



**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
PLANNING COMMISSION MEETING
JUNE 3, 2020**

1. **6:30 p.m.** Call Meeting to Order at Township Administrative Offices, 1281 Hammond Road.
2. Approval of Agenda (Additions/Deletions).
3. Approval of February 27, 2020 Minutes.
4. **Consent Agenda:**
 - a. **Gentri Jordan, 2317 Hoxie** – Request for a 25' Right-of-Way Setback & 1.5' Side Yard Setback Variance to Allow Construction of a Garage.
 - b. **Michael & Breanna Schafer, 5731 Birch Road** – Request for a 13% Green Area Variance to Allow Construction of a Home Addition, Driveway and Sidewalk.
 - c. **Abbi Jo Wittman, 2731 Stillwater Street** – Request for a 35' Right-of-Way Setback Variance to Allow Construction of a Shed & Permit Fence Encroachment into the East County Line Road Right-of-Way.
5. **Water Gremlin, 4400 Otter Lake Road** – Request for a Permitted Use Standards Permit to Allow Construction of a 12' x 15' Vapor Mitigation Structure.
6. **Ramsey County Parks & Recreation, 5287 Otter Lake Road** – Request for a Conditional Use Permit to Construct Several Improvements at the Tamarack Nature Center.
7. Consider Possible Ordinance No. 35 Amendments Regarding the Keeping of:
 1. Chickens
 2. Bees
 3. Pigs
8. Added Agenda Items.
9. 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.



recycled paper



Planning Commission Meeting June 3, 2020

Agenda Number: 1 – 2 - 3

Subject: Call to Order – 6:30 p.m.
Township Administrative Offices
1281 Hammond Road

Approval of June 3, 2020 Agenda
Approval of Minutes of February 27, 2020

Documentation: June 3, 2020 Agenda
February 27, 2020 Minutes

Action / Motion for Consideration:

Call meeting to order:	6:30 p.m.
Approval of Agenda:	June 3, 2020 (additions/deletions)
Approval of Minutes:	February 27, 2020

**MINUTES
PLANNING COMMISSION MEETING
FEBRUARY 27, 2020**

The meeting was called to order at 6:31 p.m.

Present: Blin, Denn, Flann, Kotilinek, Loes; Town Board Liaison: Ruzek; Planner: Riedesel

Absent: Artner, Swisher with notice.

APPROVAL OF AGENDA (Additions/Deletions): Kotilinek motioned to approve the agenda as submitted. Blin seconded. Ayes all.

APPROVAL OF MINUTES OF JANUARY 23, 2020: Loes moved to approve the minutes of January 23, 2020. Kotilinek seconded. Ayes: Denn, Kotilinek, Loes, Abstention: Blin, Flann.

DAN LABORE, 5660 PORTLAND AVENUE – REQUEST FOR A MINOR SUBDIVISION: The Town Planner reported that Dan LaBore applied for a minor subdivision to split his property at 5660 Portland Avenue in two. Parcel A is vacant and is proposed to be 105 feet wide and 30,450 square feet in area. Parcel B includes the house and is proposed to be 125.56 feet wide and 36,698 square feet in area. It was noted that this property has only been assessed once for sewer and water and so upon future purchase of home, a second hookup will need to be purchased. A lot split will also require a Park Dedication Fee of \$3,500.00.

Dan LaBore was present to discuss the property and showed the plot on a surveyor's sheet. It was noted that he may sell the property as a whole, and if that is the case, the request for the subdivision will be dropped. He just wanted to make sure the purchaser had the option for a second lot.

There was some discussion over the driveway, as Portland is a busy road. In Parcel B with the home, that driveway has enough room to turn around so one can drive out instead of back out. There was discussion over making this a requirement or suggestion for Parcel A. It was the consensus that a recommendation is sufficient.

Flann motioned to approve the request for a minor subdivision. Loes seconded. Ayes all.

MINUTES
PLANNING COMMISSION MEETING
FEBRUARY 27, 2020

CUB FOODS TEMPORARY GREENHOUSE – REQUEST FOR RENEWAL OF A PERMITTED USE STANDARDS PERMIT TO ALLOW A TEMPORARY GREENHOUSE @ 1059 MEADOWLANDS DRIVE: The Town Planner reviewed this agenda item with the Board. The original Permitted Use Standards Permit requested by Cub Foods for this temporary greenhouse was in 2014. At that time, the Town Board approved the permit for 1 year. In 2015, the Town Board approved the permit for 5 years as there were no complaints and everything went well. An overhead view of the property is shown in the packet. It was noted that this is the preferred spot for the greenhouse because of the access to water.

