**

Agenda Number: 5

Subject: 5966 Highway 61 (Formerly Zappas Sporting Goods) –
Thomas & Theresa Lendway, Zoning Ordinance Amendment
Request.

Documentation: Staff Memo /
Application for Zoning Ordinance Amendment

Action / Motion for Consideration:

Receive Information / Discussion

MEMORANDUM

TO: PLANNING COMMISSION
FROM: TOM RIEDESEL
DATE: JULY 16, 2018

SUBJECT: NEW COMMERCIAL USE

REQUEST: ZONING ORDINANCE AMENDMENT
LOCATION: 5966 HIGHWAY 61

APPLICANT: THOMAS & TERESA LENDWAY
ZONING: B-2, GENERAL BUSINESS

The Lendway's are requesting Town approval to locate their business in the former Zappa's Sports building at 5966 Highway 61. They are proposing to use the building for a "maker space" where "club members" would be allowed to use the building for woodworking or other craft making. Mr. Lendway describes the use as being similar to a gym with a membership. They plan to purchase and use the entire building for the "maker space".

Currently the Town's Zoning Ordinance lists the following uses as being permitted or permitted by Conditional Use Permit in the B-2 Zoning District:

Permitted:

"B-2" General Business

- (1). Township Parks, Playgrounds and Green Area
- (2). Convenience Store
- (3). Landscaping Material Storage and Sales
- (4). Animal Clinic
- (5). Grocery Store
- (6). Pharmacy
- (7). Bank
- (8). Restaurant
- (9). Fast Food Restaurants
- (10). Video Rental
- (11). Automobile Service Station
- (12). Daycare
- (13). Dentist office
- (14). Auto Repair, limited
- (15). Nail Salon

- (16). State of Minnesota Licensed Acupuncture and Chinese Herbology Business
- (17). Tanning Salon
- (18). Sporting Goods Store
- (19). Embroidery Shop
- (20). Indoor Batting Cages
- (21). Dry Cleaner – Pick-Up and Drop-Off only, Dry Plant
- (22). Fitness Center
- (23). Design Studio
- (24). Dance Studio
- (25). Consignment/Thrift Store

Conditional:

"B-2" General Business

- (1). Commercial Planned Unit Developments
- (2). Machine Shop
- (3). Construction Contractor Office/Storage
- (4). Theaters
- (5). Electrical Sub-assembly Supplier
- (6). Off-sale Liquor Sales
- (7). Hair Salon
- (8). Animal Supply retail store
- (9). Office Chair Manufacturing
- (10). Massage Therapy, Commercial
- (11). Self-Storage

Since this specific use is not listed as being permitted, the Lendway's are requesting approval of a Zoning Ordinance amendment which would add their requested use to the list of allowed businesses. A similar use which the Town permits in the B-2 Zone is a fitness center. A machine shop is listed as a Conditional use in the B-2 Zone.

The building is approximately 9,000 square feet in area with 15 parking stalls. The applicants anticipate 8-10 members being at the site on average.

The Lendway's make space concept is relatively new. Similar facilities exist in Burnsville and 2 others in Northeast Minneapolis. One of the Northeast Minneapolis facilities is called the "Hack Factory".

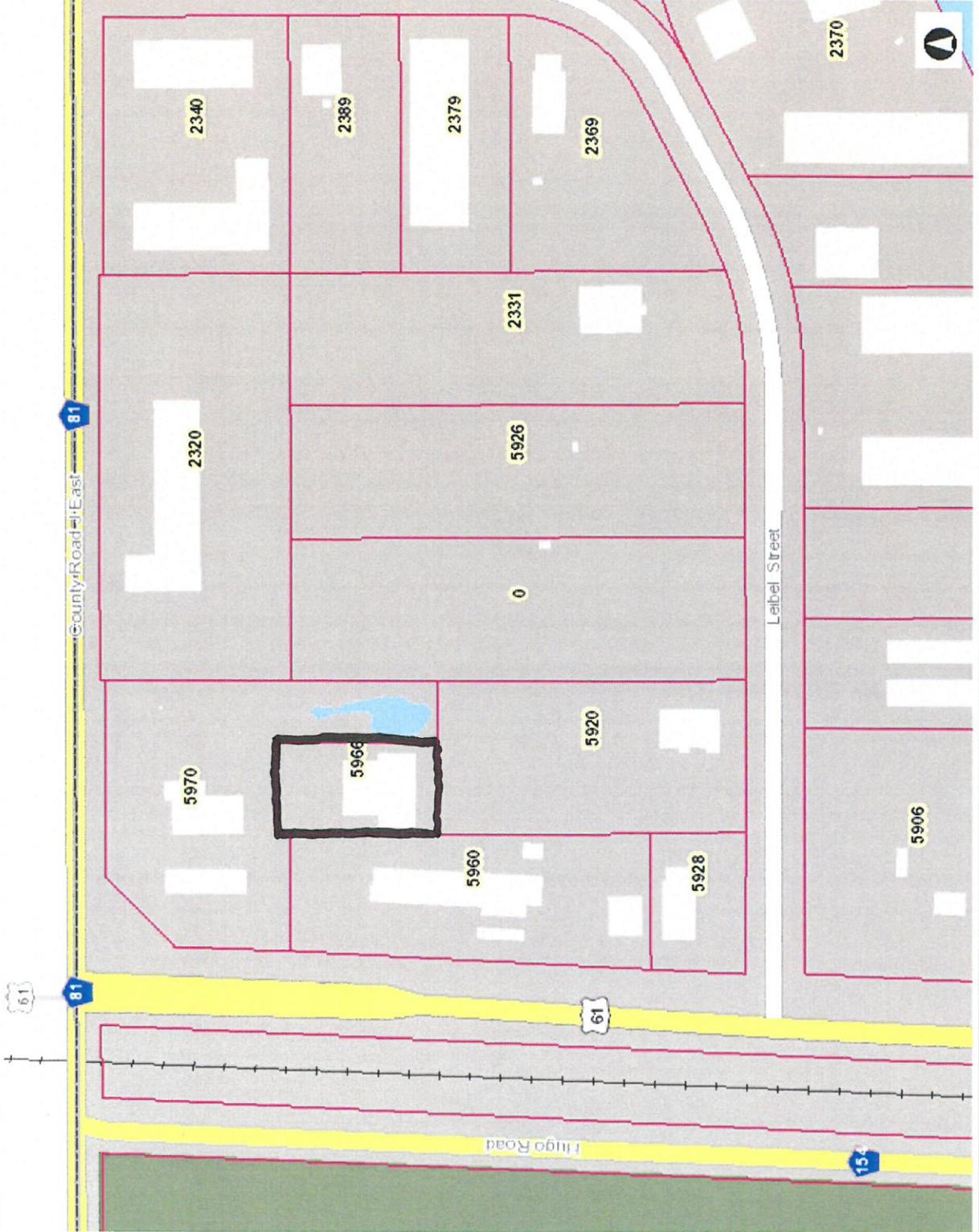
The use appears to staff to be a good fit for the site. The only concern is the limited parking if the business takes off and the customers fill the parking lot. If that happens there may be an opportunity to work with Holiday to lease some parking stalls. The

