



WHITE BEAR TOWNSHIP

1858
RAMSEY COUNTY
MINNESOTA

1281 HAMMOND ROAD
WHITE BEAR TOWNSHIP, MN 55110

651-747-2750

FAX 651-426-2258

Email: wbt@whitebeartownship.org

Board of Supervisors
ED M. PRUDHON, *Chair*
STEVEN A. RUZEK
SCOTT E. MCCUNE

AGENDA ECONOMIC DEVELOPMENT ADVISORY BOARD FEBRUARY 12, 2019

1. **5:30 p.m.** Call Informal Meeting to Order at Township Office Conference Room, 1281 Hammond Road.
2. **6:00 p.m.** Call Formal Meeting to Order.
3. Approval of February 12, 2019 Agenda.
4. Approval of January 8, 2019 Minutes (Additions/Deletions).
5. 5685 Portland Avenue – Update.
6. March Meeting – Reschedule.
7. Added Agenda Items.
8. 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.





EDAB Meeting February 12, 2019

Agenda Number: 1 – 2 – 3 - 4

Subject: 5:30 p.m. - Call Informal Meeting to Order
6:00 p.m. - Call Formal Meeting to Order

Approval of February 12, 2019 Agenda &
January 8, 2019 Minutes

Documentation: February 12, 2019 Agenda
January 8, 2019 Minutes

Action / Motion for Consideration:

Call Information Meeting to Order:	5:30 p.m.
Call Formal Meeting to Order:	6:00 p.m.
Approval of Agenda:	February 12, 2019
Approval of Minutes:	January 8, 2019 Minutes

**NOTES FROM
ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING
JANUARY 8, 2019**

The meeting was called to order at 6:00 p.m.

Present: Brunner and Horak; Town Board Liaison: Prudhon; Clerk: Christopherson; Others Present: Short.

Absent: Keleher and Scherman with notice and Artner.

Due to lack of a quorum it was decided to have general discussion on membership recruitment and the 5685 Portland Avenue property with no action taken.

Membership Recruitment: There are three vacancies. Bob Scherman has indicated that he would like to resign his membership due to a conflict. He has offered to remain an active member until openings are filled. There are two business representatives and one non-resident business representative position open. Suggestions for recruitment included: 1) Herold Precision Metals (Tim Herold); Cub Foods (they would bring valued retail perspective); Water Gremlin (John Johnson. Would provide manufacturing versus retail perspective); ask Mike Brass, Township broker, regarding realtor representation. He would have to recuse himself since he represents the Township as its broker. It was the consensus that pursuing the education industry for recruitment would be of value. Suggestions included: Dunwoody, St. Paul Tech; and Century College as a few. Horak stated that he may be able to offer assistance with education recruitment.

5685 Portland Avenue: Bill Short provided a history of the property. The EDAB has been reviewing development and marketing of the property. The Town Attorney and TIF Attorney will help guide the Town in use of tax increment financing in marketing the property.

Other Discussions: Nextern: Nextern would like to acquire and redevelop the Comstock property and would be interested in tax increment financing for a redevelopment project. The northerly Comstock building is currently being leased by Nextern. The pole buildings would be considered substandard structures and removal would qualify for TIF. **SMC:** SMC will be adding a third building and will be requesting consideration of tax increment financing for their development. They were interested in acquiring the Siebenaler property which would give them exposure to the south. This would help with the third building they are adding, which will be attached to a current structure. With the addition additional employees will be hired. However, the property owner is not open to SMC's offer. SMC manufactures compliant fittings, check valves, flow controls, filters, grippers, instrumentation, tubing, regulators, silencers, stainless steel cylinders, vacuum accessories, and valves. They analyze and test with regard to function, material compatibility and product ratings.

The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Patrick Christopherson,
Clerk-Treasurer



EDAB Meeting February 12, 2019

Agenda Number: 5

Subject: 5685 Portland Avenue - Update

Documentation: Staff Memo w/ attachments

Action / Motion for Consideration:

Report at Meeting / Discussion

Minutes
Planning Commission Meeting
January 24, 2019

STABLE OF WHITE BEAR TOWNSHIP – 5685 PORTLAND AVENUE – REVIEW POTENTIAL DEVELOPMENT LAYOUT: The Township currently owns the property at 5685 Portland Avenue after an extended lawsuit with the previous owners. Settlement of the lawsuit included the Town's condemnation of the property and payment to the previous property owners. The Town has reviewed several development proposals for this property over the past 15 years. None have been approved by the Town as all of the proposals requested the Town to modify the Land Use Safety Zones to accommodate additional density on the property. Plans have proposed 14 lots, 19 lots, and other sketch plan alternatives in the past. Once the Town purchased the property Staff was asked to work with E.G. Rud & Sons Surveyors to lay out a development which meets current ordinance requirements. Staff asked Rud to lay out 8 single family home lots on the property for consideration by the Town. Previous layouts were also considered.