The greenhouse takes up parking, but it was noted that it hasn't been a problem in the past. There was some discussion of other stores and their greenhouses and signage. It was corrected that the hours are 8 a.m. to 8 p.m., though in the packet it says 9 a.m. in the memorandum.

Blin moved to approve the Permitted Use Standards Permit. Loes seconded. Ayes all.

ADDED AGENDA ITEMS: There were no added agenda items.

Flann moved to adjourn the meeting at 6:44 p.m. Blin seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh
Recording Secretary



Planning Commission Meeting June 3, 2020

Agenda Number: 4.a - Consent Agenda

Subject: Gentry Jordan, 2317 Hoxie – Request for a 25' Right-of-Way Setback & 1.5' Side Yard Setback Variance to Allow Construction of a Garage

Documentation: Staff Memo w/ attachments

Action / Motion for Consideration:

Receive Information / Discussion

Minutes
Variance Board Meeting
May 19, 2020

GENTRI JORDAN, 2317 Hoxie – Request for a 25' Right-of-Way Setback & a 1.5' Side Yard Setback Variance to Allow Construction of a Garage: Riedesel summarized the request of Mr. Jordan to construct a new garage on his property. Mr. Jordan would like to construct the new 32' wide by 26' deep garage 6' from the south side property line and 22' from the north property line. The right-of-way setback variance is requested to keep the garage in line with neighboring garages.

Denn inquired as to why the side yard setback was requested as there is 22' on the other side. Jordan stated that fence costs and removal of a tree played a role in the location.

Johnson asked the applicant if he had located the property corner and he stated he had. Johnson verified with the applicant that the new structure will line up with the neighboring structure at 2315 Hoxie, and it was noted that there would be an approximate 9' separation between the two.

Johnson moved to recommend to the Planning Commission to recommend to the Town Board approve the 25' right-of-way setback variance and 1.5' side yard setback variances as requested to allow construction of a new garage. Denn seconded. Ayes all.

MEMORANDUM

TO: VARIANCE BOARD
FROM: TOM RIEDESEL
DATE: MAY 15, 2020

SUBJECT: GARAGE CONSTRUCTION

**REQUEST: 25' RIGHT-OF-WAY SETBACK VARIANCE & 1.5' SIDE
YARD SETBACK VARIANCE**
LOCATION: 2317 HOXIE AVENUE
APPLICANT: GENTRI JORDAN
PUBLIC
HEARING: REQUIRED

Mr. Jordan is requesting approval of a 25' right-of-way setback variance which would allow construction of a new 32' wide by 26' deep garage. The garage is proposed to be 10' from the alley on the rear side of the property which fronts on Hoxie Avenue. This neighborhood is one of the few in the Town which has functioning alleys. This alley serves 10 properties, and all have a garage which gains access via the alleyway. All but one of the garages which abut the alley encroach into the setback area. The existing garages on the east side of the alley have a fairly consistent setback.

Mr. Jordan has a 26'+/- by 38' wide garage fronting on the alley. The existing garage encroaches into the side yard setback on the south side of the property. The new garage as proposed, will be constructed 6' on the south side and 22' from the north property line. A variance from the right-of-way is requested in order to keep the new structure in-line with the other garages on the east side of the alley. Based on the lot width a 7.5' side setback is required. It appears that the garage could be shifted slightly to meet the side setback requirement.

In 2009, the Town reviewed a 20' right-of-way setback variance to construct a new garage at 2476 East Bald Eagle Boulevard. This garage was proposed at the end of the alley. A 15' setback variance was approved. At that time staff reviewed the address files of several houses and garages located along alleys, and found of the 9 garages abutting this alley, none had a history of variance approvals, which most likely means the structures predated the Zoning Ordinance. One garage was permitted to expand in 1985 without variance review. A variance should have been approved for the addition. Other homes or garages in the Township abutting alleys have received approval of variances, they include:

5451 Williams Avenue - 31.1' right-of-way (alley) setback variance to construct a second story on the home;

5433 Ridgeway - 15' right-of-way setback variance to construct a deck;

2676 First Street - 15' right-of-way (alley) setback variance to construct a home with attached garage;

2645 Stillwater Street - 15' right-of-way (alley) setback variance to construct a detached garage.

The abutting garage at 2315 Hoxie received approval of a 9' right-of-way setback variance IN 2011.

