



WHITE BEAR TOWNSHIP

1858
RAMSEY COUNTY
MINNESOTA

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

1281 HAMMOND ROAD
WHITE BEAR TOWNSHIP, MN 55110

651-747-2750
FAX 651-426-2258
Email: wbt@whitebeartownship.org

AGENDA TOWN BOARD MEETING SEPTEMBER 5, 2018

1. **7:00 p.m.** Call to Order at Heritage Hall, 4200 Otter Lake Road, White Bear Township, Minnesota.
2. Approval of Agenda (Additions/Deletions).
3. Approval of Payment of Bills.
4. Approval of Minutes of August 20, 2018 (Additions/Deletions).
5. **Consent Agenda:**
 - A. **Zoning & Sign Ordinance Amendments & Conditional Use Permit Request @ 5858 Centerville Road** – Call Public Hearing for Monday, October 1, 2018 @ 7:00 p.m. to Consider the Request for a Zoning Ordinance Amendment & Conditional Use Permit Request to Allow Outdoor Advertising Signs.
 - B. **Improvement 2018-3 - Centerville Road Roadway Improvements:**
 1. Approve Joint Powers Agreement Between the Town of White Bear & the City of White Bear Lake.
 2. Adopt Resolution Providing for Hearing on Assessments for Improvement 2018-3 Noting that the Public Hearing Will be Held on Monday, October 15, 2018 @ 7:00 p.m.
 - C. **Right-of-Way Permit** – Based on Town Engineer Review & Recommendation & Including His Recommended Conditions, Approve the Connexus Energy Permit to Install Electrical Service to the Three Oaks of White Bear Township Development With All Work to be Performed in the New Project Right-of-Way & Street Crossings are Planned to Use Conduits Installed Prior to the Road Construction Activity & is Planned to be a Joint Trench with the Other Private Utilities.

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.



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**Agenda
Town Board Meeting
September 5, 2018**

6. **Old Business:** None.
7. **Public Hearing:**
 - A. **4843 White Bear Parkway** - Zoning Ordinance Amendments & Conditional Use Permit Request to Allow Camp Bow Wow.
8. **New Business:**
 - A. **Chris Hawley, 2363 Taylor Avenue** – Request for Additional Driveway.
 - B. **Pavement Management Plan** – Discussion.

Planning Commission Recommendation:

 - C. **5513 & 5515 West Bald Eagle Boulevard** – Approve Minor Subdivision & Two Lot Width Variances.
9. **Added Agenda Items.**
10. **Open Time.**
11. **Receipt of Agenda Materials & Supplements.**
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.



Town Board Meeting September 5, 2018

Agenda Number: 1 - 2 - 3 - 4

Subject: Call to Order – 7:00 p.m.
Heritage Hall, 4200 Otter Lake Road

Approval of September 5, 2018 Agenda
Approval of Payment of Bills

Approval of Minutes of August 20, 2018 Town Board Meeting

Documentation: September 5, 2018 Agenda
August 20, 2018 Town Board Minutes

Action / Motion for Consideration:

Call meeting to order:	7:00 p.m.
Approval of Agenda:	September 5, 2018 (additions/deletions)
Approval of Payment of Bills	
Approval of Minutes:	August 20, 2018 Town Board Minutes

**MINUTES
TOWN BOARD MEETING
AUGUST 20, 2018**

The meeting was called to order at 7:03 p.m.

Present: Supervisors: Kermes, Prudhon, Ruzek; Clerk: Short; Attorney: Lemmons; Public Works Director: Reed; Planner: Riedesel; Engineer: Poppler.

APPROVAL OF AGENDA (Additions/Deletions): Prudhon moved approval of the agenda with the following amendment: Add to New Business: 9A) Call Closed Session to follow tonight's agenda; 9B) Call Special Attorney Client Closed Session for Friday, August 24, 2018. Ruzek seconded. Ayes all.

APPROVAL OF PAYMENT OF BILLS: Prudhon moved approval of the payment of bills. Ruzek seconded. Ayes all.

APPROVAL OF MINUTES OF AUGUST 6, 2018 (Additions/Deletions): Prudhon moved approval of the Minutes of August 6, 2018. Ruzek seconded. Ayes all.

CONSENT AGENDA: Ruzek moved approval of the Consent Agenda as follows: 5A) Approve 2018 Deer Hunting Requests for Joe Mailer & Harry Kavaloski to Bow Hunt on Township Property Near Benson Airport & John Duxbury on Township Property Near State Tool, Assuring, For Safety Reasons, That the Direction of Fire Would Only be Toward the Rice Lake Open Space and No Arrows Toward the State Tool Building; 5B) State Fair Park & Ride No Parking Request along Greenhaven Drive: 1) Approve the Request by the Minnesota State Fair to Post No Parking Along Both Sides of Greenhaven Drive from Highway 96 to Gilfillan Court from August 23 to September 3, 2018; 2) Also Approve Placement of No Parking Signs on Both Sides of Gilfillan Lane and Gilfillan Court at the Request of Area Residents from August 23 to September 3, 2018; 5C) Based on Town Attorney & Staff Review Recommendation Approve Hold Harmless Agreement Between White Bear Township & Stellen Medical, LLC Allowing the Use of Their Parking Lot for Parking on Township Day; 5D) Authorize Distribution of Comprehensive Plan Update to Surrounding Communities; 5E) Call Special Town Board Meeting for Friday, August 31, 2018 at 11:00 a.m. at the Town Administrative Offices for Purposes of Succession Planning; 5F) At the Applicant's Request Reschedule the Public Hearing Previously Scheduled for Wednesday, September 5, 2018 at 7:00 p.m. to Monday, September 17, 2018 at 7:00 p.m. to Consider a Zoning Ordinance Amendment & Conditional Use Permit to Allow a Maker Space at 5966 Highway 61; 5G) Based on Town Engineer Review & Recommendation & Including His Recommended Conditions, Approve the XcelEnergy Permit to Install 2" Gas Main in White Bear Township That Will Also go Through White Bear Lake & Will Require Directional Boring; 5H) Receive Construction Activity Report. Prudhon seconded. Ayes all.

OLD BUSINESS: There were no Old Business agenda items.

PUBLIC HEARING: 5230 EAST STREET – REQUEST FOR SPECIAL THREE DOG LICENSE: The Public Hearing was held at 7:10 p.m. Prudhon moved to waive the reading of Public Notice noting that proper publication was made. Ruzek seconded. Ayes all. Ruzek moved to open the Public Hearing. Prudhon seconded. Ayes all.

**MINUTES
TOWN BOARD MEETING
AUGUST 20, 2018**

Lori Christensen, 5230 East Street, has applied for a Special Three dog License because she has decided to keep a rescue dog making the total of dogs at her home at three. Ordinance No. 4 (Animal) sets forth the following procedures that should be followed: 1) Dog shall have current rabies certificates (the two dogs currently living at the premises have been previously licensed. The rabies certificate for the rescue dog has been provided); 2) Dogs shall have current Township licenses (license for the rescue dog will be paid for and issued if the Special Three Dog License is approved); 3) Completion of Application and \$100 fee (application has been completed and fee paid); 4) Report by Animal Control (report received. Dogs appear healthy; have access to potable water; access to sufficient quality food; enough leashes for each dog; adequate shelter space; great ventilation, central heat and air climate control and yard is clean; no complaints received; recommend approval of special 3 dog license.

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

Tom and Marsha Nadeau, 5226 Elk Street stated that the only concern they have is barking. They stated that there are a number of dogs in the neighborhood and they just don't want another dog added to the barking. They stated that they have no objection to the third dog if there is not a lot of barking. Lori Christensen, 5230 East Street acknowledged that there are a number of dogs in the neighborhood. She stated that she does not leave her dogs outside alone. She is always with them except it she steps inside to get water for the dogs. She stated that she has a fenced in yard and has no problems with dogs nor has she been aware of any barking complaints about her dogs.

Ruzek moved to close the public portion of the Public Hearing. Prudhon seconded. Ayes all.

It was noted that one of the conditions for approval states that the Township reserves the right to revisit the action to approve this license if complaints are received during the license period.

Ruzek moved, based on staff review and recommendation approve the Special Three Dog License at 5230 East Street for a four-year period through March 31, 2022, subject to the following conditions: 1) This Special Three Dog License shall be limited to three (3) dogs; 2) All dogs shall have current licenses obtained from White Bear Township; 3) All dogs shall have current rabies vaccinations; 4) The premises shall be cleaned of all feces on a daily basis. Unreasonable noise, odors or other annoyances shall be prohibited for the protection of the public and safety; 5) This Special Three dog License shall expire on March 31, 2022. Application for renewal shall be completed prior to that date; 6) White Bear Township reserves the right to revisit the action to approve this license if complaints are received during the license period; 7) State, Federal and local laws and ordinances shall be complied with. Prudhon seconded. Ayes all.

EAGLE PARK TENNIS COURT SURFACING - RECEIVE & APPROVE QUOTES: This year the double tennis court at Eagle Park had the old asphalt court removed and replaced with new asphalt the week of June 25th. It now needs the color coat surfacing which is usually applied approximately 30 days after the asphalt court is installed. The new surface will provide players with lines for boundaries for both tennis and pickle ball. Quotes were received from Court

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Surfaces & Repair, Inc. for \$8,850.00, C&H Sport Surfaces, Inc. for \$8,985.00, and Surface Pro for \$12,960.00. The project is identified in the 2018-2027 Capital Improvement Plan (CIP). To date, the expenses have been \$42,081.00 for the new asphalt court; \$17,600.00 for new tennis court fencing and net posts; leaving \$319.00 balance of the \$60,000.00 designated in the Park and Recreation Fund for the surfacing. After reviewing the \$8,531.00 shortfall in the total project cost with the Town Finance Officer, it was determined that the shortfall could be covered by other projects that came under budget in the Park and Recreation Fund in 2018. Staff recommends approval of the quote for the Eagle Park tennis court surfacing from Court Surfaces & Repair, Inc. for \$8,850.00.

Ruzek moved to receive quotes from Court Surfaces & Repair, Inc.; C & H Sport Surfaces; and Surface Pro. Prudhon seconded. Ayes all.

Ruzek moved, based on Public Works Director review and recommendation to approve the quote for the Eagle Park tennis court surfacing as identified in the 2018-2027 Capital Improvement Plan (CIP) from Court Surfaces & Repair, Inc. in the amount of \$8,850.00 noting that the \$8,531 shortfall will be funded by other projects that came under cost from the Park and Recreation Fund. Prudhon seconded. Ayes all.

2018 PIPE JOINT SEALING – RECEIVE & APPROVE QUOTE: Over the last four years the Town has been actively reducing infiltration/inflow into the Town's sanitary sewer system, which in turn, flows into the Metropolitan Council system. The televising of the vitreous clay pipe around Bald Eagle Lake in 2016 indicated the need for pipe joint sealing. The lines have ground water leaking into the sanitary sewer system at various pipe joints. Quote packages were mailed to three regional contractors for this work: 1) Hydro-Klean, Inc.; 2) Ritter and Ritter; and 3) Visu-Sewer, Inc. Visu-Sewer was unable to provide a quote because of the specified completion date of December 31, 2018. The two quotes received were: 1) Hydro-Klean, Inc. for \$48,400.00. However, they were unable to include the 21" pipe joint sealing portion of the package; 2) Ritter and Ritter Sewer Service, Inc. for \$20,090.00. Both contractors are experienced in this type of work. Funding for the pipe joint sealing project will come from the Sanitary Sewer Operating Fund.

Prudhon moved to receive the quotes form Hydro-Klean, Inc. and Ritter and Ritter Sewer Service, Inc. Ruzek seconded. Ayes all.

Prudhon moved, based on Public Works Director's review and recommendation to approve the quote for the 2018 Pipe Joint Sealing project to Ritter and Ritter Sewer Service, Inc. in the amount of \$20,090.00 with funding from the Sanitary Sewer Operating Fund. Ruzek seconded. Ayes all.

SANITARY SEWER PIPE LINING IMPROVEMENTS – RECEIVE & APPROVE QUOTE: The Engineer reported that quotes for the project were received on August 15, 2018 with the following results: 1) Insituform for \$46,988.70; 2) Hydro Klean – did not provide a quote; 3) Visu-Sewer – did not provide a quote. Both Hydro Klean and Visu-Sewer did not bid due to schedule and heavy workload this fall. TKDA will perform the construction observation for an amount not to exceed \$5,800.00. This project covers CCTV inspection, cleaning, lining the

**MINUTES
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sewer, temporary conveyance, and restoration. The project has a final completion date of December 14, 2018. The project is in the CIP and is funded through the Sanitary Sewer Fund.

Ruzek moved to receive the quote from Insituform in the amount of \$46,988.70. Prudhon seconded. Ayes all.

Ruzek moved, based on Town Engineer review and recommendation to approve the quote for the Sanitary Sewer Pipe Lining Improvements to Insituform in the amount of \$46,988.70 with TKDA performing the construction observation for an amount not to exceed \$5,800, noting that the project is in the CIP and is funded through the Sanitary Sewer Fund. Prudhon seconded. Ayes all.

**WHITE BEAR LAKE HISTORICAL SOCIETY HISTORIC SITE MANAGEMENT AGREEMENT
– TOWN HALL – SARA HANSON TO ATTEND:**

Sara Hanson, Executive Director of the WBLA History Society provided an update on the Town Hall restoration project. She reported that the Township and WBLA Historical Society entered into a partnership in a Historic Site Management Agreement. This agreement provides that the Historical Society shall restore, manage, preserve, use and interpret the site for historical, educational and other compatible purposes for the Township's fiscal years 2017 and 2018. Sara Hanson provided photos reporting that in August 2017 the Town Hall building eaves and other construction aspects were done. In October 2017 the painting process for the outside of the building began using the color combination after finding a telltale touch of paint which was found after more and more original parts were dismantled. After looking at houses from that time period the green color appeared to be commonly used. Over the winter months the Historical Society worked on the interpretive marker project. There will be five interpretive markers leading up the sidewalk that comes from the parking lot to the front of the building. She provided an overhead showing the initial design phase of the markers. The research and first draft of the writing has been done. Grant funding was provided for this project which involved running the information through the Minnesota Historical Society for review of the writing and history associated with the markers. In early summer of 2018 a crew from Northern Bedrock Historic Preservation was at the Town Hall working on shutters similar to what would have been on the building initially. Tools which would have been used for the original building of the shutters were used on the replications. One of the next necessary improvements is to get the electrical service connected so that the walls can be closed up along with security, lighting, and furnishings for the interior; landscaping, flooring, HVAC. Total raised to date for the Town Hall Restoration Campaign Fund is \$72,929 which is about one-half of the total projected. The next phase of the campaign is to move into the business phase which entails contacting local businesses for support. Following the business phase contact with the general public will be done. Prudhon asked about signage since the building is so visible from the freeway. Sara Hanson stated that they will be addressing signage with the Township. The Town Hall will be open for the 11th Annual Township Day on September 8th. They will be having presentations at 2:30 p.m., 4:30 p.m. and 6:30 p.m.

The Town Board Meeting was recessed at 7:51 p.m. to go into Attorney Client Closed Session.

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CALL SPECIAL ATTORNEY CLIENT CLOSED SESSION: Ruzek moved to open the Special Attorney Client Closed/Session at 7:51 p.m. Prudhon seconded. Ayes all. Ruzek moved to adjourn the Closed Session at 8:21 p.m. Prudhon seconded. Ayes all.

The Town Board meeting re-convened at 8:22 p.m.

The Town Attorney reported that the purpose of the Closed Session was for the Town Board to discuss offer of settlement regarding legal fees.

CALL SPECIAL ATTORNEY CLIENT CLOSED SESSION FOR FRIDAY, AUGUST 24, 2018: Prudhon moved to call Special Attorney Client Closed Session for Friday, August 24, 2018. Ruzek seconded. Ayes all.

OPEN TIME: No one appeared for the open portion of the meeting.