At this time the Town Board and EDAB are leaning towards the 8 single family proposal. The proposal includes: 1) 8 single family home lots; 2) 5 of the lots meet a 3 acre minimum size as required by Land Use Safety Zone B; 3) a trail is planned along the western edge of the upland portion of the property; 4) the existing Morgan Trail is planned to extend south into the stable property and extend to Portland Avenue; 5) the existing stormwater treatment pond would be expanded; 6) the Town could retain ownership of the trail corridor and the westerly portion of the property which is wetland.

The Park Board also reviewed this item because of the trails that extend south into the property. It was recommended that the Town take land in lieu of cash for park purposes for this development which would include Outlots A-E.

Denn proposed a one-way along this property. Mike and LuAnn Bailey live at 5695 Portland Ave. and they greatly opposed that idea because the corner house would not be able to drive the opposite

MEMORANDUM

TO: PLANNING COMMISSION
FROM: TOM RIEDESEL
DATE: NOVEMBER 21, 2018

SUBJECT: DEVELOPMENT OF THE STABLE PROPERTY
REQUEST: PLANNING COMMISSION PLAN REVIEW

LOCATION: 5685 PORTLAND AVENUE
ZONING: R-1, SUBURBAN RESIDENTIAL, SUBJECT TO THE LAND USE SAFETY ZONE OVERLAY

PROPERTY OWNER: WHITE BEAR TOWNSHIP

The Township currently owns the property at 5685 Portland Avenue after an extended lawsuit with the previous property owners. Settlement of the lawsuit included the Town's condemnation of the property and payment to the previous property owners.

The Town has reviewed several development proposals for this property over the past 15 years. None have been approved by the Town as all of the proposals requested the Town to modify the Land Use Safety Zones to accommodate additional density on the property.

Plans have proposed 14 lots, 19 lots and other sketch plan alternatives in the past.

Once the Town purchased the property, staff was asked to work with E.G. Rud & Sons Surveyors to layout a development which meets current ordinance requirements. Staff asked Rud to layout 8 single family home lots on the property for consideration by the Town. More dense layouts were also considered.

At this time the Town Board and EDAB are leaning towards the attached development proposal which shows 8 lots. The Town plans to market this property based on a specific plan.

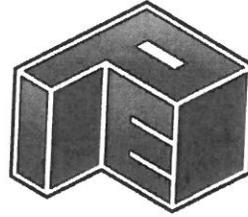
The Town Board has asked the Planning Commission to review the attached proposal and provide input and a recommendation regarding this proposal. The proposal includes:

- 8 single family home lots
- 5 of the lots meet a 3 acre minimum size as required by Land Use Safety Zone B
- A trail is planned along the western edge of the upland portion of the property

- The existing Morgan Trail is planned to extend south into the stable property and extend to Portland Avenue
- The existing stormwater treatment pond would be expanded
- The Town would retain ownership of the trail corridor and the westerly portion of the property which is wetland

Staff will present the development proposal at the November meeting for Planning Commission discussion and input.

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



PLOWE ENGINEERING, INC.

6776 Lake Drive, Suite 110
Lino Lakes, MN 55014
Office 651-361-8210
Fax 651-361-8701
www.plowe.com

To: Tom Riedesel
White Bear Township
1281 Hammond Road
White Bear Township, MN. 55110

From: Charles W. Plowe, PE

Date: July 28, 2017

Re: Estimate for Civil Engineering Services
Proposed development of 8 single family lots at Morgan Trail and Portland Avenue in White Bear Township

Thank you for the opportunity to provide an estimate of engineering services for the above proposed project. The following is our estimate and scope of work based on the information provided:

SCOPE OF WORK

- Site visit
- Gather existing site information from owner, surveyor and city
- Meetings and communications City and design team
- Site development plan (sketch plan provided by others)
- Grading, drainage and erosion control plan and details
- Utility plan for sanitary sewer, storm sewer & water service and details
- Drainage calculations
- Storm water management plan
- Rough earthwork calculations
- SWPPP (storm water pollutions prevention plan)
- Construction plans and specifications for streets and utilities
- Plan and document changes per agency review comments

ESTIMATED COST **\$12,500.00**

Page 2 of 2
Tom Riedesel
July 28, 2017

Additional notes:

- All survey work by others
- All permit fees paid by others
- Wetland delineation by others (if required)
- Soil borings and report by others
- Onsite inspection during construction not included

If you have any questions regarding the above, please call me at (651) 361-8210.