Section 9-6.4 of Ordinance No. 35 sets the standards which must be met in order to approve a variance. It states:

- (1). Without issuance of a variance, the provisions of this Ordinance would deprive the applicant of a reasonable use of property under the terms of this Ordinance.
- (2). That the special conditions and circumstances do not result from the actions of the applicant.
- (3). That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.
- (4). That the proposed action will not unreasonably increase the congestion on public streets.
- (5). That the proposed action will not increase the danger of fire or endanger the public safety.
- (6). That the proposed action will not unreasonably diminish or impair established property values within the neighborhood or in any other way be contrary to the intent of this Ordinance.

Section 7-1.5 of Ordinance No. 35 states:

Front yard setback variances may be granted to conform to lesser setbacks of existing adjacent structures. For new structures, the minimum front yard setback shall not be less than twenty (20) feet.

Clearly a reduced setback abutting an alley is common. Therefore, not issuing a variance would deprive the applicants' rights common along this alley.

Since the garages along this portion of the alley line up, approval of the variance as requested can be supported by staff.

It is recommended that the garage be shifted slightly in order to meet the 7.5' side yard setback requirement.

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



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

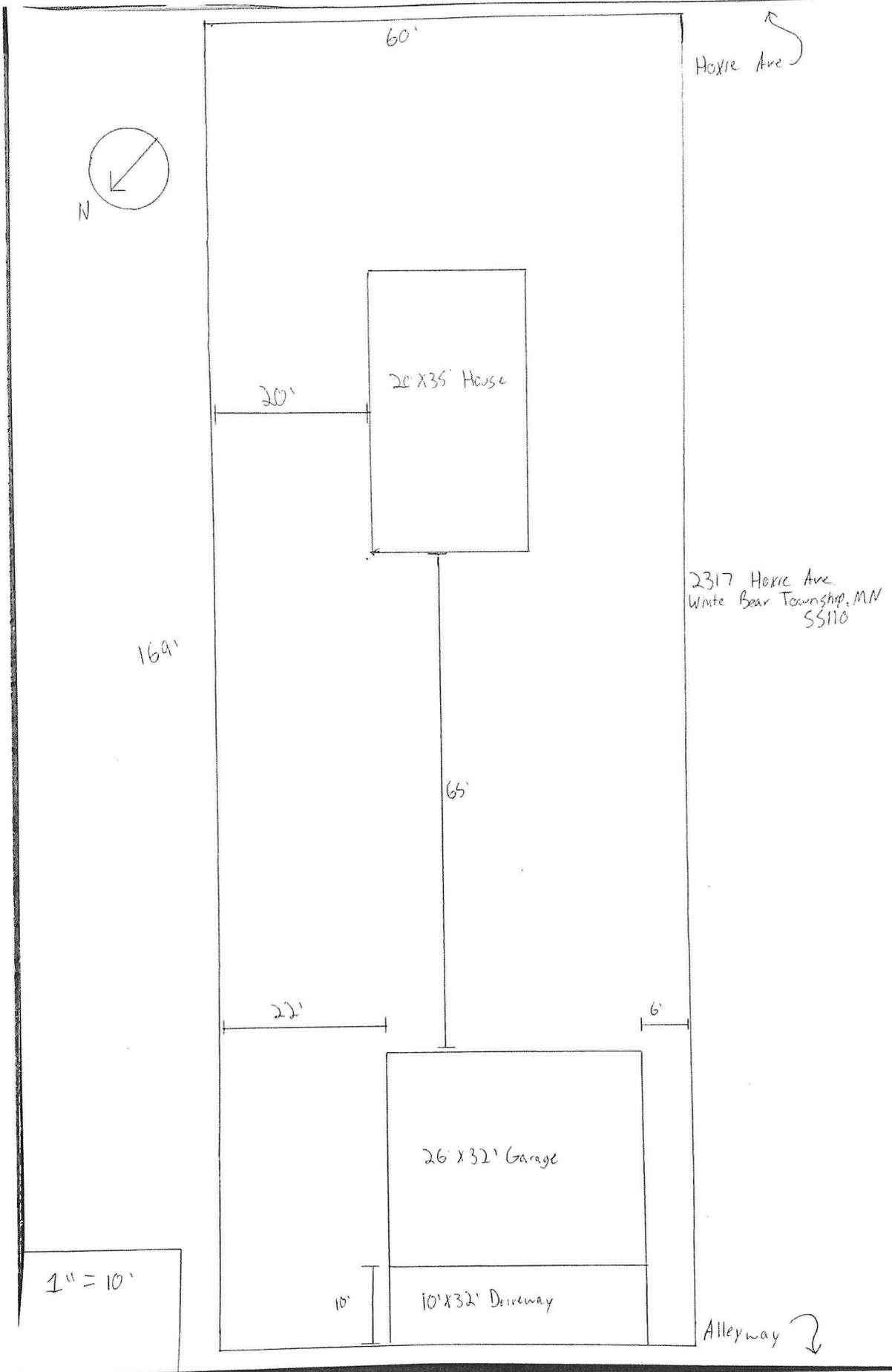
Legend



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

Notes

Enter Map Description





VARIANCE APPLICATION FORM

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

INTRODUCTION

Variations from the literal provisions of this Ordinance shall only be permitted when they are in harmony with the general purposes and intent of this Ordinance, and when the terms of the variance are consistent with the Comprehensive Plan. Variations may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the provisions of this Ordinance. "Practical Difficulties", as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by this Ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variations shall be granted for earth sheltered construction as defined in Minnesota Statutes, when in harmony with this Ordinance. No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located. The Town Board may impose conditions in granting a variance that are directly related to and in rough proportion to an impact created by the variance. Conditions may be imposed in the granting of variations to insure compliance and to protect adjacent properties.