property has a cross access easement with Holiday currently to provide access to the site through the Holiday property.

In order to approve the Lendway proposal, the Zoning Ordinance must be amended to list "maker space club" to the list of Permitted Uses in Section 6-4 of the Zoning Ordinance.

TR/psw
cc:admin/add.file
b:lendway

DRAFT



Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

Notes

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Legend



- City Halls
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Notes

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**Planning Commission Meeting
July 26, 2018**

Agenda Number: 6

Subject: 4843 White Bear Parkway (Formerly Pioneer Press) – Camp Bow Wow Sketch Plan Review - Zoning Ordinance Amendment & Conditional Use Permit

Documentation: Staff Memo /
Applicant Information /
Application for Zoning Ordinance Amendment &
Conditional Use Permit /

Action / Motion for Consideration:

Receive Information / Discussion

MEMORANDUM

TO: PLANNING COMMISSION
FROM: TOM RIEDESEL
DATE: JULY 18, 2018

SUBJECT: CAMP BOW WOW

**REQUESTS: CONCEPT REVIEW FOR A ZONING ORDINANCE AMENDMENT,
CONDITIONAL USE PERMIT**

LOCATION: 4843 WHITE BEAR PARKWAY
APPLICANTS: JEFF & DIANA HALL
ZONING: I-1, LIGHT INDUSTRIAL

Jeff and Diana Hall are requesting Town approval to locate their business, Camp Bow Wow, in White Bear Township. They would like to locate the business in the westerly most portion of the building at 4843 White Bear Parkway. This light industrial building currently houses Valid on the east end and is vacant at the west end. The previous tenant was the St. Paul Pioneer Press. This would be the Hall's second Camp Bow Wow location in the Metro area. They currently have a Camp in Burnsville.

Camp Bow Wow is a daycare and overnight boarding facility for dogs. Training, grooming and retail sales of pet supplies would also be available. Staff is on site from 7:00 a.m. – 7:00 p.m.

The majority of the facilities use is indoors. However, 2,264 square feet of fenced outside play area is planned on the north and west sides of the building. The outside play area is screened with opaque fencing.

In order to approve the Hills request the Zoning Ordinance must be amended to add pet daycare and boarding to the list of Conditional Uses in the I-1 Zoning District. A Conditional Use Permit must also be approved.

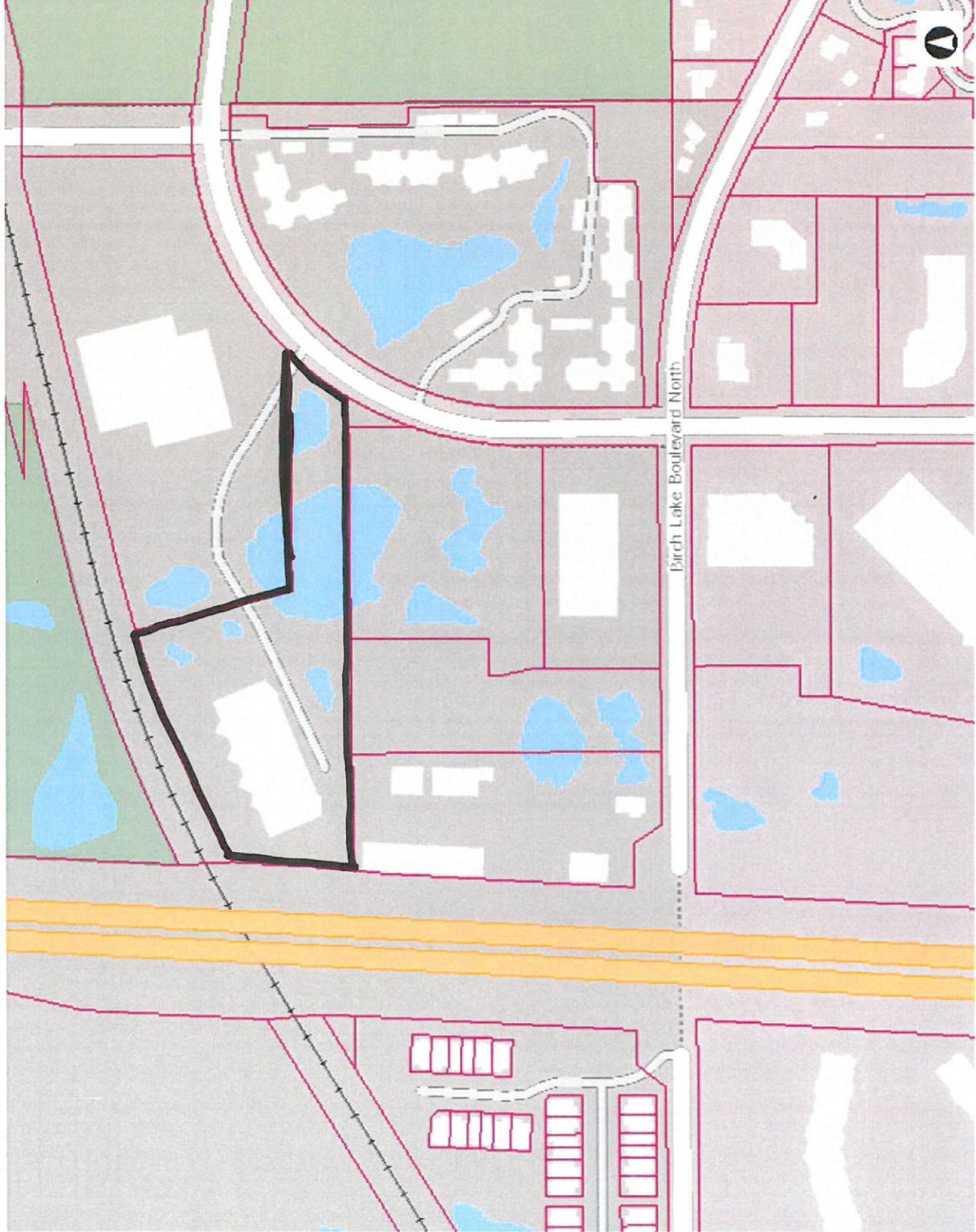
The Hills are requesting sketch plan review of their proposal to see if the Planning Commission supports their business in the I-1 Zone.