RECEIPT OF AGENDA MATERIALS / SUPPLEMENTS: Ruzek moved to receive all of the agenda materials and supplements for tonight's meeting. Prudhon seconded. Ayes all.

Ruzek moved to adjourn the meeting at 8:23 p.m. Prudhon seconded. Ayes all.

Respectfully Submitted,

William F. Short
Clerk-Treasurer

Approve as Official Meeting Minutes

Town Board Supervisor

Date



**Town Board Meeting
September 5, 2018**

Agenda Number: 5A – Consent Agenda

Subject: Zoning & Sign Ordinance Amendments & Conditional Use Permit Request @ 5858 Centerville Road – Call Public Hearing for Monday, October 1, 2018 @ 7:00 p.m. to Consider the Request for Zoning Ordinance Amendment & Conditional Use Permit Request to Allow Outdoor Advertising Signs

Documentation: Public Notice

Action / Motion for Consideration:

Receive Information

Call Public Hearing for Monday, October 1, 2018 @ 7:00 p.m. to Consider the Request for Zoning & Sign Ordinance Amendments & Conditional Use Permit Request to Allow Outdoor Advertising Signs @ 5858 Centerville Road



Public Notice

Notice is Hereby Given, That the Town Board of Supervisors of the Town of White Bear, Minnesota, will meet at Heritage Hall, 4200 Otter Lake Road, in said Town on Monday, October 1, 2018 at 7:00 p.m. to consider the following requests:

Amendment to Ordinance No. 35, Section 7-18 – Advertising Sign Overlay Area Conditional Use Permit to Allow Outdoor Advertising Signs

pertaining to the following described property lying and being in the Town of White Bear, Ramsey County, Minnesota:

Lot 1, Block 2, Specialty Manufacturing Addition

(5858 Centerville Road)

and to pass upon objections and recommendations, if any, and to conduct any and all business incident thereto.

Given under my hand this 5th day of September, 2018.

BY ORDER OF THE TOWN BOARD OF SUPERVISORS

WILLIAM F. SHORT, Clerk-Treasurer



**Town Board Meeting
September 5, 2018**

Agenda Number: 5B – Consent Agenda

Subject: Improvement 2018-3 - Centerville Road Roadway Improvements:

1. Approve Joint Powers Agreement Between the Town of White Bear & the City of White Bear Lake.
2. Adopt Resolution Providing for Hearing on Assessments for Improvement 2018-3 Noting the Hearing Will be Held on Monday, October 15, 2018 @ 7:00 p.m.

Documentation: Joint Powers Agreement /
Attorney Comments /
Resolution Providing for Hearing on Assessments for
Improvement 2018-3

Action / Motion for Consideration:

Receive Information / Discuss

- 1) Based on Town Attorney Review & Recommendation Approve the Joint Powers Agreement Between the Town of White Bear and the City of White Bear Lake Regarding the Centerville Road Improvements
- 2) Adopt the Resolution Providing for Hearing on Assessments for Improvement 2018-3 Noting that the Public Hearing Will be Held on Monday, October 15, 2018 @ 7:00 p.m.

Ruzek – Moves

Prudhon – Seconds

CENTERVILLE ROAD ROADWAY IMPROVEMENTS: 1) APPROVE COOPERATIVE AGREEMENT BETWEEN WHITE BEAR TOWNSHIP & THE CITY OF WHITE BEAR LAKE; 2) AUTHORIZE EXECUTION BY THE TOWN BOARD CHAIR & TOWN CLERK:

The Town Attorney reported that this is the same document previously discussed regarding a Cooperative Agreement with the City of White Bear Lake. The purpose of the document is to enter into an agreement with the City of White Bear Lake regarding improvements to Centerville Road. The City would contract and manage the construction of the improvements subject to review and approval by the Town Engineer. In addition, the Town reserves the right to consider assessments on the project. Any costs are to be agreed to by the Town Board. The agreement allows the Town to monitor the work by the City of White Bear Lake within the boundaries of the Township. The Clerk noted that the Agreement has been forwarded to the City of White Bear Lake for review and comment.

Ruzek moved to approve the Cooperative Agreement and to forward to the City of White Bear Lake. Prudhon seconded. Ayes all.

Ruzek moved to authorize execution by the Town Board Chair and Town Clerk of the final Cooperative Agreement, subject to review of any amendment by the City of White Bear Lake and reviewed by the Town Attorney. Prudhon seconded. Ayes all.

**JOINT POWERS AGREEMENT
BETWEEN
THE TOWN OF WHITE BEAR AND THE CITY OF WHITE BEAR LAKE**

THIS JOINT POWERS AGREEMENT (Agreement) is made and entered into the ___ day of _____, 2018 by and between the Town of White Bear (the Town), a political subdivision of the State of Minnesota and the City of White Bear Lake (City), a home rule charter city and political subdivision of the State of Minnesota ~~Municipal Corporation~~.

RECITALS

A. Located along a common boundary line between the Town and City is County State Aid Highway No. 59, known as Centerville Road (Road). ~~The~~Which Road is under the jurisdiction of Ramsey County, Minnesota (County).

B. ~~That~~ ~~Due~~ to new commercial development presently under construction in the City, ~~Ramsey County has required certain improvements be made to Centerville Road to allow for the safe flow of traffic along said road (Project).~~ certain street and traffic signal improvements, including roadway widening, median installation, turn lanes, storm water improvements, curb and gutter improvements, and partial street reconstruction (collectively, the "Improvements") are necessary to accommodate the safe flow of traffic on the Centerville Road north of County Road 96.

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C. Construction of the ~~i~~Improvements requires work be performed on portions of the ~~R~~Road located within the boundary of the Town.

D. ~~Ramsey County has informed the Town and City that it presently lacks the resources to make said improvements. Therefore the County has asked the City to prepare plans and contract for the improvements.~~ Ramsey ~~The County has requested City assistance with facilitating the construction of the street and traffic signal~~ ~~i~~Improvements on the Centerville Road.

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E. Due to the location of a portion of the ~~R~~Road within the Town, the City has asked the Town to financially participate in the ~~i~~Improvements.

PURPOSE

Minnesota Statutes, Section 471.59 provides that two or more governmental~~ly~~ units, by agreement entered into through action of their governing bodies, may jointly or cooperatively exercise any power: common to the contracting parties or any similar powers, including those which are the same except for the territorial limits within which they are exercised.

AGREEMENT

NOW, THEREFORE, in consideration of mutual benefits herein expressed, the Town of White Bear and the City of White Bear Lake agree as follows:

1. ~~The City has retained Alliant Engineering to be a consulting engineer for the Improvements. Alliant Engineering shall prepare~~ The City shall prepare all plans and specifications and construction bidding documents for the Improvements Project. ~~In addition, the Alliant Engineering City shall prepare all necessary documents to bid out the project. The City shall award the construction bids and hire contractors to serve as lead agency for make all the necessary improvements to the road.~~ The Town shall not be responsible for any actions undertaken by Alliant Engineering, the City or the City's construction contractor regarding the construction or installation of the improvements. All work to be done constructing and installing the improvements within the Town shall be done subject to the original approval of the Town Engineer and in accordance with the Town's construction standards and requirements.

2. The City shall provide the Town with construction plans, and a feasibility study, and any other documents reasonably required needed to initiate improvement and an assessment hearings for the Improvements.

3. The City will proceed to contract for completion of the Improvements project in a manner that creates as little disruption as possible to the City and Town residents and other users of the Centerville Road. The construction contract shall contain language which assigns to the Town any warranties related to improvements constructed within the boundaries of the Town.

4. The City shall contract with the lowest responsible bidder and shall oversee Alliant Engineering's administration administer the construction of the Improvement project. The City affirms that Alliant Engineering shall provide full oversight shall conduct periodic inspections of the construction process according to Minnesota State Aid and Ramsey County standards. As to improvements located within the Town, the Town shall have the right to inspect, review and comment on the construction of the project.

5. All payments due under the construction contract shall be the responsibility of the made by the City. In the event a dispute arises between the City and the contractor regarding any terms of the contract the City shall be responsible for all negotiations with the contractor and shall hold the Town harmless from any damages resulting from any said dispute. No alterations of the contract or plans for improvements located within the Town shall be effective until approved by the Town. The Town shall not be bound by said alterations until the Town has approved the alterations.

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6. For the purpose of performance of obligations under this aAgreement, the Town hereby grants the City permission to use that portion of theCenterville Road dedicated to the Town for the purpose of constructing the Improvement project; the Town hereby agrees, through its departmental agencies, to cooperate to the fullest extent the protection of any excavations, barricades, and traffic control that may be necessary for the work performed by the City.

7. The Town shall assist the City with respect to any requests, documentation, reports or any other general assistance required in order to complete the Improvement project.

8. The Town and City shall negotiate the Town's share, if any, of the Improvement project costs. The Town reserves the right to pay for its share of the costs by assessing those properties located in the Town which are benefited by the Improvement Pproject. In the event the Town elects to assess the costs allocated to it under this aAgreement to the affected properties, all payments received as a result of the assessment shall be forwarded to the City in a timely fashion, but no later than one month after receipt by the Town. If the Town uses other funds to pay for its share of the costs, those funds shall be forwarded to the City pursuant to a payment schedule to be negotiated between the Town and the City. The City shall apply said funds to satisfy the Town's obligation to reimburse the City for the Town's share of iImprovement project costs.

9. The City and the Town shall each be responsible for their own acts and omissions and the results thereof to the extent authorized by law. The Town and the City liabilities are subject to statutory liability limits. The limits of liability for the Town and the City may not be added together to determine the maximum amount of liability for either party.

10. This aAgreement shall remain in full force and effect until after the Improvement project is completed and final payment has been made to the contractor. No amendment to this aAgreement shall be effective unless an amendment is reduced to writing and said written document is approved by both the Town and the City.

IN WITNESS WHEREOF, the Town of White Bear and the City of White Bear Lake have caused this aAgreement to be executed on their behalf by their proper officers, Board and Councilsel.

Town of White Bear

City of White Bear Lake

By: _____
Its Town Board Chair

By: _____
Its Mayor

Dated: _____

Dated: _____

By: _____
Its Town Clerk

By: _____
Its ~~City Clerk~~ City Manager

Dated: _____

Dated: _____

EXTRACT OF MINUTES OF A MEETING OF THE TOWN
BOARD OF THE TOWN OF WHITE BEAR, MINNESOTA,
HELD ON SEPTEMBER 5, 2018

Pursuant to due call and notice thereof, a Regular meeting of the Town Board of the Town of White Bear, Minnesota, was duly held at Heritage Hall in said Town on September 5, 2018 at 7:00 p.m.

The following members were present: Kermes, Prudhon, Ruzek; and the following members were absent: None.

Supervisor Ruzek introduced the following Resolution and moved its adoption:

**RESOLUTION PROVIDING FOR HEARING ON
ASSESSMENTS FOR IMPROVEMENT
2018-3**

BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WHITE BEAR, MINNESOTA:

1. The assessment roll heretofore prepared for Improvement 2018-3 is now on file in the office of the Town Clerk, is hereby approved as the proposed assessment for said improvement, and this Board shall meet at Heritage Hall, 4200 Otter Lake Road, in the Town of White Bear, Minnesota at 7:00 p.m. on Monday, October 15, 2018, for the purpose of passing upon said assessments and hearing all objections thereto.
2. The Town Clerk is hereby authorized and directed to cause notice of said hearing to be published at least two weeks before the date of said meeting, and the Town Clerk is further authorized and directed, not less than two weeks before the meeting, to mail notice of said hearing to the owners of each parcel within the area proposed to be assessed, said owners to be those shown to be such on the records of the County Treasurer, which notice shall be in substantially the following form:

**NOTICE OF HEARING ON ASSESSMENTS FOR
IMPROVEMENT 2018-3**

NOTICE IS HEREBY GIVEN, That the Town Board of the Town of White Bear, Minnesota, will meet at Heritage Hall, 4200 Otter Lake Road, in the Town of White Bear, Minnesota, at 7:00 p.m. on Monday, October 15, 2018, to hear and pass upon objections, if any, to the proposed assessment in respect of Improvement 2018-3. A reasonable estimate of the impact of the assessments will be available at the hearing.

The proposed assessment roll is now on file and open to public inspection by all interested persons in the office of the Town Clerk. Each of these assessments will be payable, unless prepared, in ten equal, annual consecutive installments, the first such installment will be payable with the general taxes payable in the year 2019, collectable with such taxes during the year 2019. The first installment will be payable with interest at the rate of ___% per annum on the entire assessment from October 15, 2018 to December 31, 2019, and each subsequent installment will be payable with one year's interest at said rate on all unpaid installments.

The general nature of the improvement is set forth as follows: improvements to Centerville Road north of County Road 96, including street re-construction and appurtenances thereto.

The total amount to be assessed is \$75,000.00.

An owner may appeal an assessment to the District Court pursuant to Section 429.081 of Minnesota Statutes, by serving Notice of the appeal upon the Chair of the Town Board or the Clerk of the Town within thirty (30) days after the adoption of the assessment and filing such notice with the Clerk of the District Court within ten (10) days after service upon the Town Board Chair or Town Clerk providing a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. Sections 435.193 to 435.195 provide that a Town making a special assessment may, at its discretion, defer the payment of that special assessment for any homestead property owner by a person 65 years of age or older from whom it would be a hardship to make the payments.

The Town of White Bear has elected to defer some special assessments and has adopted Ordinance No. 53 establishing the standards and guidelines.

Dated: September 5, 2018

BY ORDER OF THE TOWN BOARD OF SUPERVISORS

WILLIAM F. SHORT, Clerk-Treasurer



**Town Board Meeting
September 5, 2018**

Agenda Number: 5C – Consent Agenda

Subject: Right-of-Way Permit – Based on Town Engineer Review & Recommendation & Including His Recommended Conditions, Approve the Connexus Energy Permit to Install Electrical Service to the Three Oaks of White Bear Township Development With All Work to be Performed in the New Project Right-of-Way & Street Crossings are Planned to Use Conduits Installed Prior to the Road Construction Activity & is Planned to be a Joint Trench with the Other Private Utilities

Documentation: Town Engineer Correspondence w/map

Action / Motion for Consideration:

Receive Information / Discuss

Based on Town Engineer Review & Recommendation & Including His Recommended Conditions, Approve the Connexus Energy Permit to Install Electrical Service to the Three Oaks of White Bear Township Development With All Work to be Performed in the New Project Right-of-Way & Street Crossings are Planned to Use Conduits Installed Prior to the Road Construction Activity & is Planned to be a Joint Trench with the Other Private Utilities



444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

August 29, 2018

Honorable Chairman and Town Board
White Bear Township, Minnesota

Re: Connexus Energy Permit Application
Three Oaks – Mehegan Lane/Court
White Bear Township, Minnesota
TKDA Project No. 16627.000

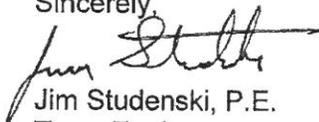
Dear Board Members:

Connexus has applied for a permit to install electrical service to the Three Oaks of White Bear Township development. All the work will be performed in the new project right-of-way. The street crossings are planned to use conduits installed prior to the road construction activity. This is planned to be joint trench with the other private utilities.

We recommend approval with the following conditions:

1. Construction must protect the watermain and sanitary sewer services.
2. Construction must protect the hydrant and install any cables behind the hydrant and not between the hydrant and street.
3. Centerville Road is under the jurisdiction of Ramsey County and will require a permit from them before work can be performed.
4. Disturbed areas shall be restored equal to or better than original condition.
5. If the relocation of these utilities becomes necessary in the future due to a public improvement, the utilities shall be relocated at no cost to the Township.
6. Call Gopher One-Call prior to any work.