_____ Fee \$225

APPLICANT(S) Erik Engebretsen PHONE (Home) _____
Ecko Building Services (Business) _____
(Cell) 763-439-5789

ADDRESS 2241 105th LN NW
Coon Rapids, MN 55433

PROPERTY OWNER Gentri Jordan

ADDRESS OF SITE 2317 Hoxie Ave ZONING _____

EXISTING USE OF SITE Residential

DESCRIPTION OF VARIANCE REQUEST Rebuild garage

SETBACKS:	<u>Required</u>	<u>Existing</u>	<u>Requested</u>
Front Yard	<u>35'</u>	<u>130'</u>	<u>125'</u>
Side Yard	<u>10'</u>	<u>22'</u>	<u>22'</u>
Side Yard	<u>10'</u>	<u>3'</u>	<u>6'</u>
Rear Yard	<u>20'</u>	<u>10'</u>	<u>10'</u>
Other (Specify)	_____	_____	_____

Applicant understands that the Variance Application fee will not be refunded if, after being submitted, the application is denied or the applicant chooses to withdraw.

It is the policy of White Bear Township that all identifiable costs associated with a Variance Application 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.



*Signature of Applicant(s)

4-30-2020
Date

*Prior to applying for a variance it is recommended that the applicant contact Town staff in order to discuss the proposal.

<u>To Be Completed By Office:</u>	
Date Request Received <u>5/7/2020</u>	<i>Pld via credit card</i>
By <u>Karen</u> (Staff Member)	\$225.00 Fee Received <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date Application Complete _____	

STATEMENT OF AFFECTED
PROPERTY OWNERS

If a signed statement is not provided by the applicant for a variance, the Town Board shall order a public information meeting which will include printed notice to all property owners within 350' of the property where the variance is requested. Public Notice publication costs will be the responsibility of the applicant.

I am the owner of the property at: 2317 Hoxie Ave. I am requesting that the Town of White Bear grant me a variance from Ordinance No. _____ for the following purpose:

To Build a new garage

My request will be reviewed by the Variance Board and the Planning Commission, with a final decision being made by the Town Board. I must provide the Board with a statement signed by the adjacent property owners, recording their comments relative to my request. Please feel free to write below any comments you may have regarding this issue. This statement must be signed and dated.