The Planning Commission must consider the standards set by the Zoning Ordinance when reviewing this or any other Conditional Use Permit. The standards are:

9-4.4(a). The proposed use shall be planned, designed, constructed and maintained to avoid:

- (1). Unnecessary detracting from the appearance of adjacent properties or from the Town as a whole.
- (2). Aesthetic incompatibility.
- (3). Aural Incompatibility.
- (4). Damage to vegetation.
- (5). Traffic pattern incompatibility.
- (6). Erosion of soil.
- (7). Unnecessary loss of existing natural features (vegetation, steep slopes, wetlands, water bodies).
- (8). Increased flood potential.

TR/psw
cc:admin/add.file
b:bowwow



Legend



-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcel Boundaries

Notes

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Legend



-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcel Boundaries

Notes

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**Planning Commission Meeting
July 26, 2018**

Agenda Number: 7

Subject: Comprehensive Plan – PUD Densities

Documentation:

Action / Motion for Consideration:

Receive Information / Discussion

**** The Town Board requested the Planning Commission to reconsider the density recommended by the Planning Consultant with regards to the Residential/Industrial PUD District**

MINUTES
PLANNING COMMISSION MEETING
MARCH 22, 2018

businesses not located within a shopping center, each business may have one building mounted and one pylon/monument sign. The total footage of both signs shall not exceed 100 square feet in area.

After discussion it was the consensus to recommended the amendment to the Sign Ordinance as outlined in the packet for 5-3 Industrial Zoning District (I-1) Size and Number, to allow for larger signs for larger industrial buildings. It was the consensus that these larger signs be approved because they are on a state highway or interstate and are subject to MnDOT requirements.

Loes moved to recommend to the Town Board to approve the request from Wilson Tool/Aspect LED to modify the Sign Ordinance No. 33 requirements of Section 5-2 & 5-3 relating to light industrial signs noting that the larger signs be approved if the business is on a state highway or interstate and subject to MnDOT requirements. Artner seconded. Ayes all.

COMPREHENSIVE PLAN – UPDATE: The Comprehensive Plan consultants have been finalizing projections for households and population for 2020, 2030, and 2040. In order to accurately calculate these projections, they must first analyze what the future land uses can yield for households and population. The most challenging requirement so far has been the designation change of the community to a “Suburban” designation. With the new “Suburban” designation, new development and redevelopment needs to be at an average of five units/acre. For the 2030 plan, the Township had a standard of average of three units/acre, under the designation of “Developed Area”. After discussion with the Metropolitan Council, the only areas that need to meet five units/acre are those parcels that have a new or changed land use designation, or those that are anticipated to not develop until after the timeline of the 2030 Comprehensive Plan (as that plan was already approved by the Metropolitan Council).

As will be shown in the appendix there are three major categories of developable residential land uses: 1) there are 51 vacant platted lots that are designated as Residential – Low Density. Because they are already platted, these are considered “developed” (they are not going to subdivide further) so their numbers contribute to the overall housing projections. These numbers will not contribute to the new developable land for 2040, so they will not contribute to the average density calculation of 5.0 units/acre; 2) there are approximately 52.75 net acres of vacant or underdeveloped land that has an FLU of Low Density Residential. All 52.75 acres (across four areas of the Township) have received interest for development in the last decade. They are likely to be developed by 2030, and are still in compliance with the 2030 plan. As such, their density will not be considered towards the 2040 Community Designation average density calculation of 5.0 units/acre; 3) the remaining developable residential land use is the Residential – PUD designation. This is the only area proposed to have a slight land use change from the 2030 plan. Those changes will require input from the Planning Commission and Town Board to proceed.

**MINUTES
PLANNING COMMISSION MEETING
MARCH 22, 2018**

Residential land uses, the Residential – PUD is the only designation that is set to change from the 2030 Plan to the 2040 Plan. The changes are not significant, but are needed in order to meet new standards from the Metropolitan Council. There is one parcel with Residential – PUD designation – 5300 Centerville Road on the west side of the Township. The parcel is approximately 17.9 acres, with 13.5 net developable acres (the rest being wetlands). The Residential – PUD designation was established to provide for workforce housing for local industrial employment centers, as well as provide for a variety of housing types and densities within one site. A breakdown of the densities and acreages of the Residential – PUD designation from the 2030 plan and what is being proposed in the 2040 plan was reviewed. The proposed approach would meet new Metropolitan Council standards. The following items were considered when the Comprehensive Plan consultants adjusted the numbers: 1) Of all the locations within the Township, this site makes the most sense to accommodate workforce housing, and increased densities; 2) The shift of the range of the PUD high density areas allows for the Township to count those acres towards affordable housing allocation, which is another requirement for the 2040 plan; 3) By meeting the density standards for the Community Designation of 5.0 units/acre, the Township will remain eligible for Livable Communities Demonstration Account (LCDA) funds, which the Township has used in the past. If the Township decided to remain at the 2030 density, or at any other density under 5.0 units/acre, that funding will no longer be available; 4) By changing the elements within the PUD, other areas of the Township remain developable as planned in the 2030 plan.