Sincerely,



Jim Studenski, P.E.
Town Engineer

Enclosures



14601 Ramsey Boulevard
Ramsey, Minnesota 55303
763.323.2600
Fax: 763.323.2603
www.connexusenergy.com
info@connexusenergy.com

your most powerful membership™

August 27, 2018

Bill Short
White Bear Township
1281 Hammond Road
White Bear, MN 55110

Re: Three Oaks of White Bear Township – SORD000W1801637

Dear Bill:

Connexus Energy requests permission to install a new underground electric distribution system in the Three Oaks of White Bear Township. Including single-phase underground electric distribution lines, secondary wires and transformers.

I have attached a sketch of the proposed construction. It is planned to go Joint Trench, however as of today it has not been confirmed.

Please email me when the construction has been approved.

Please advise Connexus Energy if there are any road or utility projects in the near future that could affect these proposed facilities.

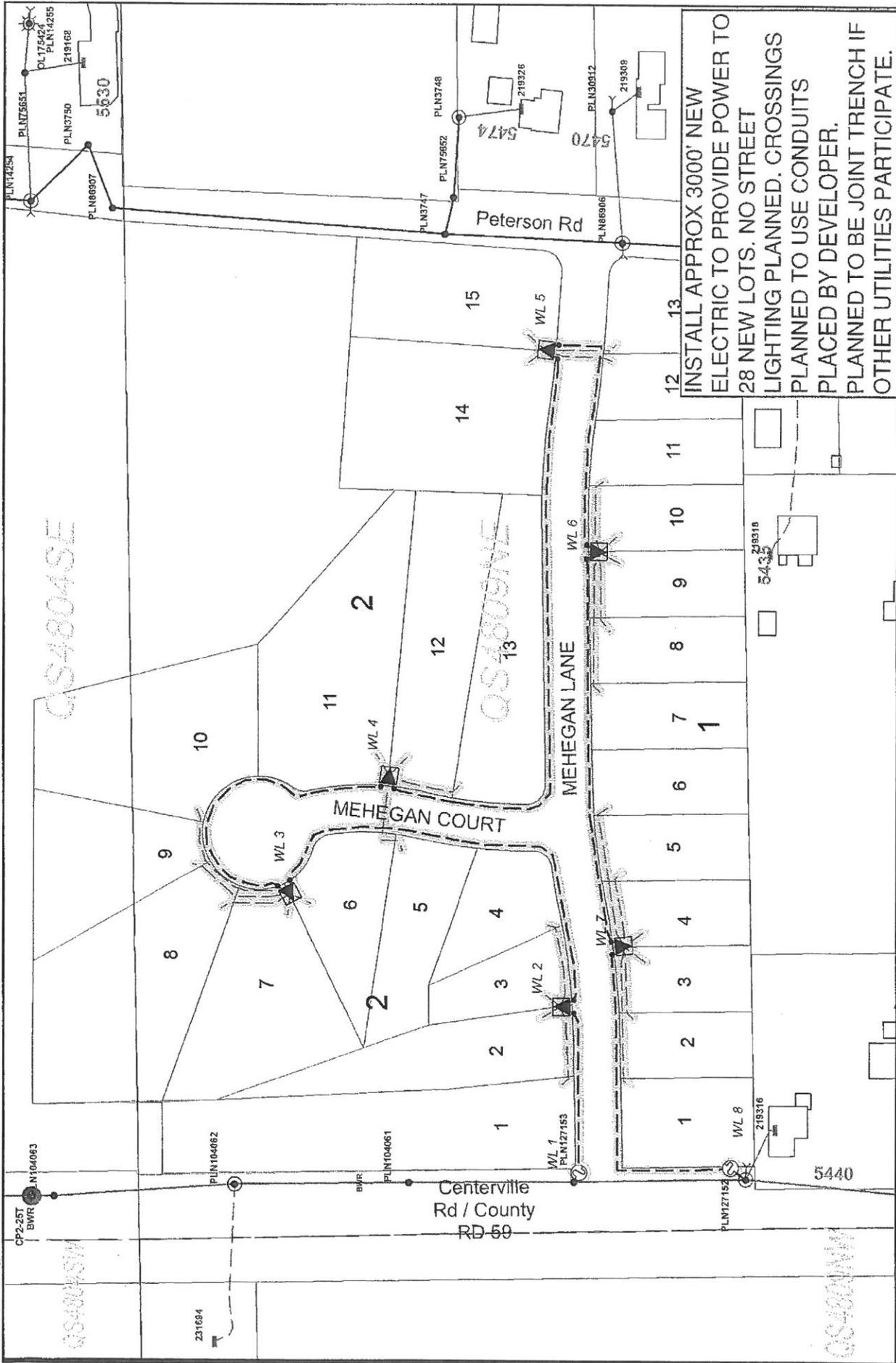
If you have any questions, please contact me at 763-323-2619.

Sincerely,

Debbie Tyler

Debbie Tyler
Engineering Services & ROW Representative

Attachment



INSTALL APPROX 3000' NEW ELECTRIC TO PROVIDE POWER TO 28 NEW LOTS. NO STREET LIGHTING PLANNED. CROSSINGS PLANNED TO USE CONDUITS PLACED BY DEVELOPER. PLANNED TO BE JOINT TRENCH IF OTHER UTILITIES PARTICIPATE.

WO#: W1801637

Date: 8/24/2018

Designer: DAN JOHNSON
763.323.4265

THREE OAKS OF WHITE BEAR TOWNSHIP

Addr: THREE OAKS OF WHITE BEAR TWP

City: WHITE BEAR TWP

T/R/S: T30 R22 S09

Crew Sign Off: _____

1:1,700

CONNEXUS ENERGY
14601 Ramsey Blvd.
Ramsey, MN 55303

THIS PRINT REPRESENTS THE LOCATION OF ELECTRICAL FACILITIES AS OF THE PRINTED DATE TO THE BEST OF OUR KNOWLEDGE. THIS INFORMATION IS NOT TO BE USED FOR EXCAVATION PURPOSES. GENERAL USE ONLY. THIS INFORMATION IS NOT TO BE USED FOR EXCAVATION PURPOSES. TO OBTAIN A FIELD LOCATION OF ALL UTILITIES, CALL GOPHER STATE ONE CALL FOR A FIELD LOCATION AT 1-800-252-1166.



**Town Board Meeting
September 5, 2018**

Agenda Number: 6A – Old Business - None

Subject:

Documentation:

Action / Motion for Consideration:



**Town Board Meeting
September 5, 2018**

Agenda Number: 7A – Public Hearing

**Subject: 4843 White Bear Parkway - Zoning Ordinance Amendments
& Conditional Use Permit Request to Allow Camp Bow Wow**

Documentation: Staff Memo w/attachments /
Public Notice / Resident Letter / Mailing List
Publication / Zoning Ordinance & Conditional Use Permit
Applications /
Proposed Ordinance No. 35 Amendments /
Proposed Conditional Use Permit/Zoning Certificate with
Requirements

Action / Motion for Consideration:

- Note Proper Publication of the Hearing Notice in Newspaper & Waive Reading of Notice
- Open Public Hearing
- Open Public Comment Portion – Ask for Comments
- Close Public Portion of Hearing

Based on Planning Commission & Staff Review & Recommendation:

- 1) Adopt the Amendment to Ordinance No. 35, Section 3 – Definitions Which Adds Section 3-55.A – Pet Daycare & Boarding Facility to the List of Definitions
- 2) Adopt the Amendment to Ordinance No. 35, Section 6-5 – Conditional Uses Which Adds No. (11). Pet Daycare & Boarding Facility to the List of Conditional Uses in the I-1 Zoning District
- 3) Approve the Conditional Use Permit / Zoning Certificate with Attached Requirements for Camp Bow Wow

August 23, 2018

4843 WHITE BEAR PARKWAY (FORMERLY PIONEER PRESS) – CAMP BOW WOW REQUEST FOR ZONING ORDINANCE AMENDMENT & CONDITIONAL USE PERMIT: Jeff and Diana Hall are requesting Town approval to locate their business, Camp Bow Wow in White Bear Township 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 facility use is indoors. However, 1,960 square feet of fenced outside play area is planned on the west side of the building. The outside play area is screened with opaque fencing. In order to approve the Hall's request the Zoning Ordinance must be amended to add pet daycare and boarding to the list of Conditional Uses I the I-1 Zoning District. A Conditional Use Permit must also be approved.

The standards set by the Zoning Ordinance must be met when reviewing this or any other Conditional Use Permit. Those 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

The Planning Commission reviewed the concept proposal at the July meeting. The Hall's have now formalized their plans. They have also provided an update to their plans for screened outside storage. In addition the Hall's responded to the Planning Commission discussion from July by providing the following comments: They propose to include:

- (1) 24 x 7 monitored fire sprinkler throughout the entire building.
- (2) 24 x 7 monitored temperature controls if the temperature falls below 64 or rises above 78 degrees.
- (3) Monitored internal motion detectors and intrusion protection for security.
- (4) Approximately 20 high-speed video cameras (depending on final design).
- (5) Camp counselors certified in pet safety and CPR.
- (6) Campers (dogs) are screened for aggressive behavior before being allowed access to Camp. They must also be fixed if over 6 months and up to date on vaccinations.
- (7) Separate dogs in the play areas by size and temperament.
- (8) Adhere to a 1 to 15 Camp Counselor to dog ratio and all dogs are supervised during play. At night they sleep in secure individual cabins with a comfy cot, fleece blanket, water and any toys or comforts from home. Family members can share cabins for a discount, or each can have their own cabin at the owner's request.

Kotilinek stated that he would like to see a live person present during the night. It was noted that since this a Conditional Use there could be a stipulation that requires that. Denn stated that he likes having someone there overnight but leave it up to people whether or not it is okay. If a requirement is added

stipulating that there must be a live person there overnight the matter should be revisited. Jeff Hall stated that at the last meeting there was mention that there will be fireworks at the Township Day event. He stated that there will be someone there during that time.

Denn noted that in the Zoning Ordinance amendment it refers to “pet” boarding” but in the list of Conditional Uses it refers to it as “dogs” and not “pet”.

Artnr moved to recommend to the Town Board to approve a Zoning Ordinance amendment to allow a Conditional Use for day care and overnight pet boarding. Flann seconded. Ayes all.

Artnr moved to recommend to the Town Board to approve a Conditional Use Permit for a camp to board dogs under the Ordinance. Flann seconded. Ayes all.

Minutes
Planning Commission Meeting
July 26, 2018

4843 WHITE BEAR PARKWAY (FORMERLY PIONEER PRESS) – CAMP BOW WOW SKETCH PLAN REVIEW – ZONING ORDINANCE AMENDMENT & CONDITIONAL USE PERMIT:

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 facility’s use is indoors. However, 2,264 square feet of fenced outside play area is planned on the north and west sides of the building. There are no residences in the area. The outside play area is screened with opaque fencing. In order to approve the Hall’s 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 Hall’s are requesting sketch plan review of their proposal to see if the Planning Commission supports their business in the I-1 Zone.

There are standards set by the Zoning Ordinance when reviewing this or any other Conditional Use Permits. 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.

Jeff Hall reported that Camp Bow Wow is North America’s largest pet care franchise. In 17 years, Camp Bow Wow has grown to include over 155 locations across North America, becoming a \$100+ million business. The company was again ranked #1 in Entrepreneur’s Franchise 500 list in 2017 and for the fifth year in a row named to the INC magazine 5000 list of America’s fastest growing private companies. The Camp provides the highest level of safety, fun and service for dogs and peace of

mind for their parents while the dogs get to romp together in a monitored open-play environment. The Camp also offers certified training and grooming services to clientele. The Camp is involved in many community activities including supporting local dog rescue efforts and participating in community fund raisers and events. The proposed Camp Bow Wow in the Township will accommodate approximately 120 kennels; indoor and outdoor play yards as well as training, grooming, meeting and office/lobby space. The benefits of the camp provide regular exercise to maintain a healthy weight; relieves boredom, separation anxiety, and destructive behavior at home; improves socialization with dogs and people and enhances quality of life. Each dog is required to pass a socialization interview, be spayed or neutered, and be current on vaccinations. Facilities are monitored 24 hours a day, 7 days a week.

Comments from Planning Commission members and applicants included:

- Is the area for the dogs and office separated. (Yes, they are separated.)
- Is the outside area grass? (Will be artificial turf).
- What about dog waste removal. (They keep it cleaned up. They do not use chlorine.)
- How many dogs would be boarded or at day care. (They have 120 kennels).
- Are the dogs supervised outside. (Staff is trained in recognizing dog behavior.)
- Is there a staff person available at night? (No. They have cameras. The area is climate controlled and there is fire suppression).
- It was noted that someone should be there at night. It should be staffed 24/7.
- It was noted that at the annual Township Day event there are fireworks. This may frighten the dogs which is a reason that someone should be on site in situations like this.
- The dogs have 8 hours of play each day.
- The applicants like the demographics in the Township. There are a lot of dogs.

It was the consensus that the Planning Commission supports the Camp Bow Wow sketch plan review.

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, 1,960 square feet of fenced outside play area is planned on the west side of the building. The outside play area is screened with opaque fencing.

In order to approve the Halls 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 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.

The Planning Commission reviewed the concept proposal at the July meeting. The Hall's have now formalized their plans. They have also provided an update to their plans for screened outside storage. In addition, the Hall's responded to the Planning Commission discussion from July by providing the following comments: They propose to include:

1. 24 x 7 monitored fire sprinkler system throughout the entire building.
2. 24 x 7 monitored temperature controls if the temperature falls below 64 or rises above 78 degrees.
3. Monitored internal motion detectors and intrusion protection for security.
4. Approximately 20 high-speed video cameras (depending on final design) accessible via smart phone and/or internet.
5. Camp counselors certified in pet safety and CPR.
6. Campers (dogs) are screened for aggressive behavior before being allowed access to Camp. They must also be fixed if over 6 months and up to date on vaccinations.
7. Separate dogs in the play areas by size and temperament.
8. Adhere to a 1-to-15 Camp Counselor to dog ratio and all dogs are supervised during play. At night they sleep in secure individual cabins with a comfy cot, fleece blanket, water and any toys or comforts from home. Family members can share cabins for a discount, or each can have their own cabin at the owner's request.

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



Public Notice

Notice is Hereby Given, That the Town Board of Supervisors of the Town of White Bear, Minnesota, will meet at Heritage Hall, 4200 Otter Lake Road, in said Town on Wednesday, September 5, 2018 at 7:00 p.m. to consider the following requests:

Amendment to Ordinance No. 35, Section 3 – Definitions
Amendment to Ordinance No. 35, Section 6-5 – Conditional Uses
Conditional Use Permit for Operation of Camp Bow Wow

pertaining to the following described property lying and being in the Town of White Bear, Ramsey County, Minnesota:

That part of the North Half of the South Half of the Northeast Quarter of Section 16, Township 30, Range 22, Ramsey County, Minnesota, lying Easterly of Interstate Highway 35E, lying Northwesterly of the Northerly right-of-way line of the Soo Line Railroad and lying Southerly and Westerly of a line described as commencing at the intersection of the East line of said Section 16 with said northerly right-of-way line of White Bear Parkway; thence Southwesterly along the Northerly right-of-way line of said White Bear Parkway a distance of 559.50 feet, being a curve concave to the Southeast having a radius of 665.00 feet, a central angle of 48 degrees 12 minutes 20 seconds and a chord which has an assumed bearing of South 68 degrees 36 minutes 22 seconds West to the point of beginning of the line to be described; thence South 89 degrees 37 minutes 41 seconds West a distance of 486.08 feet; thence North 13 degrees 56 minutes 20 seconds West a distance of 328.07 feet to said Southerly right-of-way line of the Soo Line Railroad and said line there terminating. Together with the benefits of easements contained in Dedication of Easements dated April 26, 1996, filed May 2, 1996, as Document No. 2925677.

(4843 White Bear Parkway)

and to pass upon objections and recommendations, if any, and to conduct any and all business incident thereto.

Given under my hand this 6th day of August, 2018.