Charles W. Plowe, PE

Date

Client

Date

If this estimate is acceptable, please sign and fax back to Plowe Engineering at (651) 361-8701 or e-mail to chuck@plowe.com

direction toward a second driveway that may go to a garage or the backyard. Artner can see Bailey's point of view because she lives on a one-way. Neighbor Dave Hassinger at 5675 Portland Ave. doesn't have a preference on a one-way or not, he is concerned with traffic and potential accidents that could land in his yard. He has a blind driveway and rides a motorcycle. He hopes the town has control over speed and signs in that area. It's more about the outlet than about the one-way or two-way, Hassinger said

Artner motioned to make a recommendation to the Town Board for additional consideration for the traffic on Portland and possible discussion with the county, but keep the plan as is. Patrick seconded. Ayes all.

STABLE PROPERTY

Tom Riedesel

From: Paul Husnik <phusnik@husnikhomes.com>
Sent: Wednesday, February 06, 2019 8:44 AM
To: Tom Riedesel
Subject: Re: FW: Stable Property

Hi Tom

Because it is wetlands and unable to be developed or built on, there is little to any value to each lot. Creek Ridge view had the same situation and our buyers only cared if no one could build behind them. Call me if you want to talk, 651-248-1185

Thank You
Paul Husnik
Husnik Homes Inc

On Wed, Feb 6, 2019 at 8:21 AM Tom Riedesel <Tom.Riedesel@whitebeartownship.org> wrote:

From: Tom Riedesel
Sent: Tuesday, February 05, 2019 4:21 PM
To: 'Husnik Homes' <phusnik@ties2.net>
Subject: Stable Property

Hi Paul,

The Township is getting closer to approving the development plan for the Stable property on Portland Ave.

It will most likely be an 8 lot single family subdivision as shown on the attachment.

A question for you: The Town is considering either including the out lots as part of the property for sale or in the alternative keeping the out lots as park property. The question is, how much value to a builder/developer does each out lot add to the value of a lot?

As you may recall the out lots are wetland and undevelopable with the exception of Out lot A which is partially wet and partially upland.

The value of the out lot to the buildable portion of the lot is what the Town Board would like to know? The value may determine if the Town keeps the out lots or sells them along with the buildable portion of lots 3-7.

Thanks for your input!

Tom

Tom Riedesel

From: Larry Alm <southwind.larry@comcast.net>
Sent: Thursday, February 07, 2019 9:51 AM
To: Tom Riedesel
Subject: RE: Stable Property

Tom, in looking over this layout, it is my opinion that the lots are large enough as they are drawn. Increasing the size by adding in the wetland areas really will not add value, but rather most likely would be seen as a negative. The bike path is a good lot line (border) as you show it and is totally acceptable. The out lot is wet and is not usable and so adding it into the lots themselves will result in higher property tax which is never received well.

Hopefully this makes sense and let me know if I can assist further.

Best,
Larry Alm
Southwind Builders Inc.
2372 Leibel St
White Bear Lake MN 55110
651-773-8780 Ext. 103
612-270-5655 Cellular



From: Tom Riedesel [mailto:Tom.Riedesel@whitebeartownship.org]
Sent: Tuesday, February 05, 2019 4:30 PM
To: 'southwind.larry@comcast.net' <southwind.larry@comcast.net>
Subject: Stable Property

Larry,
Attached is the plat layout being considered by the Board. They are interested in the value of the out lots in relation to the buildable portion of the abutting lots.
Please let me know if you need clarification of have questions.
Thanks,
Tom



**EDAB Meeting
February 12, 2019**

Agenda Number: 6

Subject: March Meeting - Reschedule

Documentation: None

Action / Motion for Consideration:

Report at Meeting / Discussion



**EDAB Meeting
February 12, 2019**

Agenda Number: 7 - 8

Subject: Added Agenda Items
Adjournment

Documentation: Miscellaneous Minutes of Interest /
Miscellaneous Articles of Interest

Action / Motion for Consideration:

Receive Added Agenda Items

Adjourn Meeting