After discussion, it was the consensus that the current density as shown in the 2030 Comprehensive Plan be maintained.

Artnr moved to recommend to the Town Board that the current density of the Town be maintained (3 units/acre). Flann seconded. Ayes all.

Flann moved to adjourn the meeting at 8:17 p.m. Artnr seconded. Ayes all.

Respectfully Submitted,

Joan J. Clemens
Recording Secretary

MINUTES
EXECUTIVE MEETING
MAY 30, 2018

were renewed this year are now on the 4-year scheduled so the above procedure will be followed going forward.

TRAIL: 1) LAKE LINKS; 2) BALD EAGLE BOULEVARD; 3) VENTO TRAIL – TOWN

HALL SITE: **Lake Links Trail:** The legislature passed a bonding bill that includes \$4 million to begin work on the Lake Links Trail. The email from Steve Wolgamot states that the legislation, as written, had appropriations to all cities in amounts that seemed to be proportionate to either the preliminary engineering that was done or a good estimate of what was needed in those jurisdictions where none was provided in the last legislation. The split of the \$4 million was \$2.6 to Ramsey County to do South Shore. They will go back to the legislators early for the next session and in the meantime will work with the landowners to sort out exactly how much is needed to do what is permitted to do by landowners and MnDOT. They are moving ahead with planning, design and right-of-way work even they don't yet have construction funding. The Lakes Link Trail is going to push to see a solution under construction on South Shore Boulevard in 2019. They Clerk reported that the Lake Links Trail consultants are available to give a presentation to the Town Board. Each of the jurisdictions filled out one evaluation matrix independent from the others on options for a trail. The options are: 1) stripe existing (\$700K); 2) two-way separated (\$8.3M); 3) two-way optimized (7.2M); 4) combo (\$6.9M); 5) one-way separated (6.1M); 6) one-way non construct (\$1.3M). Even though the one-way separated option scored the highest, the recommendation is to hold off identifying this option as the preferred alternative at this time and to do further study on these and other trail options outside of the South Shore Boulevard corridor. The justification is due to magnitude of cost; proximity of other county roadway facilities; view overall trail network from a larger vantage rather than focusing merely on the proximity to the lakeshore; limited and irregular right-of-way of South Shore Boulevard; obtaining mutual jurisdictional support; and the need for addition information to make a more informed recommendation. **Bald Eagle Boulevard:** The Town Board was advised that the electronic speed signs have been research and an order is being placed for 4 signs at an estimated price of \$3,000 to \$4,000 each. **Vento Trail – Town Hall Site:** There is interest in having a trail hub at the old Town Hall site on Hoffman Road. A portion of the site is currently leased by Universal Forest Products for employee parking.

COMPREHENSIVE PLAN – DENSITY OF INDUSTRIAL/RESIDENTIAL PUD's:

Hoisington Koegler Group Inc. has been working with the Metropolitan Council to finalize projections for households and population for 2020, 2030, and 2040 for White Bear Township. In order to accurately calculate these projections, they must first analyze what the future land uses can yield for households and population. The most challenging requirement has been the designation change of the Community to a "Suburban" designation. With the new designation, new development and redevelopment need to have an average of five units per acre. For the 2030 plan, the Township had a standard average of three units/acre, under the designation "Developed Area". After discussion with the Metropolitan Council, the only areas that need to meet five units/acre are those parcels that have a new or changed land use designation, or those that are anticipated to not develop until after the timeline of the 2030 Comprehensive Plan. As far as residential

MINUTES
EXECUTIVE MEETING
MAY 30, 2018

land uses, the Residential – PUD is the only designation that was highlighted to change from the 2030 Plan to the 2040 Plan. For reference, there is one parcel with Residential – PUD designation: 5300 Centerville Road on the west side of Town. The parcel is approximately 17.9 total acres net developable acres. The Residential – PUD designation was established to provide work force housing for local employment centers as well as a variety of housing types and densities within one site. The Planning Commission reviewed the table and recommended that the three units/acre not be changed. The consultant states that without some change the Metropolitan Council may not approve the draft plan. The Planner will give a presentation at a Town Board Meeting of the draft plan.

1:00 P.M. – JERRY AUGER, RAMSEY COUNTY MAINTENANCE ENGINEER – STILLWATER STREET RESURFACING – PRESENTATION: Jerry Auger, RC Maintenance Engineer reviewed the plans for resurfacing Stillwater Street. He stated that the road work will be done in 2018. The road received a thin overlay fifteen years ago and is not scheduled for reconstruction for several more years. The work planned for this year will include a new 3” bituminous surface on a reclaimed base. Currently there is no storm sewer in the road and there are no plans to put in storm sewers in at this time. They will address areas of the roadway so that water is not held there. They do not want to change the direction of the runoff so that it places it on private property. Bituminous curbing will be replaced when the road is resurfaced. The road work will generally match what is out there now. The project will start at the end of July. The Township will help the County by adjusting the manholes and gate valves. Ramsey County maintenance forces will do the paving work rather than contracting the project out. The Town Engineer stated that any activity to address drainage is a huge undertaking and will be done in the future when the road is reconstructed.

JULY 2ND MEETING DATE CHANGE (4TH OF JULY WEEK): The first Town Board meeting of July is July 2nd. There was discussion regarding if the meeting date should be changed due to the July 4th Holiday. It was the consensus that the date of July 2, 2018 remain as the meeting date.

PUBLIC WORKS DIRECTOR REPORT: There was no Public Works Department Activity Report provided.