BY ORDER OF THE TOWN BOARD OF SUPERVISORS



WILLIAM F. SHORT, Clerk-Treasurer



WHITE BEAR TOWNSHIP

1858
RAMSEY COUNTY
MINNESOTA

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

1281 HAMMOND ROAD
WHITE BEAR TOWNSHIP, MN 55110

651-747-2750
FAX 651-426-2258
Email: wbt@whitebeartownship.org

August 22, 2018

Township Business
White Bear Township, Minnesota 55110

Re: Conditional Use Permit Request – Camp Bow Wow

Dear Business Owner:

Enclosed please find a **Public Notice** regarding amendments to Ordinance No. 35 (Zoning) and the request for a Conditional Use Permit at 4843 White Bear Parkway to allow the operation of Camp Bow Wow, a doggie day care facility.

In accordance with Town Ordinances, a Public Hearing must be held on the matter. Therefore, a Public Hearing has been scheduled for **Wednesday, September 5, 2018 @ 7:00 p.m. at Heritage Hall, 4200 Otter Lake Road, White Bear Township.**

If you have any comments or questions regarding this request please plan to attend the hearing. If you cannot attend the hearing you may forward your comments or questions to Tom Riedesel, Planner, by letter, e-mail at tom.riedesel@whitebeartownship.org or telephone at 651.747.2761.

Sincerely,

Patti Walstad
Paralegal

PSW/s
Enc.
cc:admin/add.file



recycled paper

Parcel ID: 163022410022

STERLING PROPERTIES LLLP
1711 GOLD DR S SUITE 100
FARGO ND 58103-6420

Parcel ID: 163022140019

WELLSPRING LLC
1201 N BIRCH LAKE BLVD
SAINT PAUL MN 55110-6709

Parcel ID: 163022140018

WHITE BEAR LEASED HOUSING ASSOC II LP
2905 NORTHWEST BLVD STE 150
PLYMOUTH MN 55441-2644

Parcel ID: 163022410023

HOWE TRIPP PROPERTIES LLP
4830 WHITE BEAR PKY
WHITE BEAR LAKE MN 55110-3345

Parcel ID: 163022410016

CONTAINER GRAPHICS CORP
114 EDINBURGH SOUTH DR S STE 104
CARY NC 27511-6480

Parcel ID: 163022410024

CSM INVESTORS INC
500 WASHINGTON AVE S STE 3000
MINNEAPOLIS MN 55415-1151

JEFFREY HALL
1210 CARLSON LAKE LANE
EAGAN MN 55123

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

Carter Johnson, being first duly sworn, on oath states as follows:

- 1. I am the publisher of the WHITE BEAR PRESS, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant of Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached was published in the newspaper are as follows:

Once a week, for one week, it was published on Wednesday, the 22nd day of August, 2018.

- 4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06, is as follows:
a) Lowest classified rate paid by commercial users for comparable space
b) Maximum rate allowed by law for the above matter
c) Rate actually charged for the above matter \$ 16.55/inch

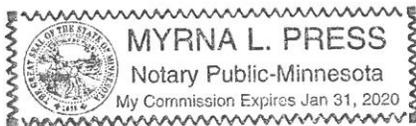
- 5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Ramsey County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

BY: [Signature]
TITLE: Carter Johnson, Publisher

Subscribed and sworn to before me on this 22nd day of August, 2018.

[Signature]
Notary Public



WHITE BEAR TOWNSHIP PUBLIC NOTICE
Notice is Hereby Given, That the Town Board of Supervisors of the Town of White Bear, Minnesota, will meet at Heritage Hall, 4200 Otter Lake Road, in said Town on Wednesday, September 5, 2018 at 7:00 p.m. to consider the following requests:
Amendment to Ordinance No. 35, Section 3 - Definitions
Amendment to Ordinance No. 35, Section 6-5 - Conditional Uses
Conditional Use Permit for Operation of Camp Bow Wow
pertaining to the following described property lying and being in the Town of White Bear, Ramsey County, Minnesota:
That part of the North Half of the South Half of the Northeast Quarter of Section 16, Township 30, Range 22, Ramsey County, Minnesota, lying Easterly of Interstate Highway 35E, lying Northwesterly of the Northerly right-of-way line of the Soo Line Railroad and lying Southerly and Westerly of a line described as commencing at the intersection of the East line of said Section 16 with said northerly right-of-way line of White Bear Parkway; thence Southwesterly along the Northerly right-of-way line of said White Bear Parkway a distance of 559.50 feet, being a curve concave to the Southeast having a radius of 665.00 feet, a central angle of 48 degrees 12 minutes 20 seconds and a chord which has an assumed bearing of South 68 degrees 36 minutes 22 seconds West to the point of beginning of the line to be described; thence South 89 degrees 37 minutes 41 seconds West a distance of 486.08 feet; thence North 13 degrees 56 minutes 20 seconds West a distance of 328.07 feet to said Southerly right-of-way line of the Soo Line Railroad and said line there terminating. Together with the benefits of easements contained in Dedication of Easements dated April 26, 1996, filed May 2, 1996, as Document No. 2925677. . (4843 White Bear Parkway)
and to pass upon objections and recommendations, if any, and to conduct any and all business incident thereto.
Given under my hand this 6th day of August, 2018.
BY ORDER OF THE TOWN BOARD OF SUPERVISORS
WILLIAM F. SHORT, Clerk-Treasurer
Published one time in the White Bear Press on August 22, 2018.



ZONING ORDINANCE AMENDMENT APPLICATION FORM

INTRODUCTION

An amendment to the Zoning Ordinance (Rezoning), may be granted or denied by the Town Board after recommendation by the Planning Commission, in accordance with Ordinance No. 35 (Zoning), Section 9-9, Amendments (Rezoning) Procedure.

APPLICANT(S) DOG CAMP, Inc. PHONE (Home) 651-230-8243
(dba: CAMP BOW WOW) (Business) _____
(Cell) 651-230-8244

ADDRESS 1210 CARLSON LAKE LANE
EAGAN, MN 55123

PROPERTY OWNER MIRUMI PROPERTIES, LLC

ADDRESS OF SITE 4843 WHITE BEAR PKWY ZONING I1
WHITE BEAR LAKE, 55110

EXISTING USE OF SITE WAREHOUSE/DISTRIBUTION

PROPOSED ZONING ORDINANCE AMENDMENT DOG DAYCARE & BOARDING

REASON FOR REQUEST _____

_____ Initial Fee (\$110.00 plus \$200.00 Expense Deposit)

REVIEW PROCESS:

1. Submit 15 copies of application and all supporting information to Town Planner (minimum of 3 weeks prior to Planning Commission Meeting).
2. Planning Commission _____ (4th Thursday of the month @ 7:00 p.m. at the Town Hall).

- 3. Town Board _____ (1st Monday of the following month @ 7:00 p.m. at Town Hall)
(Call Public Hearing)
- 4. Town Board _____ Public Hearing
- 5. Town Board _____
(Action subject to Public Hearing Schedule)

It is the policy of White Bear Township that all identifiable costs associated with Zoning Ordinance Amendment requests within the Township shall be the sole responsibility of the owner of said property. The costs shall include, but are not limited to: Township planning review costs (reports, meetings, site review); engineering review costs; legal costs, (preparation of hearing notices, legal research, certification costs); publication costs (notice of hearing), reapportionment of assessments (engineers report); mailings and Ownership Reports (ownership/encumbrance).

Prior to the final approval by the Town Board, all Township expenses to date shall be paid by the owner. Subsequent expenses not paid at the time of final approval (due to billings by consultants, etc.), shall be due upon receipt of a billing from the Township.

Jeffrey A. Hall
Diana Hall
 Signature of Applicant(s)

7/9/18
 Date

<u>To Be Completed By Office:</u>	
Date Request Received _____	
By _____ (Staff Member)	\$110.00 Fee + \$200 Deposit Received <input type="checkbox"/> Yes <input type="checkbox"/> No
Date Application Complete _____	



CONDITIONAL USE PERMIT APPLICATION FORM

INTRODUCTION

A Conditional Use Permit may be granted or denied by the Town Board after recommendation by the Planning Commission in accordance with Ordinance No. 35 (Zoning), Section 9-4, Conditional Use Permit Procedure.

APPLICANT(S) DOG CAMP, INC. PHONE (Home) 651-230-8243
(dba: CAMP BOW WOW) (Business) _____
(Cell) 651-230-8244

ADDRESS 1210 CARLSON LAKE LANE
EBGAN, MN 55123

PROPERTY OWNER MIRUMI PROPERTIES, LLC

ADDRESS OF SITE 4843 WHITE BEAR PKWY. ZONING I1
WHITE BEAR LAKE, MN 55110

EXISTING USE OF SITE WAREHOUSE/DISTRIBUTION

DESCRIPTION OF CONDITIONAL USE BEING REQUESTED
DOG DAYCARE & BOARDING WITH OUTDOOR & INDOOR PLAY YARDS

_____ Fee (\$75.00 plus \$200.00 Expense Deposit)

CHECKLIST:

- _____ Site Plan
- _____ Building locations (dwelling, garage, accessory building).
- _____ Site improvements (parking areas, drives, sidewalks, fences, decks, lighting, etc.).
- _____ Yard (front, side, rear setbacks).
- _____ Wetlands (delineation of streams, water bodies, wetlands & 100 year storm elevation).
- _____ Existing trees (6 inch in diameter or more), large shrubs & proposed landscaping.
- _____ Location of site, with adjacent land use.
- _____ Topography, grading.

It is the policy of White Bear Township that all identifiable costs associated with Conditional Use Permits within the Township shall be the sole responsibility of the owner of said property. The costs shall include, but are not limited to the following: Township planning review costs (reports, meetings, site review); engineering review costs; legal costs (preparation of hearing notices, legal research, certification costs); publication costs (notice of hearing); reapportionment of assessments (engineers report); mailings and Ownership Reports (ownership/encumbrance).

Prior to the final approval by the Town Board, all Township expenses to date shall be paid by the owner. Subsequent expenses not paid at the time of final approval (due to billings by consultants, etc.) shall be due upon receipt of a billing from the Township.

Jeffrey C. Hall
Deana Hall
Signature of Applicant(s)

7/9/18
Date

<u>To Be Completed By Office:</u>	
Date Request Received _____	
By _____ (Staff Member)	\$75.00 Fee + \$200 Deposit Received <input type="checkbox"/> Yes <input type="checkbox"/> No
Date Application Complete _____	

AN ORDINANCE AMENDING ORDINANCE NO. 35 OF THE
TOWN OF WHITE BEAR, RAMSEY COUNTY, MINNESOTA,
DATED SEPTEMBER 8, 1972, AS AMENDED AND ENTITLED
"ZONING ORDINANCE OF THE TOWN OF WHITE BEAR
RAMSEY COUNTY, MINNESOTA" AND DIVIDING THE TOWN
INTO DISTRICTS OR ZONES

THE TOWN BOARD OF SUPERVISORS OF THE TOWN OF WHITE BEAR ORDAINS:

SECTION 1. AMENDMENT. Section 3 – DEFINITIONS of Ordinance No. 35 is amended by adding Section 3-55.A - PET DAYCARE & BOARDING FACILITY which shall read as follows:

3-55.A. PET DAYCARE & BOARDING FACILITY. A facility which provides pet services including day care, boarding, grooming, training of pets, and retail sales of pet supplies.

SECTION 2. SEVERABILITY. Should any section, subdivision, clause or other provision of this Ordinance be held to be invalid by any court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole, or of any part thereto, other than the part held to be invalid.

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect and be in force from and after its passage and publication.

Passed by the Town Board of Supervisors of the Town of White Bear, Ramsey County, Minnesota, this 5th day of September, 2018.

APPROVED:

ROBERT J. KERMES, Chair

ATTEST:

WILLIAM F. SHORT, Clerk-Treasurer

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

Published in the White Bear Press September ____, 2018.

**AN ORDINANCE AMENDING ORDINANCE NO. 35 OF THE
TOWN OF WHITE BEAR, RAMSEY COUNTY, MINNESOTA,
DATED SEPTEMBER 8, 1972, AS AMENDED AND ENTITLED
“ZONING ORDINANCE OF THE TOWN OF WHITE BEAR
RAMSEY COUNTY, MINNESOTA” AND DIVIDING THE TOWN
INTO DISTRICTS OR ZONES**

THE TOWN BOARD OF SUPERVISORS OF THE TOWN OF WHITE BEAR ORDAINS:

SECTION 1. AMENDMENT. Section 6-5 – CONDITIONAL USES of Ordinance NO. 35 is amended by adding under “I-1” – Light Industrial, the following:

(11). Pet Daycare & Boarding Facility.

SECTION 2. SEVERABILITY. Should any section, subdivision, clause or other provision of this Ordinance be held to be invalid by any court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole, or of any part thereof, other than the part held to be invalid.

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Passed by the Town Board of Supervisors of the Town of White Bear, Ramsey County, Minnesota, this 5th day of September, 2018.

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ROBERT J. KERMES, Chair
ED M. PRUDHON, Supervisor
STEVEN A. RUZEK, Supervisor

Published in the White Bear Press September ____, 2018.

STATE OF MINNESOTA
COUNTY OF RAMSEY

TOWN OF WHITE BEAR
Office of Town Clerk/Treasurer

CONDITIONAL USE PERMIT

IN CONSIDERATION of the statements made by Jeff & Diana Hall, in their application therefor duly filed in this office, which Application is made a part hereof, and a showing by the applicant that the standards and criteria set forth in Ordinance No. 35 (Zoning) for Conditional Use Permits will be satisfied, a public hearing thereon having been held as provided by statute and ordinance, PERMISSION IS HEREBY GRANTED To said Jeff & Diana Hall, to operate Camp Bow Wow, a pet daycare and boarding facility, upon a tract of land lying and being in the Town of White Bear, described as follows: That part of the North Hal of the South half of the Northeast Quarter of Section 16, Township 30, Range 22, Ramsey County, Minnesota, lying Easterly of Interstate Highway 35E, lying Northwesterly of the Northerly right-of-way line of the Soo Line Railroad and lying Southerly and Westerly of a line described as commencing at the intersection of the East line of said Section 16 with said northerly right-of-way line of White Bear Parkway; thence Southwesterly along the Northerly right-of-way line of said White Bear Parkway a distance of 559.50 feet, being a curve concave to the Southeast having a radius of 665.00 feet, a central angle of 48 degrees 12 minutes 20 seconds and a chord which has an assumed bearing of South 68 degrees 36 minutes 22 seconds West to the point of beginning of the line to be described; thence South 89 degrees 37 minutes 41 seconds West a distance of 486.08 feet; thence North 13 degrees 56 minutes 20 seconds West a distance of 328.07 feet to said Southerly right-of-way line of the Soo Line Railroad and said line there terminating. Together with the benefits of easements contained in Dedication of Easements dated April 26, 1996, filed May 2, 1996, as Document No. 2925677

; Address: 4843 White Bear Parkway, which tract is of the size and area specified in said application.

This permit is granted upon the express condition that said owner and their contractors, agents, workmen and employees shall comply in all respects with the ordinances of the Town of White Bear and the Special Requirements attached hereto and made a part hereof.

Given under the hand of the Town Clerk/Treasurer and the Seal of the Town Clerk this 5th day of September, 2018.

STATE OF MINNESOTA)
COUNTY OF RAMSEY) ss.
TOWN OF WHITE BEAR)

TOWN CLERK/TREASURER
THIS INSTRUMENT WAS DRAFTED BY:
WHITE BEAR TOWNSHIP
1281 HAMMOND ROAD
WHITE BEAR TOWNSHIP MN 55110

I, the undersigned, being the duly qualified and acting Clerk of the Town of White Bear, Minnesota, DO HEREBY CERTIFY, that I have carefully compared the attached and foregoing Conditional Use Permit with the original records and files of said Town, and that the same is a full, true, and correct transcript therefrom.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the Town Clerk's Seal this 5th day of September, 2018.