CODE ENFORCEMENT OFFICER / BUILDING INSPECTOR ITEMS: 1) 1508 HAMMOND ROAD; 2) 2105 STILLWATER STREET – VACANT BUILDING; 3) 5456 TOWNSHIP DRIVE: **1508 Hammond Road:** A Sheriff’s sale was conducted on May 15, 2018 transferred the property to Fanny Mae. The foreclosure process requires the purchaser to allow for a six-month redemption period. Following the redemption period, a personal property eviction procedure must take place, before the property can be listed for sale. The property is expected to be listed for sale in the spring of 2019. Fanny Mae has assigned a local realtor to be responsible for the monitoring of the property. Recently the property’s yard has been mowed and the abandoned refrigerator has been removed complying with the Township’s May 10, 2018 Abatement Order. It was noted that the redemption period can be reduced to five weeks. This has to be done by the closing



MEMORANDUM

TO: Town Board
FROM: Laura Chamberlain, Planning Consultant, HKGi
DATE: May 7, 2018
RE: Comprehensive Plan Land Use Update

The planning team and Township staff have been working with the Metropolitan Council to finalize projections for households and population for 2020, 2030, and 2040 for White Bear Township.

In order to accurately calculate these projections, we must first analyze what the future land uses can yield for households and population. The planning team is preparing a draft of an appendix which will be submitted with the Comprehensive Plan which spells out all of the land use change, and how those elements meet Metropolitan Council requirements.

The most challenging requirement so far has been the designation change of the Community to a "Suburban" designation. With the new "Suburban" designation, new development and redevelopment needs to be at an average of **five units/acre**. For the 2030 plan, the Township had a standard of average of three units/acre, under the designation "Developed Area". After discussion with the Metropolitan Council, the only areas that need to meet five units/acre are those parcels that have a new or changed land use designation, or those that are anticipated to not develop until after the timeline of the 2030 Comprehensive Plan (as that plan was already approved by the Metropolitan Council).

As will be shown in the appendix, there are three major categories of developable residential land uses:

- » There are 51 **vacant platted lots** that are designated as Residential – Low Density. Because they are already platted, these are considered "developed" (they are not going to subdivide further) so their numbers contribute to the overall housing projections. These numbers will not contribute to the new developable land for 2040, so they will not contribute to the average density calculation of 5.0 units/acre
- » There are approximately 52.75 net acres of **vacant or underdeveloped** land that has an FLU of **Low Density Residential**. All 52.75 acres (across 4 areas of the Township) have received interest for development in the last decade. They are likely to be developed by 2030, and are still in compliance with the 2030 plans. As such, their density will not be considered towards the 2040 Community Designation average density calculation of 5.0 units/acre
- » The remaining developable residential land use is the **Residential – PUD** designation. This is the only area where the planning team proposed to have a slight land use change from the

2030 plan. Those changes will be discussed below and **require input from the Planning Commission and the Town Board in order to proceed.**

As far as residential land uses, the Residential – PUD is the only designation that was highlighted to change from the 2030 Plan to the 2040 Plan. The changes are not significant, but are needed in order to meet new standards from the Metropolitan Council.

For reference, there is one parcel with Residential – PUD designation: 5300 Centerville Road on the west side of the town. The parcel is approximately 17.9 total acres, with 13.5 net developable acres (the rest being wetlands). The Residential – PUD designation was established to provide for work-force housing for local industrial employment centers, as well as provide for a variety of housing types and densities within one site.

Below is a breakdown of the densities and acreages of the Residential – PUD designation from the 2030 plan and what is being proposed in the 2040 plan. The planning team’s proposed approach would meet new Metropolitan Council standards for overall community density and would meet allocation of need for affordable housing, which is based on density.

	Land Use	Acres	% of Total Site	Density Range	Minimum Units	Maximum Units
2030 Comp Plan	PUD Low Density	5.4	40%	1.0 – 3.0 units/acre	5	16
	PUD Medium Density	6.1	45%	3.0 – 6.0 units/acre	18	37
	PUD High Density	2.0	15%	6.0 – 10.0 units/acre	12	20
				Total	36	73
				<i>Units/Acre*</i>	2.64	
2040 Comp Plan (Proposed)	PUD Low Density	4.0	30%	1.0 – 3.0 units/acre	4	12
	PUD Medium Density	2.5	18%	3.0 – 8.0 units/acre	8	15
	PUD High Density	7.0	52%	8.0 – 10.0 units/acre	56	70
				Total	68	97
				<i>Units/Acre*</i>	5.0	

* The Metropolitan Council considers community designation from the minimum units/acre for all land uses

Before we send this table, and the appendix to be drafted to the Metropolitan Council for approval, the planning team wants input from the Town Board and the Planning Commission on this change to the Residential – PUD designation. The following items were considered as we adjusted these numbers:

- » Of all locations within the township, this site makes the most sense to accommodate workforce housing, and increased densities
- » The shift of the range of the PUD high density areas allows for the township to count those acres towards affordable housing allocation, which is another requirement for the 2040 plan
- » By meeting the density standards for the Community Designation of 5.0 units/acre, the township will remain eligible for Livable Communities Demonstration Account (LCDA) funds, which the Township has used in the past. If the Township decided to remain at the 2030 density, or at any other density under 5.0 units/acre, that funding will no longer be available.
- » By changing the elements within the PUD, other areas of the Township remain developable as planned in the 2030 plan.

The Planning Commission reviewed these densities at their March 22nd meeting. After discussing, the Planning Commission recommended *not* changing the density of the PUD at all, instead consider it an unchanged land use designation from the 2030 plan. This option would address the Community Designation issue, as no changes are proposed between the 2040 plan and the already approved 2030 plan. However, if the densities go unchanged, the Comprehensive Plan will be out of compliance with the Allocation of Affordable Housing Need set by the Metropolitan Council. It is likely that being out of compliance will prevent the Township's Comprehensive Plan from being approved by the Metropolitan Council.

With these elements to consider, please discuss your reactions and possible concerns of these numbers at your current meeting and Town Planner, Tom Riedesel, will relay the information and direction onto the planning team.

Thank you,

Laura Chamberlain
Planning Consultant
HKGi



**Planning Commission Meeting
July 26, 2018**

Agenda Number: 8

Subject: Off-Season Dock & Boat Lift Storage

Documentation: None

Action / Motion for Consideration:

Receive Information / Discussion

No Regulations Have Been Found

Minutes
Planning Commission Meeting
June 26, 2018

OFF-SEASON DOCK & BOAT LIFT STORAGE: Staff is continuing to do research at this time. So far, no Cities or Lake Conservation Districts have regulations regarding off-season docks and boat lift storage.

Artner moved to table discussion on off-season dock and boat lift storage to a future meeting. Flann seconded. Ayes all.



Planning Commission Meeting July 26, 2018

Agenda Number: 9

Subject: Intensive Vegetation Clearing

Documentation: Staff Memo

Action / Motion for Consideration:

Receive Information / Discussion

Minutes
Planning Commission Meeting
June 28, 2018

INTENSIVE VEGETATION CLEARING: The Planning Commission and Staff have been working on refining the Shoreland Management Section of the Zoning Ordinance to better define what is considered “intensive vegetation clearing”. The City of Gem Lake allows residents to clear up to 10% of the shore impact zone which is the area between the ordinary high water level and 50% of the structure setback.

Significant trees are defined as: aspen (quaking & big tooth), honey locust, butternut, mountain ash, blue beech, tamarack, hickory, oaks, birch, pine, spruce, basswood, hackberry, walnut, maple (except silver maple), apple, cherry and other native fruit bearing trees and trees exceeding 15” in diameter as measured 4 ½’ above the ground.

The Town may approve removal of existing significant trees on a lot exceeding 10% of the shore impact zone limitation when a re-landscaping plan is approved by the Town Board.

Intensive vegetation clearing – intensive vegetation clearing is prohibited, except for the following: clearing of vegetation that is dead, diseased, dying or hazardous; clearing to prevent the spread of diseases or insect pests; removal of invasive non-native species; restoration and erosion control management activities consistent with a plan approved by the Town Board, local watershed district or water management organization.

There was discussion regarding removal of larger trees throughout the Town. The Planner will draft a definition of legacy trees. There was discussion regarding steep slopes and the need for a definition of steep slope.

Ruzek reported that 23 photos what been sent to the Rice Creek Watershed District of tree/vegetation removal on Bald Eagle Island. It is expected that information will be received in 30 days.

Swisher moved to continue the matter of Intensive Vegetation Clearing to allow time for staff to prepare a definition of legacy trees and steep slope. Artner seconded. Ayes all.

MEMORANDUM

TO: PLANNING COMMISSION
FROM: TOM RIEDESEL
DATE: JUNE 19, 2018

SUBJECT: TREE REMOVAL IN SHORELAND MANAGEMENT ZONE

The Planning Commission and staff have been working on refining the Shoreland Management Section of the Zoning Ordinance, which would better define what is considered "Intensive Vegetation Clearing". The following are several ordinance additions which could be considered.

Tree removal in the shore impact zone (which is the area between the ordinary high water level and 50% of the structure setback) is limited to 10% of the existing significant trees.

Significant trees are defined as:

Significant tree – aspen (quaking & big tooth), honey locust, butternut, mountain ash, blue beech, tamarack, hickory, oaks, birch, pine, spruce, basswood, hackberry, walnut, maple (except silver maple), apple, cherry and other native fruit bearing trees and trees exceeding 15" in diameter as measured 4 ½' above the ground.

The Town may approve removal of existing significant trees on a lot exceeding 10% of the shore impact zone limitation when a re-landscaping plan is approved by the Town Board.

Intensive vegetation clearing – Intensive vegetation clearing is prohibited, except for the following:

Clearing of vegetation that is dead, diseased, dying or hazardous;
Clearing to prevent the spread of diseases or insect pests;
Removal of invasive non-native species;
Restoration and erosion control management activities consistent with a plan approved by the Town Board, local watershed district or water management organization.

TR/psw
cc:admin.file
b:intensiveclearing



**Planning Commission Meeting
July 26, 2018**

Agenda Number: 10

Subject: Zoning Ordinance Updates – Shoreland Management Section

Documentation: Staff Memo / Shoreland Section of Ordinance

Action / Motion for Consideration:

Receive Information / Discussion

Minutes
Planning Commission meeting
June 28, 2018

ZONING ORDINANCE UPDATES – SHORELAND MANAGEMENT SECTION: Swisher moved to table discussion of the updates for the Shoreland Management Section of the Zoning Ordinance until next month's meeting. Artner seconded. Ayes all.



**Planning Commission Meeting
July 26, 2018**

Agenda Number: 11 - 12

Subject: Added Agenda Items
Adjournment

Documentation:

Action / Motion for Consideration:



Planning Commission Meeting July 26, 2018

Subject: Items passed by the Town Board Pertaining to the Planning Commission

Documentation: Minutes

Minutes
Town Board Meeting
June 2, 2018

SPECIALTY MANUFACTURING COMPANY/SUPREME OUTDOOR ADVERTISING, 5858 CENTERVILLE ROAD – PRESENTATION OF SKETCH PLAN FOR ZONING ORDINANCE AND SIGN ORDINANCE AMENDMENTS TO PERMIT OUTDOOR ADVERTISING SIGNS: The Planner reported that the presentation is for sketch plan review for zoning ordinance and sign ordinance amendments to permit outdoor advertising. Supreme Outdoor Advertising & SMC are asking the Town to consider amending the Sign and Zoning ordinances which would allow them to place two outdoor advertising signs (billboards) on their property at 5858 Centerville Road. Two two-faced signs are being considered. Currently outdoor advertising signs are permitted only in the Outdoor Advertising Sign Overlay District. The Sign Overlay District is located along I-35E between North Birch Lake Boulevard and Hammond Road. Currently there are two signs located outside of that district. One at the Schwing America site, and another at the rail corridor in an obscure section of the Town at 694. The sign is considered legal non-conforming as it was in place prior to the adoption of the Overlay Zone. Since the adoption of the Sign Overlay District noise walls have been added along the freeway abutting residential homes. The ordinance amendment creating the Overlay Zone was adopted in 2001. The ordinance amendment allowing outdoor advertising signs was adopted in part so signs would not be placed across the freeway from a residential zoning district. The request is for sketch plan review of their proposal to place two billboard signs at the SMC property. Current ordinance requires minimum spacing between signs of 800 feet. The ordinance does not allow signs in that location because it is across the street from residential. What has changed since 2001 when the Overlay Zone was adopted is the noise wall that has been constructed. As result, the applicant has been working with SMC to place two additional billboards on the property. To allow this the Town would have to amend the Sign Ordinance and Zoning Ordinance and Conditional Use Permit to allow signs to be placed across the street from residential areas. Supreme Outdoor Advertising provided a sketch plan review at the May Planning Commission meeting. The Planning Commission was not opposed to changing the zoning ordinance.