TOWN CLERK/TREASURER

ZONING CERTIFICATE
Town of White Bear, Minnesota

I hereby certify that the real estate situated in the Town of White Bear, Ramsey County, Minnesota, described as follows, to-wit: That part of the North Hal of the South half of the Northeast Quarter of Section 16, Township 30, Range 22, Ramsey County, Minnesota, lying Easterly of Interstate Highway 35E, lying Northwesterly of the Northerly right-of-way line of the Soo Line Railroad and lying Southerly and Westerly of a line described as commencing at the intersection of the East lien of said Section 16 with said northerly right-of-way line of White Bear Parkway; thence Southwesterly along the Northerly right-of-way line of said White Bear Parkway a distance of 559.50 feet, being a curve concave to the Southeast having a radius of 665.00 feet, a central angle of 48 degrees 12 minutes 20 seconds and a chord which has an assumed bearing of South 68 degrees 36 minutes 22 seconds West to the point of beginning of the line to be described; thence South 89 degrees 37 minutes 41 seconds West a distance of 486.08 feet; thence North 13 degrees 56 minutes 20 seconds West a distance of 328.07 feet to said Southerly right-of-way line of the Soo Line Railroad and said line there terminating. Together with the benefits of easements contained in Dedication of Easements dated April 26, 1996, filed May 2, 1996, as Document No. 2925677, and commonly known as: 4843 White Bear Parkway, is in a(n) I-1 Light Industrial District and can be used for the following purpose: operation of a pet daycare and boarding facility, all in accordance with the attached Requirements, pursuant to Ordinance No. 35, the Zoning Ordinance for the Town of White Bear, Ramsey County, Minnesota.

Dated: September 5, 2018.

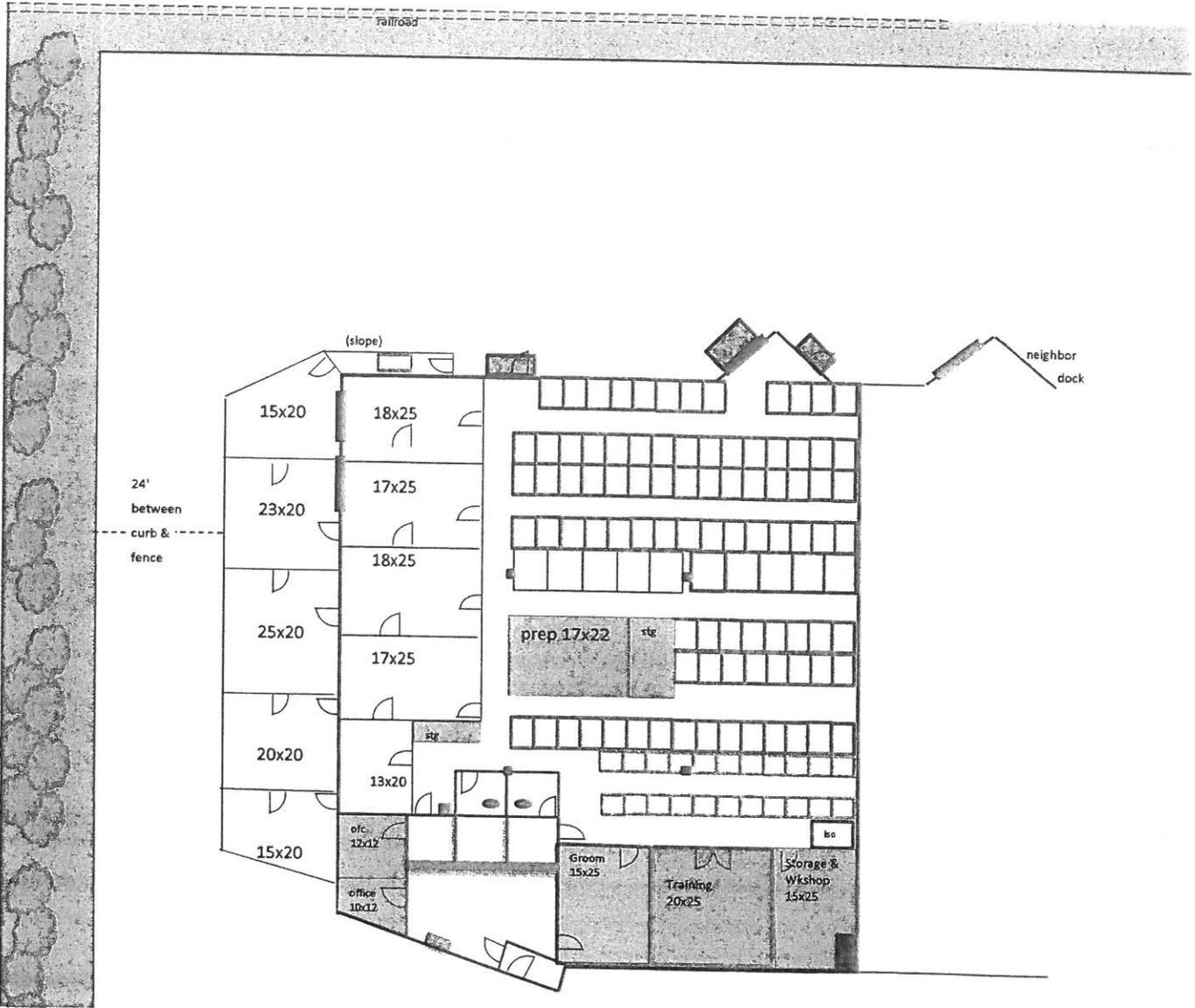
TOWN CLERK

- CONDITIONAL USE
- PERMITTED USE
- NON-CONFORMING USE
- SPECIAL HOME OCCUPATION
- OTHER: _____

CONDITIONAL USE PERMIT REQUIREMENTS

Camp Bow Wow
4843 White Bear Parkway
White Bear Township, MN 55110

1. The building layout is attached hereto and made a part hereof.
2. No outside storage shall be allowed unless stored within the screened storage area on the site.
3. Building mounted lighting shall not glare off site.
4. Dumpsters shall be stored within the building or within a screened storage area on site.
5. All signs shall meet Sign Ordinance requirements.
6. Monitors shall be on site during fireworks shows at Polar Lakes Park.
7. There shall be a 24 x 7 monitored fire sprinkler system throughout the entire building.
8. There shall be 24 x 7 monitored temperature controls if the temperature falls below 64 or rises above 78 degrees.
9. There shall be monitored internal motion detectors and intrusion protection for security.
10. Approximately 20 high-speed video cameras (depending on final design) accessible via smart phone and/or internet shall be installed.
11. Camp counselors certified in pet safety and CPR shall be on staff.
12. Campers (dogs) shall be screened for aggressive behavior before being allowed access to Camp. They must also be spayed/neutered if over 6 months and up to date on vaccinations.
13. Dogs shall be separated in the play areas by size and temperament.
14. A 1-to-15 Camp Counselor to dog ratio shall be adhered to and all dogs are supervised during play. At night they sleep in secure individual cabins with a comfy cot, fleece blanket, water and any toys or comforts from home. Family members can share cabins for a discount or each can have their own cabin at the owner's request.
15. All State and Federal and local laws and ordinances shall be complied with.





**Town Board Meeting
September 5, 2018**

Agenda Number: 8A – New Business

**Subject: Chris Hawley, 2363 Taylor Avenue – Request for
Additional Driveway – Resident Will Be Present**

Documentation: Staff Memo /
Building Permit Application w/attachment /
Ramsey County Driveway Application

Action / Motion for Consideration:

Report at Meeting / Discuss

Based on Staff Review & Recommendation Approve the Construction of
an Additional Driveway at 2363 Taylor Avenue

MEMORANDUM

TO: TOWN BOARD
FROM: TOM RIEDESEL
DATE: AUGUST 28, 2018

SUBJECT: ADDITIONAL DRIVEWAY

REQUEST: TOWN BOARD APPROVAL TO CONSTRUCT ADDITIONAL DRIVEWAY

LOCATION: 2363 TAYLOR AVENUE
APPLICANT: CHRIS HAWLEY

Mr. Hawley is requesting Town Board approval to construct a new driveway and parking area at his home at 2363 Taylor Avenue. The Hawley property currently has an access to the attached garage and second access to a detached garage off of Shadyside Lane. The Hawley property fronts on Taylor Avenue and also on Shadyside Lane. The home faces Taylor Avenue.

The new driveway is proposed to connect to Taylor Avenue. Taylor Avenue is a Ramsey County Road. The County will approve a permit for the proposed driveway.

The existing driveway accesses Shadyside Lane which is a narrow "alleyway" serving 7 properties including the Hawley's. Mr. Hawley would like to provide the Taylor Avenue driveway and parking area for guests.

Section 5-29.L of Ordinance No. 8 permits one driveway access per property. A permit for an additional driveway may be approved by the Town however. Section 5-29.L lists 5 considerations for Town Board review prior to issuing a permit for an additional driveway. They state:

1. Denial of an additional driveway permit which would cause undue hardship because of circumstances unique to the individual property.
2. Granting the additional driveway only after it is demonstrated that such actions will be in keeping with the spirit and intent of the Ordinance.
3. Undue hardship means the property in question cannot be put to a reasonable use if used under conditions allowed by the official controls, the plight of the property owner is due to circumstances unique to the property and not created by the property owner, and the additional driveway would not alter the essential character of the locality.

4. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the Ordinance.
5. That the property owner provide an engineering/traffic study acceptable to the Town to demonstrate support that there is no issue of public health, safety or welfare with the granting of an additional driveway.

According to the 2014 Ramsey County ADT Map, this section of Taylor Avenue sees 350 vehicle trips per day. No additional study was requested by the Town from Mr. Hawley.

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



BUILDING PERMIT APPLICATION

White Bear Township
 1281 Hammond Road
 White Bear Township, MN 55110
 Phone 651-747-2750 Fax 651-426-2258
www.ci.white-bear-township.mn.us

RECEIVED
 JUL 30 2018
 TOWN OF WHITE BEAR

Permit Number: _____
 Property Owner: Chris Hawley
 Site Address: 2363 Taylor Ave S.
 Owner Phone: (651) 238-6105

Contractor: _____
 State License #: Asphalt Driveway Co
 Address: 1211 E Hwy 36
Maplewood, MN 55108
612-676-1717
 City/State: _____ Zip: _____
 Phone: _____ Cell: _____ Other: _____

Property Type: Commercial Multi Family Single Family Townhouse
 Construction Type: New Addition Remodel Demolition

Type of Permit: (check all that apply)

Accessory Bldg	Demolition	Kitchen Remodel	Roofing	Swimming Pool
Addition	Grading	Bathroom Remodel	Siding	Wood-burning Insert
Deck	Excavating	New Construction	Window	Other

Type of (Zoning) Permit: (check all that apply)

Access Bldg Limited (sm.)	Driveway <input checked="" type="checkbox"/>	Fence	Impervious Patio	Tank Removal
---------------------------	--	-------	------------------	--------------

Briefly describe work: pave driveway

Estimated Valuation of Work: \$ 8709

I hereby apply for a building permit and acknowledge that the information above is complete and accurate; that all work shall be in conformance with Town Ordinances and the State Building Code. I acknowledge that building permits issued in White Bear Township shall become null and void if permitted work does not commence within 180 days of issuance, or if permitted work is suspended or abandoned for 180 days.

All General Contractors and all Sub-Contractors performing work in connection with this building permit are required to be licensed by the State of Minnesota or White Bear Township.

Applicant Signature: Radin Spangler Date: 7/26/18

For Office Use Only	
Planning	
Zoning District: _____	Reviewed by: _____ Date: _____
Building	
Building Occupancy Use: _____	Type of Construction _____
Approved by: _____	Date: _____
Applicant Contacted/Permit Completed: _____	

343-1B

#116646

Name Chris HAWley

Off. Phone

Address 2363 Taylor Ave S.

Res. Phone

651-238-6105

Directions Hwy 61 north to buffalo st go west to
Hugo RD go north to Taylor Ave go west to #