Dan Eischens and Dan Romes, Supreme Outdoor Advertising reported that they have been working with SMC following the Town's lead on the formal application. He stated that the noise wall would block the signs from the residential side of the freeway. He stated that what was the issue at the time was lighting. They provided pictures of what the signs would look like. The sign would be on a steel monopole with a drilled concrete footing. They could put limestone on the bottom to mirror the billboards currently in the Town. The maximum height would be 40 feet and would not be visible from the other side of the freeway. The signs would be 1,100 feet apart, at the extreme northeast and extreme southeast corner of the SMC property. It was noted that because of the spacing allowed, it is

conceivable that there could be four more signs in that industrial area. In response to a question if the Town has control of what goes on the signs the Planner stated that the Town does have some limitations of what can be on signs. Dan Eischens stated that they will be using LED up-lighting, from the bottom up and all the lighting will be on the signs. Residents across the freeway would not see the light. It does not reflect out. It is not the same as the LED digital signs. These signs will not be digital signs. Ruzek asked, with this approval, if four other billboards could be approved in that area. The Planner stated additional signs could be considered. The Town Attorney stated that relative to control over messaging, commercial speech has more limits than non-commercial speech. Billboards are only a tool for the message. Dan Eischens reported that SMC has stated that messaging cannot include adult oriented subjects. Family oriented or business messages are preferred. These particular billboards will be business messages, such as real estate, restaurants, etc. They are only leasing the property. The lease spells out what can and cannot be allowed on the signs. The term of the lease is ten years. The Town Attorney noted that the Town cannot control contracts between private parties.

Ruzek asked, looking to the north from the south from County Road H-2, if they could see the signs. Dan Eischens stated that they will get measurements and take photos from those areas to satisfy what will not be seen. He stated that they do not want to disturb the neighbors. They have not made formal application as yet until they can determine if their proposal is feasible. Kermes suggested that this be referred back to the Planning Commission for a more thorough review of the matter. Supreme Outdoor Advertising will continue to work with staff.

Minutes
Town Board Meeting
June 18, 2018

PUBLIC HEARING – RIGHT-OF-WAY VARIANCE REQUEST – 2360 HOXIE AVENUE TO ALLOW A HOME REMODEL & GARAGE REPLACEMENT: The Public Hearing was held at 7:05 p.m. Prudhon moved to waive the reading of Public Notice noting that proper publication was made. Kermes seconded. Ayes all. Prudhon moved to open the Public Hearing. Kermes seconded. Ayes all.

The Planner reported that the applicants are requesting approval of several variances which would allow them to add a second story to their existing home and reconstruct their garage. He presented an overhead showing the location of 2360 Hoxie Avenue which is a triangular shaped lot and abuts Hoxie Avenue and O'Connor's Alley. The lot is 7,113 square feet in area and is considered an undersized lot of record. The lot is located 14.9' from the Hoxie right-of-way at its closest point and 6.9' from the O'Connor's Alley. The area between the home and alley is partially paved. The garage is located 4.9' from the O'Connor's alley right-of-way and 3.6' from the side lot line. The variances requested are: for the home: 1) 20.1' right-of-way setback variance from Hoxie Avenue; 2) 28.1' right-of-way setback variance from O'Connor's Alley; for the garage: 1) 30.1' right-of-way setback variance from O'Connor's Alley; 2) 6.4' side yard setback variance; Green Area: 1) 27.1% green area variance. Modifications which have been made result in a 16.1% green area variance. A variance to construct the garage in its current location was approved by the Town in 1985. The impervious area on the lot is 3,713 square feet or 52.2% of the lot. The applicants would like to add a second story onto the home keeping the existing footprint. The applicants would also like to add a second story onto the garage keeping the current footprint. The Variance Board recommends that the garage be relocated shifting the angle of the garage so there is a 90° intersection for the driveway and alley. Shifting the location of the garage would increase the side setback and would allow removal of a portion of their existing driveway, increasing the green area on the property. By doing this the green area variance would be reduced from 27.1% to 16.1%. It was the consensus of the Variance Board that the second story addition fits the standards for approval of a variance. The Planning Commission reviewed the Variance Board's recommendations and recommends Town Board approval of the variances. Kermes asked with the relocation of the garage if access would be off O'Connor's Alley. The Planner stated that it would be. Prudhon asked about the height of the added second story to the home. The Planner stated that it will

not exceed the maximum height, which is 30 feet. The Planner stated that the Code Enforcement Officer has seen the plans.

Prudhon moved to open the public comment portion of the Public Hearing. Kermes seconded. Ayes all.

Kristen Lippert Peinado, 2360 Hoxie Avenue, stated that the house is bungalow style with an unlivable attic space. They would like to have the second story as livable space. The garage will be relocated and attached to the house and will have livable space on the second story which they will use. She stated that the garage will be demolished and rebuilt using the same footprint.

There was no further public comment. Prudhon moved to close the public comment portion of the Public Hearing. Kermes seconded. Ayes all.

Prudhon moved, based on Variance Board, Planning Commission and Staff review and recommendation to approve the following variance to allow a home remodel and garage replacement at 2360 Hoxie Avenue: Home: 1) 20.1' right-of-way setback variance from Hoxie Avenue; 2) 28.1% right-of-way setback variance from O'Connor's Alley; Garage: 1) 30.1' right-of-way setback variance from O'Connor's Alley; 6.4' side yard setback variance; Green Space: 1) 16.1% green area variance. Kermes second ed. Ayes all.

PUBLIC HEARING – RIGHT-OF-WAY VARIANCE REQUEST – 5433 RIDGEWAY AVENUE TO ALLOW CONSTRUCTION OF A PORCH ON THE EAST SIDE OF THE HOME: The Public Hearing was held at 7:15 p.m. Prudhon moved to waive the reading of Public Notice noting that proper publication was made. Kermes seconded. Ayes all. Prudhon moved to open the Public Hearing. Kermes seconded. Ayes all.

The Planner reported that the Levin's are requesting approval of a 27.5' right-of-way setback and a 4' right-of-way setback variance which would allow them to construct a porch onto their existing home at 5433 Ridgeway Avenue. The Levin's home is located 7'6" from the Ridgeway right-of-way. The porch addition, which is planned to replace a deck, is located on the east side of the home. The porch addition is planned to be 12' x 40' in size. The porch is designed as an extension of the north wall of the home, which is 7'6" from the right-of-way. 27.5' of the porch is proposed to encroach into the setback area. In 2002 the Levin's were granted 29' and 33" right-of-way setback variances in order to add a second story onto the existing footprint of their one story home. In 1992 the previous homeowners were granted a 15' right-of-way setback variance which allowed construction of a deck and walkway. This deck and walkway is proposed to be replaced by a new porch. At that time the Town required that a walkway be constructed to access a new deck set back 20' from the right-of-way. The porch is proposed to extend along the entire length of the home. This is greater in area than the deck and walkway and would have more square footage within the setback area. The Levin lot is one-half acre in size with 115+ feet of frontage on Ridgeway Avenue. It is not considered an undersized lot of record. The home is located in the northwest corner of the lot within 8' of the Ridgeway right-of-way. An underdeveloped right-of-way exists on the west side of the home, 3' from the home. Based on the location of the home on the lot, any addition will require a right-of-way setback variance. The Variance Board discussed the proposal and noted that the addition would be no closer to the right-of-way than the existing home. They noted that the porch is proposed to be larger than the deck but will meet the standards set forth by the Zoning Ordinance to approve a variance. The Planning Commission also reviewed the proposed. The Variance Board and Planning Commission recommend approval of the variances as requested since the home is an existing non-conforming structure, the current building line will be maintained and subject to reconfiguration of the proposed eave so it is no closer to the right-of-way than the existing eave.

Prudhon moved to open the public comment portion of the Public Hearing. Kermes seconded. There was no public comment. Prudhon moved to close the public comment portion of the Public Hearing. Kermes seconded. Ayes all.

Prudhon moved, based in Variance Board, Planning Commission and Staff review and recommendation to approve the following variances to allow construction of a four seasons porch onto the east side of the home at 5433 Ridgeway Avenue: 1) 27.5' right-of-way setback variance from Ridgeway Avenue; 2) 4' right-of-way setback variance from an undeveloped right-of-way. Kermes seconded. Ayes all

IMPROVEMENT 2018-2 – THREE OAKS OF WHITE BEAR TOWNSHIP (FORMERLY CAMBRIDGE DOWNS): 1) APPROVE DEVELOPMENT AGREEMENT; 2) RECEIVE BIDS; 3) AWARD CONTRACT:

Approve Development Agreement: The Clerk reported that a draft Development Agreement was provided to the North Oaks Company for review. The North Oaks Company provided comments on the Agreement which were reviewed with staff and reviewed by the Town Attorney. The Clerk reviewed the comments and the adjustments have been integrated into the Agreement.

The Town Attorney noted that while Supervisor Prudhon had abstained from voting on subdivision review for this project, he is not directly affected by the proposed public improvement project and Development Agreement being considered at tonight's meeting. There is no conflict of interest and he may vote on it.

Receive Bids and Award Contract: The Town Engineer reported that three bids were received for Improvement 2018-2: 1) EJM Pipe Services in the amount of \$1,105,670.98; 2) Geislinger & Sons for \$1,118,632.00; and 3) Kuechle Underground, Inc. for \$1,186,457.00. The Engineer's estimate for the project was \$1,265,564.00. North Oaks has reviewed the bid results and recommends that the contract be awarded to the lowest bidder, EJM Pipe Services for their total bid of \$1,105,670.98. The project will be funded by the Developer and there won't be any assessments. The Township will contribute to trunk watermain on Centerville, sanitary sewer stub to the south existing properties and trunk sanitary sewer extra depth as defined in the feasibility report. Engineering is still working with Ramsey County on the turn lane improvements on Centerville Road and VLAWMO regarding minimizing the amount of retaining walls to improve access and maintenance of the project. The project has an interim completion date of September 7th to finish the utilities, subbase, base, curb and non-wearing course paving within the subdivision right-of-way. The final completion date of the project is October 26, 2018.

Prudhon asked if there was any discussion of a monument sign. Mark Houge, North Oaks Company stated that since residents will be entering directly into the development they did not think that a monument sign is necessary. They are still having discussion with the builder. Mark Houge stated that the signs at the Pine Hill Development are for advertising the development and will be removed when all the lots are sold. They plan to have something similar at the Three Oaks development.

Kermes moved to approve the Development Agreement between the Town of White Bear and North Oaks Company, LLC as it relates to the plat to be known as Three Oaks of White Bear Township and to authorize execution by the Town Board Chair and Town Clerk. Prudhon seconded. Ayes all.

Kermes moved to receive bids for Improvement 2018-2. Prudhon seconded. Ayes all.

Kermes moved, based on Town Engineer review and recommendation to award the contract to the lowest bidder, EJM Pipe Services in the amount of \$1,105,670.00 Prudhon seconded. Ayes all.