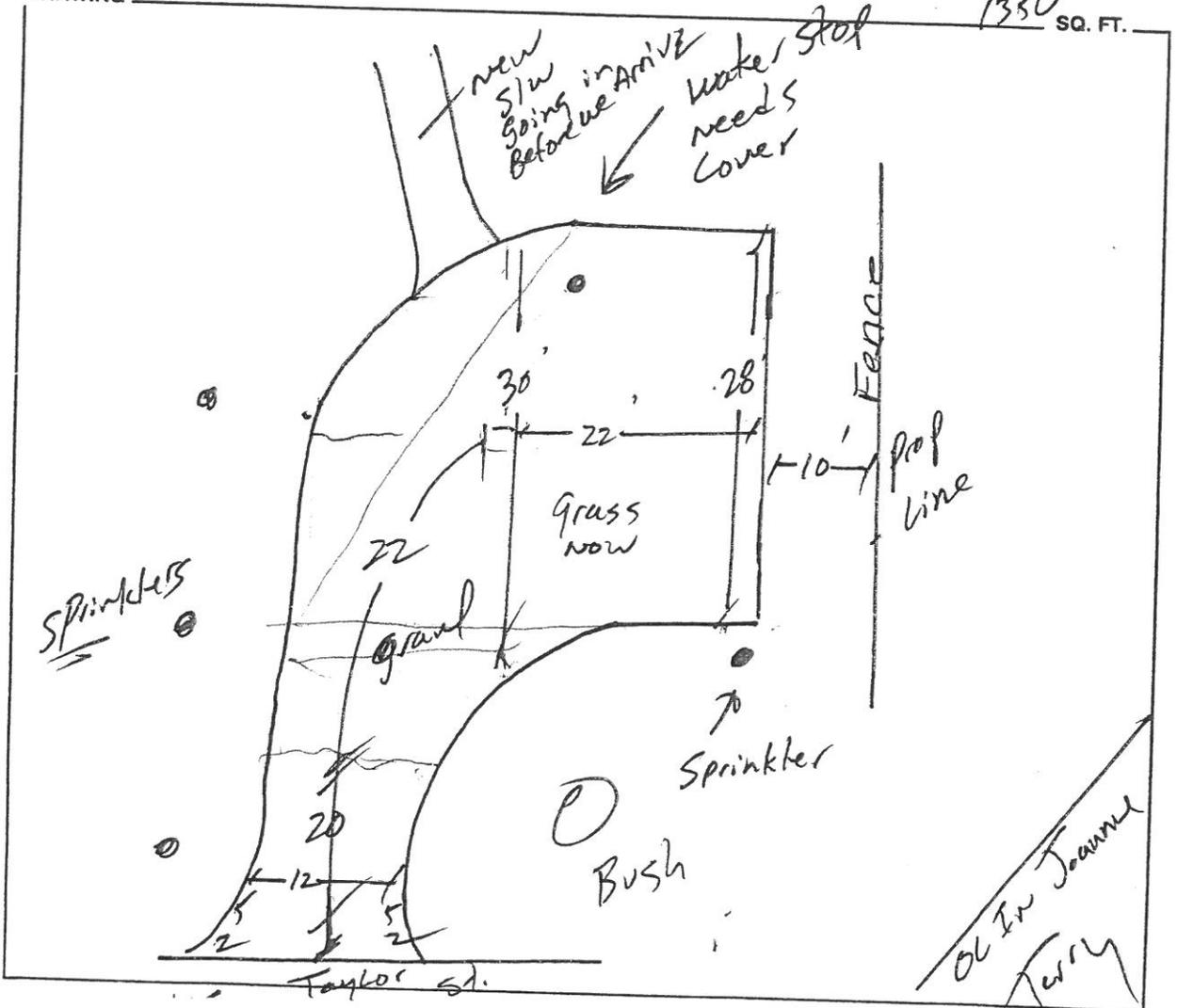
WBT

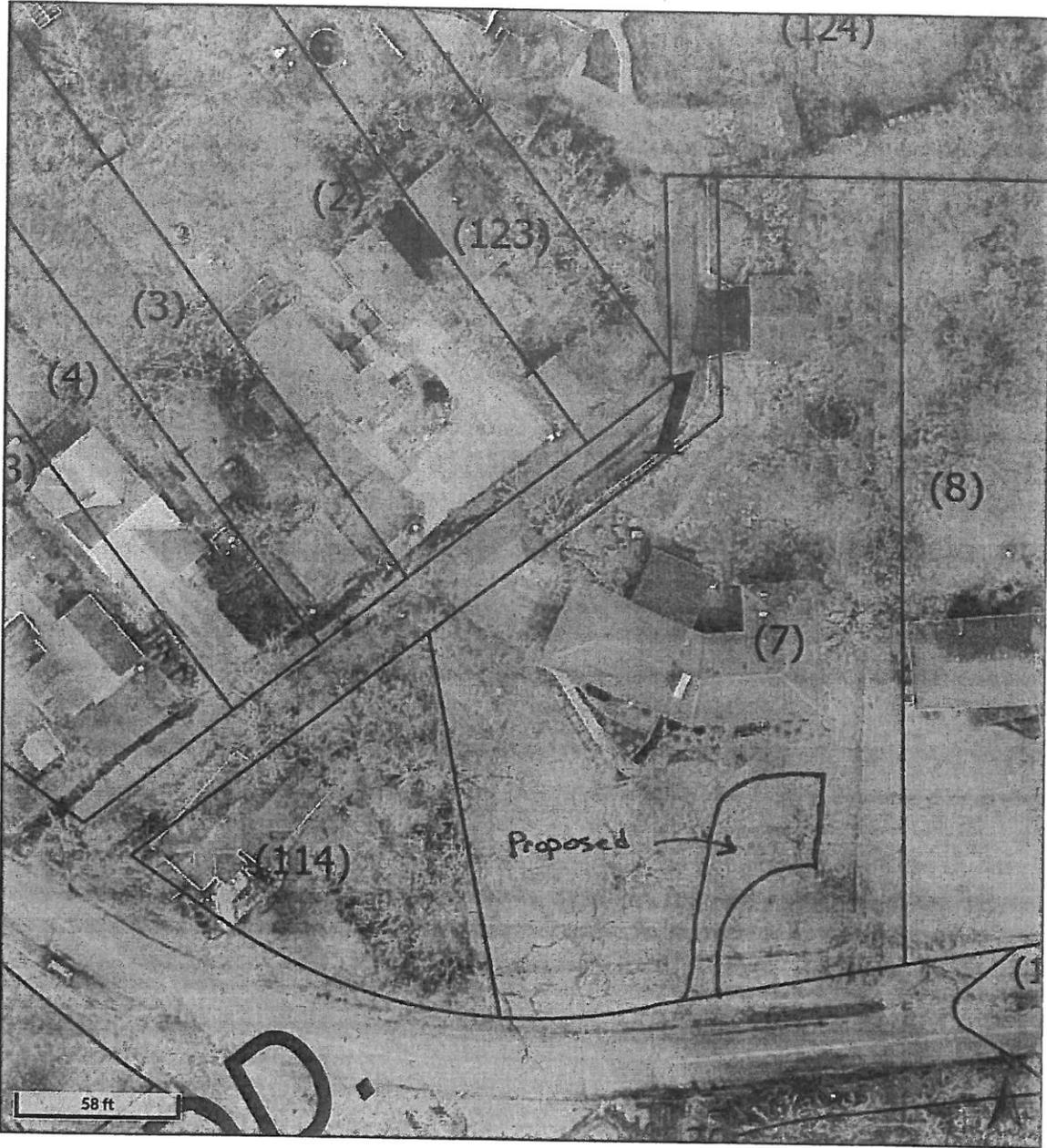
Instructions Full

ASAP

DRAWING

1350 SQ. FT.





Overview



Legend

-  Tax Parcel
-  Ramsey County
-  Waterbody
-  Parcel Info

Date created: 8/13/2018
Last Data Uploaded: 8/13/2018 7:05:19 AM

Developed by  Schneider
GEOSPATIAL

I. Warm air ducts shall not be installed for the purpose of heating attached private garages from any forced air system serving habitable areas.

J. Concrete slabs used in driveways shall conform with the provisions of paragraph 6-9.

K. An expansion joint shall be provided between driveway slab and concrete apron at garage door and in each driveway at intervals of not more than thirty (30) feet.

5-29. L. In all residential zoning districts, one driveway access shall be permitted per property. A permit for an additional driveway access to a public right-of-way may be obtained from the Town after review. The Town shall consider, as part of its review, the following:

1. Denial of an additional driveway permit which would cause undue hardship because of circumstances unique to the individual property.
2. Granting the additional driveway only after it is demonstrated that such actions will be in keeping with the spirit and intent of the Ordinance.
3. Undue hardship means the property in question cannot be put to a reasonable use if used under conditions allowed by the official controls, the plight of the property owner is due to circumstances unique to the property and not created by the property owner, and the additional driveway would not alter the essential character of the locality.
4. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the Ordinance.
5. That the property owner provide an engineering/traffic study acceptable to the Town to demonstrate support that there is no issue of public health, safety or welfare with the granting of an additional driveway.

5-30. Fish houses shall be considered by definition to be accessory structures. The architectural style and facing materials of fish houses shall be compatible with the principal structure upon the property of which they are stored. All fish houses shall be stored so as to meet setback requirements to property lines as set forth in Ordinance No. 35, Section 7-9 for accessory structures.



RAMSEY COUNTY
Public Works

APPLICATION FOR DRIVEWAY OR STREET ENTRANCE PERMIT

RAMSEY COUNTY PUBLIC WORKS
1425 Paul Kirkwood Drive Arden Hills, MN 55112
(E-mail) pwpermits@co.ramsey.mn.us
Phone: 651-265-7100 Fax: 651-265-7100

PERMIT NUMBER	
D18031	
RD#: 083	SEG: AA

Applicant Name		Company Name		Phone No.:	
Billing Address:		City		State	
Name of Property Owner		Phone Number			

Asphalt Driveway Co
 Street: 211 E Hwy 36
 Maplewood, MN 55109
 612-676-1717

Chris Hawley
 (651) 238-6105

LOCATION OF PROPOSED DRIVEWAY OR STREET ENTRANCE		LOCATION, IF NO ADDRESS	
Address or Intersection	City	Number of Feet (N,S,E,W)	of Street or Road City

2363 Taylor Ave S WBT

APPLICATION IS MADE TO CONSTRUCT AND THEREAFTER MAINTAIN			
<u>Type of Entrance</u>	<u>Driveway or Street will be</u>	<u>Driveway or Street will be</u>	<u>Surface Type of Proposed Entrance</u>
<input checked="" type="checkbox"/> Residential Driveway <input type="checkbox"/> Commercial Driveway <input type="checkbox"/> Public Street <input type="checkbox"/> Other:	<input type="checkbox"/> Resurfaced <input type="checkbox"/> Reconstructed (widened) <input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Temporary <input checked="" type="checkbox"/> Permanent	<input type="checkbox"/> Bituminous <input type="checkbox"/> Concrete <input type="checkbox"/> Other:

<u>Number of Driveways or entrances to Property</u>		<u>Width of Proposed Entrances:</u>					<u>START DATE:</u>
Existing:	Proposed:	1:	ft. 2:	ft. 3:	ft. 4:	ft. 5:	ft.

I, the undersigned, herewith make application for permission to construct the street or driveway access at the above location. The said street or driveway to be constructed shall conform with the regulations of Ramsey County Department of Public Works and to any special provisions contained below and on page 2. It is expressly understood that this permit is conditioned upon replacement or restoration of the County road to its original or satisfactory condition. It is further understood that this permit is issued subject to the applicant's compliance with the rules and regulations of the local city and/or township authorities and any other affected governmental agencies. It is expressly understood that this permit as issued does not in any way imply an easement on public or private property. This permit does not convey any property rights within the right of way to the permittee.

APPLICANT MUST SIGN PAGE 1 AND 2	Applicant Signature:	Date:
	Madin Spayler	8/23/18

DO NOT WRITE BELOW THIS LINE

PERMIT Authorization

As a condition of this permit, culvert is required: Yes No Culvert Size: _____ X _____ / Culvert aprons required Yes No

SPECIAL PROVISIONS: _____

Proper Traffic Control Devices and Procedures Shall be used. All traffic control devices, barricades, flashers, etc. shall be furnished by the permittee and shall be in accordance with the most recent edition of the Minnesota Manual On Uniform Traffic Control Devices and the MNDOT Temporary Traffic Control Zone Layouts Field Manual.

Permission is hereby granted for the construction of the access as described in the above application, said access shall be constructed in accordance with the special provisions listed above and on page 2.

Authorized Signature:	Date:	PERMIT FEE:	Payment:
Ben Hopfshults	8/23/18	\$ 50.00	<input type="checkbox"/> Check # _____ <input checked="" type="checkbox"/> Billed <input type="checkbox"/> Waived

PERMIT REQUIREMENTS

- 1) No work in connection with this application shall be started until the application is approved and the permit issued.
- 2) The permittee shall notify the County right of way inspector at 651-266-7100 24 hours before the work begins.
- 3) The permittee shall not use Ramsey County right of way to stage and/or store equipment or materials without written permission from Ramsey County.
- 4) No foreign material such as dirt, gravel, concrete, or bituminous material shall be left or deposited on the roadway. If material is tracked onto the roadway, it shall be removed immediately.
- 5) Any debris generated due to work must be removed from the County right of way within 24 hours.
- 6) No changes or alterations may be made at any time without written permission from Ramsey County.
- 7) All culverts, ditches, shoulders and backslopes shall be restored to their original condition unless otherwise directed by Ramsey County. Shoulders which have been previously constructed or reconstructed with special materials shall be replaced in kind. Restoration of signs, guardrails, guard posts, etc. are the sole responsibility of the permittee and shall be restored to their original condition or to the satisfaction of Ramsey County.
- 8) The permittee shall stabilize any drainage ditch or swale within 24 hours.
- 9) Restoration of disturbed areas shall be completed (i.e. seeded, mulched, and anchored or sod) with the proper erosion control, including temporary erosion control as needed, within 7 days and maintained until the new turf is established.
- 10) Any culverts or drainage devices deemed necessary by Ramsey County shall be furnished and installed by the permittee.
- 11) OSHA compliant safety vests shall be worn by anyone occupying Ramsey County right of way.
- 12) SECTION CORNER MONUMENTS:
 - a) Driveway locations shall not interfere with the location of any section, quarter, witness or R.O.W. monuments. For questions, contact the Ramsey County Surveyor's office at 651-266-7100.
 - b) The permittee shall be responsible for replacement of any existing property irons disturbed during construction.
 - c) The permittee shall notify the Ramsey County Surveyor's office 3 working days in advance of any anticipated disturbance of any Benchmarks or section, quarter, witness or R.O.W. monuments.
 - d) Any monuments disturbed during the course of construction shall be reset by the Ramsey County Surveyor's office at the expense of the permittee.

Applicant Signature: <i>Nadine Spangler</i>	DATE: <i>8/22/18</i>
--	-------------------------

343-1B

#11666

Name Chris HAWLEY Off. Phone _____

Address 1363 Taylor Ave S. WBT Res. Phone 651-238-6105

Directions Hwy 61 north to buffalo st go west to
Hwy 20 go north to Taylor Ave go west to #

Instructions Full ASAP

PERMIT 1500 SQ. FT.

\$	8709
\$	800
\$	7909

Hawley

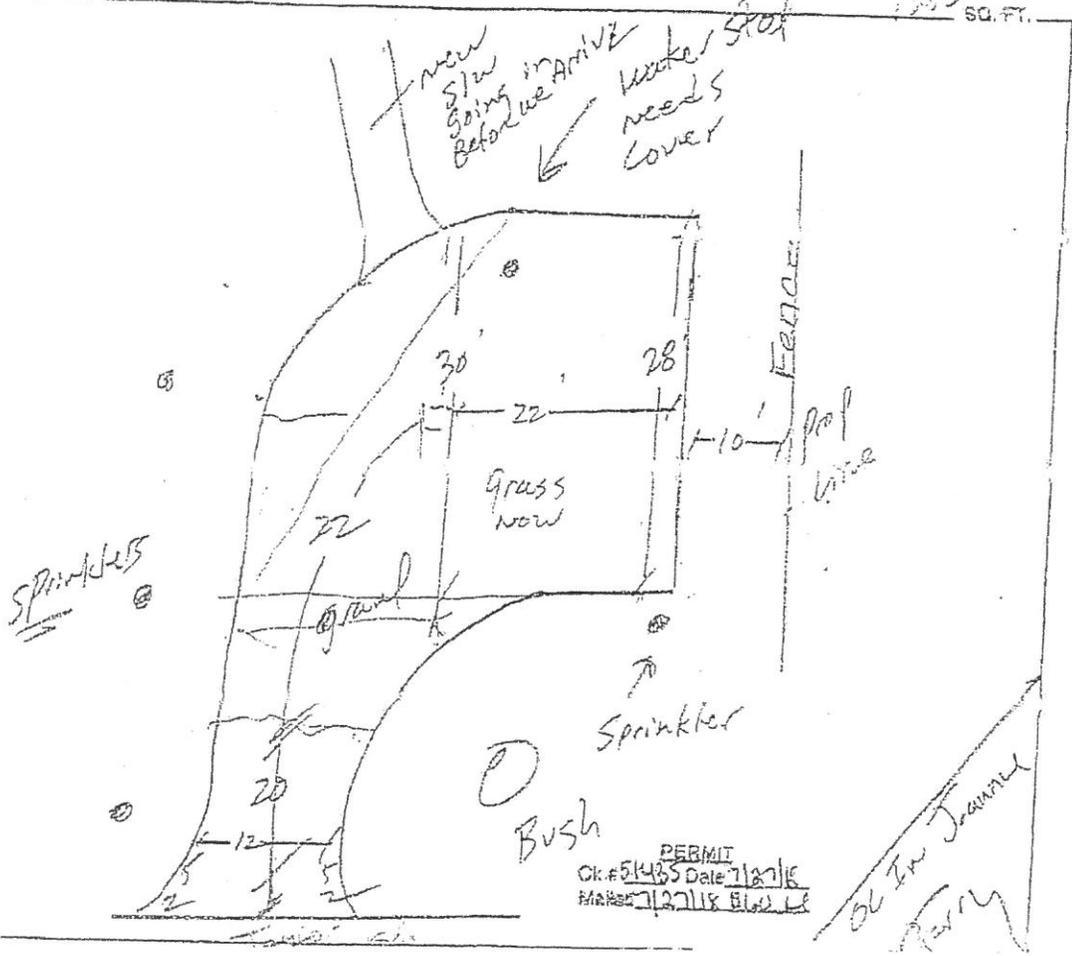
Permit

Base

Zip

To

Grasses



PERMIT
 Ok. # 51435 Date 7/27/18
 Meter 7127118 Blk. 11

Ol' In Jammal
 Perry



**Town Board Meeting
September 5, 2018**

Agenda Number: 8B – New Business

Subject: Pavement Management Plan - Discussion

Documentation: Resident Email /
TKDA PowerPoint Presentation

Action / Motion for Consideration:

Report at Meeting / Discussion

Patti Walstad

From: Richard Fischer <rfarchitects@comcast.net>
Sent: Tuesday, August 28, 2018 11:44 AM
To: WBTFrontDesk
Cc: Bill Short
Subject: Town Board Meeting

To Town Board,

I would request to meet with the White Bear Town Board in public meeting, at their earliest convenience, to discuss the installation of new concrete curbs and asphalt street for Arbor Drive and adjoining streets in White Bear Township. I would also request that the White Bear Town Board be prepared to discuss their plans and schedule for engineering, bidding, bonding/assessment and installation. Thank you.

Richard Fischer
2688 Arbor Drive
White Bear Lake, MN 55110
651-373-0132
rfarchitects@comcast.net

White Bear Township

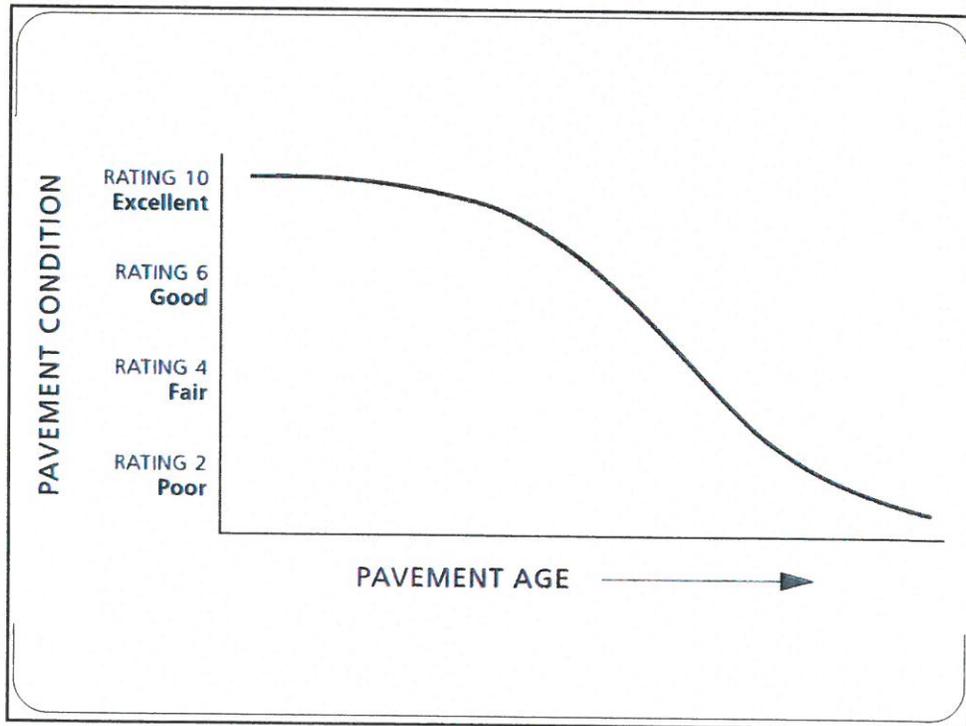
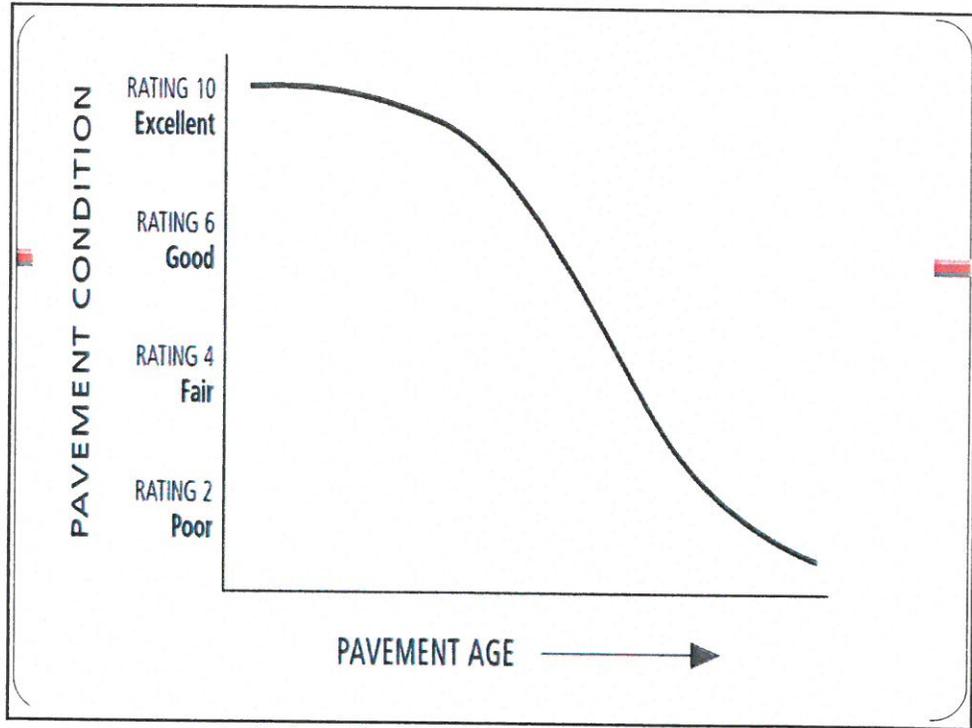
Pavement Management

August 24, 2018



WHY DOES A STREET DETERIORATE?

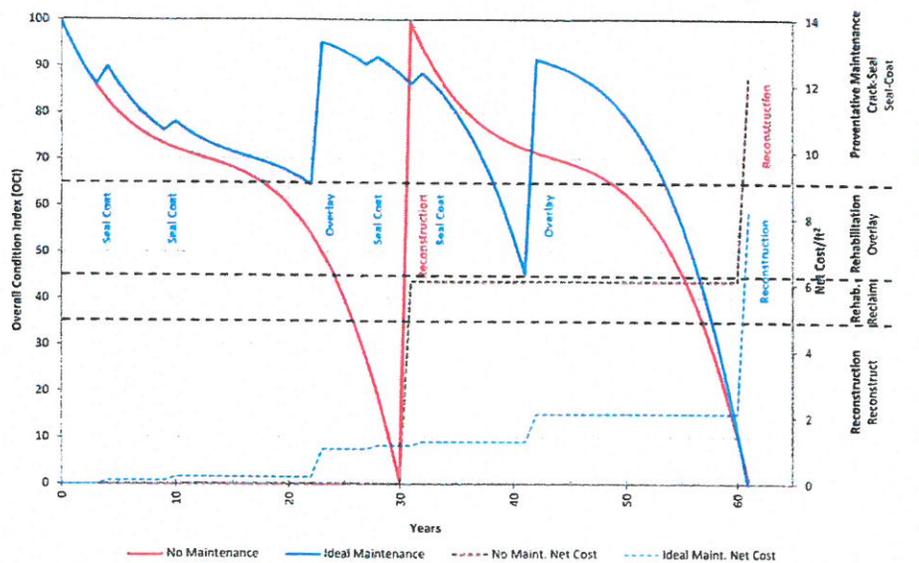
1. DRAINAGE
2. SOIL CONDITIONS BENEATH THE STREET
3. ORIGINAL STREET SECTION
4. TRAFFIC VOLUMES AND LOADING
5. TIME
6. WEATHER – FREEZE/THAW
7. UTILITY IMPACTS / PATCHES



WHY PERFORM PAVEMENT MANAGEMENT?

- BEST VALUE TO TAXPAYERS OVER THE LONG RUN
- BALANCES EXPENDITURES
- PRESERVES PROPERTY VALUES
- DOESN'T PUSH OBLIGATIONS TO FUTURE GENERATIONS

Traditional vs. Optimal Life-Cycle



Cost Comparison over 60 Years - 1 mile of street at 32 ft. wide -

Traditional Life-Cycle		Optimal Life-Cycle	
Maintenance Activity	Cost	Maintenance Activity	Cost
Reconstruct	\$1,032,345.60	Seal Coat	\$21,964.80
Reconstruct	\$1,032,345.60	Seal Coat	\$21,964.80
		Overlay	\$141,926.40
		Seal Coat	\$21,964.80
		Seal Coat	\$21,964.80
		Overlay	\$141,926.40
		Reconstruct	\$1,032,345.60
Total	\$2,064,691.20	Total	\$1,404,057.60
		Difference:	\$660,633.6
		% Difference:	32%

WHY CONCRETE CURB AND GUTTER?

1. DRAINAGE / WATER QUALITY
2. REDUCES EDGE FAILURE
3. SAFETY - DEFINES THE STREET
4. REDUCES PLOW DAMAGE TO YARDS OR PAVEMENT EDGE
5. STREET SWEEPING EDGE
6. MOWING EDGE ADVANTAGE
7. CONCRETE IS RIGID, BITUMINOUS IS FLEXIBLE DURING SUMMER TEMPERATURES
8. AESTHETICS / IMPROVED PROPERTY VALUES



STREET INSPECTION AND RATING

- TOWNSHIP STAFF HAS RATED STREETS ON A 0-5 SCALE
- AVERAGE STREET RATING OF 3.5 OUT OF 5
- AVERAGE RATING SHOULD BE 3.5 OR HIGHER
- STREETS BELOW 2.2 RATING SHOULD BE CONSIDERED FOR RECONSTRUCTION

WHITE BEAR TOWNSHIP BY THE NUMBERS

- WHITE BEAR TOWNSHIP HAS APPROXIMATELY 36 MILES OF STREETS
- 2011 RECONSTRUCTION PROJECT COMPLETED 4.25 MILES
- APPROXIMATELY 40% OF STREETS HAVE CONCRETE CURB AND GUTTER
- APPROXIMATELY 5.7 MILES OF STREET BELOW 2.2 RATING

Effress Road

Condition Rating: 2.53



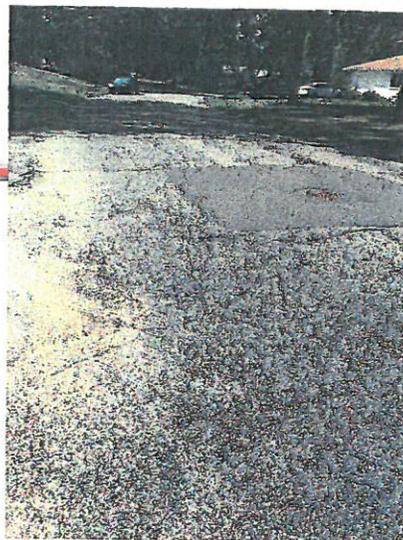
Summit Street

Condition Rating: 2.53



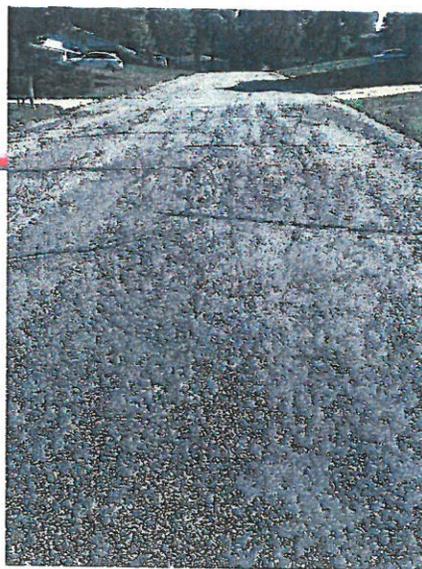
Martin Way

Condition Rating: 2.26



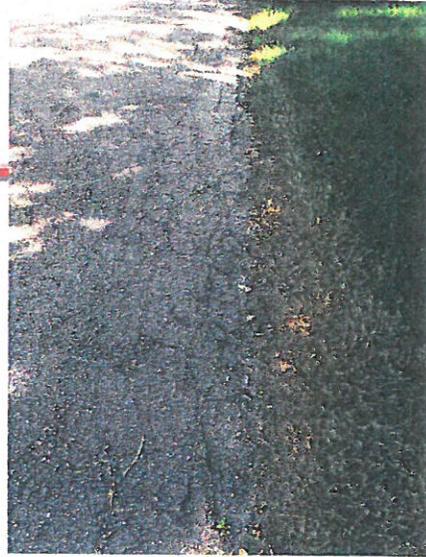
Portland Avenue

Condition Rating: 2.2



Pleasant Street

Condition Rating: 1.87



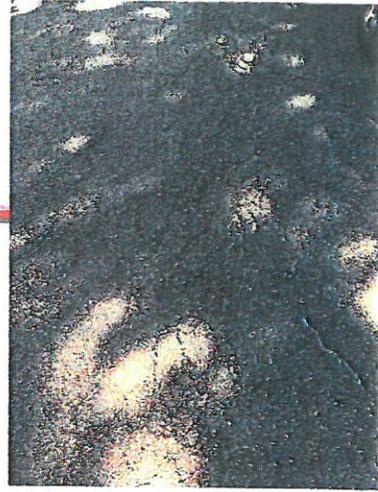
Homewood Avenue

Conditions Rating: 1.87



Anderlie Lane

Condition Rating: 1.87



FUNDING OPTIONS

- ASSESSMENTS
- TAX LEVY (IMPROVEMENT LEVY)
- STORMWATER FUNDING (STORM SEWER / CURB)
- STREET IMPROVEMENT DISTRICTS
- FRANCHISE FEES
- LOCAL ROAD IMPROVEMENT PROGRAM (LOCAL ROADS OF REGIONAL SIGNIFICANCE)

RECONSTRUCTION ASSESSMENTS

- TOWNSHIP POLICY – 100%
- STATE STATUTES (429) MINIMUM – 20%
- OTHER COMMUNITIES – 30% - 50%

ASSESSMENT AMOUNTS

- WHITE BEAR TOWNSHIP 2011 PROJECT = \$4,358
- PRIOR LAKE EXPERIENCE = \$8,000 - \$10,000
- STATE STATUTE = NO MORE THAN THE “BENEFIT” RECEIVED BY THE IMPROVEMENT

PUBLIC COMMUNICATION PLAN

- PREPARE GENERAL INFORMATION
- MAPPING OF FUTURE RECONSTRUCTION AREAS
- BROCHURE TO PROPERTY OWNERS ON UPCOMING PROJECTS
- WEBSITE UPDATES
- NEIGHBORHOOD MEETINGS AHEAD OF PROJECT

SUMMARY

- RIGHT IMPROVEMENT AT THE RIGHT TIME
- PRIORITY 1 – PERFORM CRACK SEALING, SEAL COATING, AND MILL AND OVERLAY
- PRIORITY 2 – DEVELOP PROGRAM FOR AVERAGE OF 0.7 MILES OF RECONSTRUCTION PER YEAR
(36 MILES / 50 YEARS)

RECOMMENDED NEXT STEPS

- WHITE BEAR TOWNSHIP STREET NETWORK RESEARCH
- VERIFY COSTS FOR FUTURE IMPROVEMENTS
- PROJECT GROUPING RECOMMENDATIONS
- PREPARE FUNDING PLAN FOR FUTURE RECONSTRUCTION BASED ON GROUPING
- PREPARE COMMUNICATION PLAN
- OPTIONAL STEP – RE-RATE STREETS



**Town Board Meeting
September 5, 2018**

Agenda Number: 8C – New Business

Planning Commission Recommendation:

Subject: 5513 & 5515 West Bald Eagle Boulevard – Approve Minor Subdivision & Two Lot Width Variances

Documentation: Staff Memo w/ attachments /
Building Inspector Memo /
Minor Subdivision Application

Action / Motion for Consideration:

Town Planner Report at Meeting / Discussion

Based on Variance Board, Planning Commission & Staff Review & Recommendation Approve:

- 1) Approve the Minor Subdivision
- 2) A 32.78' Lot Width Variance for Parcel A
- 3) A 30.29' Lot Width Variance for Parcel B

**Minutes
Planning Commission Meeting
August 23, 2018**

KENNETH & DEBORAH VISSER, 5515 WEST BALD EAGLE BOULEVARD – REQUEST FOR MINOR SUBDIVISION REQUIRING 1 LOT WIDTH VARIANCE AND A 530 SQUARE FOOT VARIANCE FOR PROPOSED PARCEL A: The Visser's are requesting approval of a minor subdivision, which if approved, would allow them to split their property into two parcels. The Visser's purchased the homes at 5513 & 5515 West Bald Eagle Boulevard several years ago along with their son and daughter-in-law. Ken and Deborah have been living at 5515 West Bald Eagle Boulevard. Their son and his wife live in the home at 5513. The property consists of two homes and related garages. It also has a lakeside parcel. The overall size of the property is 28,203 square feet. The lot width is 96.73'. The Visser's are proposing to split the property into Parcel A which is proposed to be 47.22' wide and 170.3' deep and includes a lakeshore parcel 46.77' wide by 78.44' deep. The square

footage of this lot is proposed to be 11,470' square feet in area. Parcel B is proposed to be 49.51' wide and 210' deep and wrapping the back portion of Ken and Deborah's lots. A 34' x 77.28' lakeshore lot is included with Parcel B. The overall size of Parcel B is proposed to be 16,733' square feet in area. The Town's minimum lot size requirements are 80' of frontage and 12,000 square feet in area.

To approve the request the following variances must be approved: 1) Parcel A – a 32.78' lot width variance and a 530 square foot lot size variance; 2) Parcel B – a 30.49' lot width variance. In order to avoid multiple variance requests, Ken Visser was asked to consider adding approximately 12 additional feet to the rear of the their lot (Parcel A). Adding this square footage would eliminate the need for a lot square footage variance. He is working with his surveyor to add the additional square footage to the rear of Parcel A making the proposed lot greater than 12,000 square feet in area. With the plan modification only the lot width variances must be approved along with a minor subdivision.

At one time the garage at 5513 was owned or leased by the property owner of Bald Eagle Island. With the sale of the island, the ownership of the garage went to the Visser's. Parcel B has two existing garages. The back garage has a door which faces west. It appears that access to the back garage is from the northerly proposed Parcel A. Parcel B is proposed to be 16,733 square feet in area. Adding approximately 12' to the back of Parcel A will create a 12,000 square foot lot. Doing this will reduce Parcel B by approximately 560 square feet making parcel B approximately 16,173' square feet in area.

The Variance Board reviewed the request. They noted that both lots were assessed for utilities and the majority of the subdivision line is consistent with the way the lots were previously separated. The Variance Board recommends approval of the lot width variances as requested noting that Parcel A lot will be enlarged to meet minimum lot square footage requirements since the proposed lot line is consistent with the previous lot line, the homes are currently in place, the lots will exceed square footage requirements, both homes were assessed for sewer and water and a staff report in the address file recommended the lot split.

Patrick moved, based on Variance Board and staff review and recommendation to recommend to the Town Board to approve the request for minor subdivision requiring lot width variances. Kotilinek seconded. Ayes: Patrick, Kotilinek, Artner, Flann, Koster, Loes, Swisher. Abstain: Denn (concerned that this proposal is consistent with a previously considered variance/subdivision in the White Bear Beach neighborhood which was recommended for denial).

Minutes
Variance Board Meeting
August 22, 2018

KEN & DEBORAH VISSER, 5513 & 5515 WEST BALD EAGLE BOULEVARD – Request for a Minor Subdivision & Two Lot Width Variances and a 530 Square Foot Lot Size Variance & a 28 Square Foot Guest Cottage Size Variance: Ken Visser withdrew the request for a guest cottage and related 28 square foot building size variance.

Riedesel summarized the proposal from the Visser's to subdivide their lot into two parcels. The property is 28,203 square feet in area with two homes and three garages on the lot. They would like to split the lot into two parcels. Ken & Deborah Visser currently live in the northerly home and their son and wife, Travis and Tattiana live in the southerly home.

They would like to split the property into two lots. Parcel A is proposed to be 47.22' wide and 11,470 square feet in area which includes a lakeshore parcel. Parcel B is proposed to be 49.51' wide and 16,733 square feet in area also including a lakeshore parcel.

A 32.78' lot width variance and a 530 square foot lot size variance is required for Parcel A. Parcel B requires a 30.49' lot width variance as proposed.

Staff asked Mr. Visser to consider adding 12' to the rear of Parcel A as proposed in order to eliminate the need for a lot square footage variance. He agreed to rearrange the rear lot line per the staff recommendation.

There was considerable discussion regarding the history of the property including how two homes ended up on one lot. The address file revealed some of the history including a letter from staff which recommended to the Visser's in 2009 that their lot should be subdivided into two parcels.

Short noted that both lots were assessed for utilities and the majority of the subdivision line is consistent with the way the lots were previously separated.

Denn was concerned that this proposal is consistent with a previously considered variance/subdivision in the White Bear Beach neighborhood which the Variance Board recommended for denial of.

Johnson and Short felt the proposed subdivision can be recommended for approval.

Short moved to recommend to the Planning Commission to recommend to the Town Board to approve the lot width variances as requested noting that the Parcel A lot will be enlarged to meet minimum lot square footage requirements since the proposed lot line is consistent with the previous lot line, the homes are currently in place, the lots will exceed square footage requirements, both homes were assessed for sewer and water and a staff report in the address file recommended the lot split. Johnson seconded. Ayes Short and Johnson. Denn abstained.

MEMORANDUM

TO: VARIANCE BOARD
FROM: TOM RIEDESEL
DATE: AUGUST 20, 2018

SUBJECT: MINOR SUBDIVISION / LOT WIDTH VARIANCES

LOCATION: 5513 & 5515 WEST BALD EAGLE BOULEVARD
APPLICANTS: KEN & DEBORAH VISSER
ZONING: R-1

The Visser's are requesting approval of a minor subdivision which, if approved, would allow them to split their property into two parcels. The Visser's purchased the homes at 5513 & 5515 West Bald several years ago along with their son and daughter-in-law. Ken and Deborah have been living at 5515 West Bald Eagle Boulevard. Their son Travis and Tatiana live in the home at 5513.

The property consists of two homes and related garages. It also has a lakeside parcel and a parcel on the west side of the West Bald Eagle Boulevard. The overall size of the property is 28,203 square feet. The lot width is 96.73'.

The Visser's are proposing to split the property into: Parcel A which is proposed to be 47.22' wide and 170.3' deep and includes a lakeshore parcel 46.77' wide by 78.44' deep. The square footage of this lot(s) is proposed to be 11,470 square feet in area.

Parcel B is proposed to be 49.51' wide and 210' deep and wrapping around the back portion of Ken and Deborah's lot. A 34' x 77.28' lakeshore lot is included with Parcel B. The overall size of Parcel B is proposed to be 16,733 square feet in area.

The Town's minimum lot size requirements are 80' of frontage and 12,000 square feet in area.

The following variances must be approved:

Parcel A: A 32.78' lot width variance and a 530 square foot lot size variance.

Parcel B: A 30.49' lot width variance.

In order to avoid multiple variance requests, staff has requested Ken Visser to consider adding approximately 12 additional feet to the rear of their lot (Parcel A). Adding this square footage would eliminate the need for a lot square footage variance.

Staff met with Mr. Visser on August 21st. He is working with his survey to add the additional square footage to the rear of Parcel A, making the proposed lot greater than 12,000 square feet in area. With this plan modification, only the lot width variances must be approved along with a minor subdivision.

At one time the garage at 5513 was owned or leased by the property owner of Bald Eagle Island. With the sale of the island, the ownership of the garage went to the Visser's. Parcel B has 2 existing garages. The back garage has a door which faces west. It appears that access to the back garage is from the northerly proposed Parcel A.

Parcel B is proposed to be 16,733 square feet in area. Staff recommends adding approximately 12' to the back of Parcel A in order to create a 12,000 square foot lot. Doing this will reduce Parcel B by approximately 560 square feet (making parcel B approximately 16,173 square feet in area).

Recommendations:

Minor Subdivision/Variances

Staff recommends approval of the minor subdivision and lot width variances subject to the following requirements:

- Add 11.33' feet to the rear of Parcel A which would create a new lot 12,000 square feet in area.
- Approve 32.78' lot width variance for Parcel A.
- Approve a 30.49' lot width variance for Parcel B.

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

CERTIFICATE OF SURVEY

for ~ TRAVIS VISSER
 of ~ 5515 BALD EAGLE BLVD
 WHITE BEAR TOWNSHIP, MN

EXISTING LEGAL DESCRIPTION

(Per previous Certificate of Survey)

Lot 26, VICTORIA ADDITION TO BALD EAGLE, EXCEPT the South 14.50 feet, lying easterly of the easterly right-of-way line of W. Bald Eagle Boulevard and westerly of the shoreline of Bald Eagle Lake

AND

Lot 27, VICTORIA ADDITION TO BALD EAGLE, Ramsey County, Minnesota

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 1/22/18.
- Bearings shown are on Ramsey County datum.
- 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.

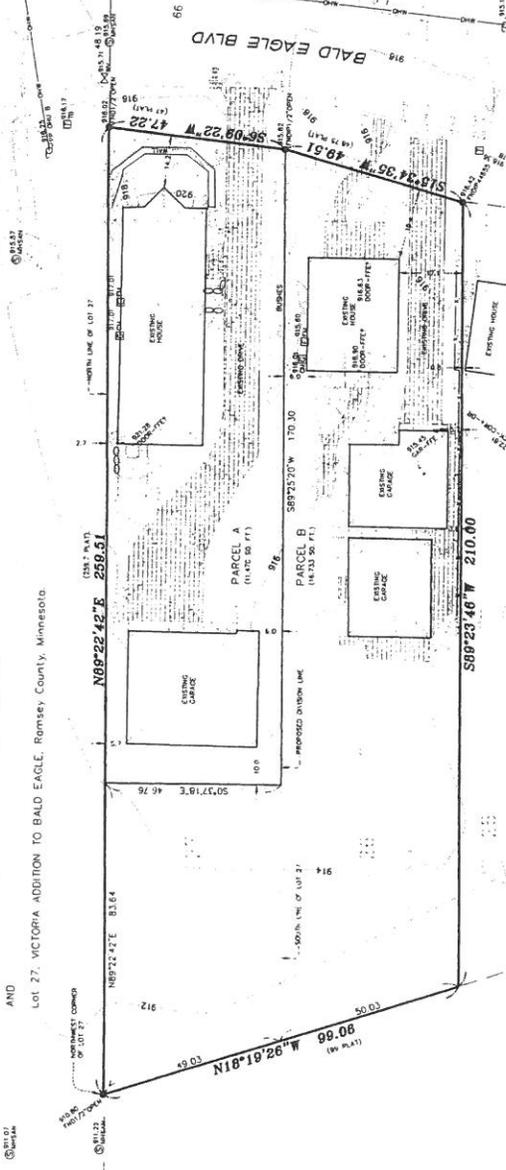
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED PL5# 41575
- DENOTES RAMSEY COUNTY MONUMENT
- DENOTES BOLLARD
- DENOTES CURB STOP
- DENOTES GAS METER
- DENOTES ELECTRICAL BOX
- DENOTES MAILBOX
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES WATER VALVE

BENCHMARK

RAMSEY COUNTY BENCHMARK #9135
 ELEVATION = 921.081 (NAVD83)

NORTH



PROPOSED LEGAL DESCRIPTIONS

PANEL A: That part of Lot 27, VICTORIA ADDITION TO BALD EAGLE, Ramsey County, Minnesota which lies easterly of the following described line:

Commencing at the northwest corner of said Lot 27; thence on an assumed bearing of North 89 degrees 22 minutes 42 seconds East along the north line of said Lot 27; a distance of 83.64 feet to the point of beginning; thence South 00 degrees 00 minutes 18 seconds East a distance of 46.76 feet to the south line of said Lot 27 and said line there terminating.

PANEL B: Lot 26, VICTORIA ADDITION TO BALD EAGLE, EXCEPT the South 14.50 feet, lying easterly of the easterly right-of-way line of W. Bald Eagle Boulevard and westerly of the shoreline of Bald Eagle Lake.

AND

That part of Lot 27, VICTORIA ADDITION TO BALD EAGLE, Ramsey County, Minnesota lying westerly of the following described line:

Commencing at the northwest corner of said Lot 27; thence on an assumed bearing of North 89 degrees 22 minutes 42 seconds East along the north line of said Lot 27; a distance of 83.64 feet to the point of beginning; thence South 00 degrees 00 minutes 18 seconds East, a distance of 46.76 feet to the south line of said Lot 27 and said line there terminating.

IMPERVIOUS COVERAGE

EXISTING:

Total lot area including lakeshore = 28,203 sq. ft.
 ImperVIOUS coverage area = 4,687 sq. ft.
 Percentage imperVIOUS = 16.6%

PANEL C:

Total lot area including lakeshore = 11,470 sq. ft.
 Existing house = 1,485 sq. ft.
 Existing garage = 1,033 sq. ft.
 Existing concrete = 102 sq. ft.

PANEL D:

Total lot area including lakeshore = 2,620 sq. ft.
 Percentage imperVIOUS = 22.8%

Total lot area including lakeshore = 16,733 sq. ft.

Existing house = 227 sq. ft.
 Existing garage (existing) = 545 sq. ft.
 Existing concrete = 111 sq. ft.

ImperVIOUS coverage area = 2,064 sq. ft.
 Percentage imperVIOUS = 12.3%

(Note: Above calculations do not include existing pavers. Previous pavers per client.)

GRAPHIC SCALE



1 INCH = 20 FEET

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.

JASIN RUD

Date: 2/12/18 License No. 41578

NO.	DATE	DESCRIPTION
1		
2		
3		
NO.	DATE	DESCRIPTION
67		

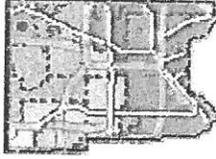
DRAWN BY: OUR JOB NO. 18022BT DATE: 1-30-18
 CHECK BY: JRV [SCANNED]

18022BT

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



Legend



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

Notes

Enter Map Description

100.0 Feet

50.00

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100.0

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

MEMORANDUM

TO: 5513 5515 West Bald Eagle Blvd Address File
FROM: Mike Johnson
DATE: July 8, 2009
RE: Land use

Mike Johnson, Tom Riedesel, Bill Short meet and discussed the land use of the property. It was determined that the properties each had an existing dwelling prior to the combining of the properties. After the combining of the properties the dwelling on 5513 West Bald Eagle Blvd was considered a guest cottage.

The Vissers are proposing to purchase the property reside in the main dwelling and have there son occupy the guest cottage located on 5513 West Bald Eagle.

The Vissers must apply and gain Town approval for a minor subdivision if they are proposing to use the building located at 5513 West Bald Eagle Blvd as a dwelling.



MINOR SUBDIVISION APPLICATION FORM

INTRODUCTION

A minor subdivision is a division of one parcel into two lots. Neither parcel can be further subdivided. The newly created lot must front on an existing street and cannot require the extension of municipal facilities or any public improvement. Utility connection charges and park dedication fees may apply.

780

APPLICANT(S) KENNETH VISSER PHONE (Home) 651-368-8880
DEBORAH VISSER (Business)
(Cell) 227-418-0008

ADDRESS 5515 W. BALD EAGLE BLVD
WHITE BEAR LAKE
MN 55110

PROPERTY OWNER KENNETH & DEBORAH VISSER

ADDRESS OF SITE 5515 W BALD EAGLE BLVD. WBL MN 55110 ZONING RESIDENTIAL

EXISTING USE OF SITE RESIDENTIAL HOME SITE

20

Fee (\$35.00 plus \$150.00 Initial Expense Deposit, Plus All Related Additional Costs Incurred Regarding the Request)

It is the policy of White Bear Township that all identifiable costs associated with a Minor Subdivision within the Township shall be the sole responsibility of the owner of said property. The costs shall include, but are not limited to the following: Township planning review costs (reports, meetings, site review); engineering review costs; legal costs (preparation of hearing notices, legal research, certification costs); publication costs (notice of hearing); reapportionment of assessments (engineers report); mailings and Ownership Reports (ownership/encumbrance).

Prior to the final approval by the Town Board, all Township expenses to date shall be paid by the owner. Subsequent expenses not paid at the time of final approval (due to billings by consultants, etc.) shall be due upon receipt of a billing from the Township.

[Handwritten Signature]
Signature of Applicant(s)

August 9, 2018
Date

To Be Completed By Office:

Date Request Received 8/13/18

By [Handwritten Signature]
(Staff Member)

\$35.00 Fee + \$150 Deposit Received

Yes
 No

Date Application Complete _____



**Town Board Meeting
September 5, 2018**

Agenda Number: 9 – 10- 11 - 12

Subject: Added Agenda Items
Open Time

Receipt of Agenda Materials & Supplements
Adjournment

Action / Motion for Consideration:

Added Agenda Items
Open Time

Receive All Agenda Materials & Supplements for Tonight's Meeting
Adjourn Meeting