PROPERTY OWNERS

1. Name: Linda Alberg Address: 2315 Hoxie Ave.
Phone: (Home) 651-429-8043
(Bus.)
(Cell) 651-497-9099
Comments: _____

Date: 5-5-20 Signatures: Linda Alberg

2. Name: Greg & Lisa Hubinger Address: 5476 E Bald Eagle Ave
Phone: (Home) _____
(Bus.)
(Cell) 612-384-2631
Comments: _____

Date: _____ Signatures: Lisa Hubinger
Greg Hubinger

3. Name: Dan Clifford Address: 2329 Hoxie Ave
Phone: (Home) 651-653-7215
(Bus.)
(Cell)

Comments: NO PROBLEM

Date: 5/5/20 Signatures: Dan Clifford



Planning Commission Meeting June 3, 2020

Agenda Number: 4.b - Consent Agenda

Subject: Michael & Breanna Schafer, 5731 Birch Road – Request for a 13% Green Area Variance to Allow Construction of a Home Addition, Driveway and Sidewalk

Documentation: Staff Memo w/ attachments

Action / Motion for Consideration:

Receive Information / Discussion

Minutes
Variance Board Meeting
May 19, 2020

MICHAEL & BRENNNA SCHAFER 5731 Birch Road – Request for a 15.8% Green Area Variance to Allow Construction of a Home Addition, Driveway and Sidewalk: Riedesel summarized the green area request of Michael & Breanna Schafer. Lakeshore lots are required to maintain no more than 25% coverage. Originally a 15.8% green area variance was requested but by the applicants changing to using pavers, the coverage was reduced to 38%, thereby requiring a 13% green area variance.

Johnson expressed his concerns with the property to the south consistently flooding from run-off generated by this property. He stated that he would like to see gutters put on the building or some type of piping directly the run-off to the lake or street.

The applicant stated that he spoke at length with the owner of the property at 5727 Birch Road, and that he was fine with the Schafer's plans for the drainage.

Johnson moved to recommend to the Planning Commission to recommend to the Town Board to approve the 13% green area variance noting the applicant will either add gutters to the home or install some type of drainage piping to direct the stormwater run-off away from the adjacent property at 5727 Birch Road. Denn seconded. Ayes all.

MEMORANDUM

TO: VARIANCE BOARD
FROM: TOM RIEDESEL
DATE: MAY 18, 2020

SUBJECT: HOUSE ADDITION & DRIVEWAY & SIDEWALK TO ENTRY WAY
REQUEST: 13% GREEN AREA VARIANCE

LOCATION: 5731 BIRCH ROAD
APPLICANTS: MICHAEL & BREANNA SCHAFER
PUBLIC
HEARING: NOT REQUIRED

The Schafer's are requesting approval of a 13% green area variance which would allow them to add to the home and pave the driveway.

The lot area is 8,650 square feet. It is a long, narrow lot with 30' of frontage on the Birch Road right-of-way.

The Town requires lakeshore lots to not exceed 25% coverage. The Schafer's would like to cover 38% of the lot requiring a 13% green area variance.

The Town has reviewed and permitted green area variances in this neighborhood. They include:

- A 7% green area variance was approved at 5735 Birch Road in 2002, a 9,148 square foot lot
- A 13% green area variance was approved at 5717 Birch Road in 2010, a 10,880 square foot lot
- A 9.9% green area variance was approved at 5711 Birch Road in 2005, a 9,583 square foot lot
- An 8.4% green area variance was approved at 5707 Birch Road in 2018, a 9,583 square foot lot
- A 12% green area variance was approved at 5713 Birch Road in 2005, a 9,148 square foot lot
- The average green area variances approved for these 5 properties was 10.3%

Staff has discussed the requests for variances with Mr. Schafer and is recommending that they consider pavers in order to reduce the impervious area being requested, therefore, reducing the amount of green area variance requested.

In addition, pavers were recommended for the entryway walk in order to eliminate the side yard setback variance.

The Schafer's request is consistent with others approved in the neighborhood.

When considering a variance request, Section 9-6.1 of the Zoning Ordinance must be reviewed. In addition, Section 9-6.4 of the Ordinance must be considered. These sections state:

9-6.1. GENERAL. The Town Board shall have the exclusive power to order the issuance of variances from the terms of this Ordinance including restrictions placed on non-conformities. Variances from the literal provisions of this Ordinance shall only be permitted when they are in harmony with the general purposes and intent of this Ordinance, and when the terms of the variance are consistent with the Comprehensive Plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the provisions of this Ordinance. "Practical Difficulties", as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by this Ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, when in harmony with this Ordinance. No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located. The Town Board may impose conditions in granting a variance that are directly related to and in rough proportion to an impact created by the variance.

9-6.4. STANDARDS. In considering all requests for variance and in taking subsequent action, the Town Board shall approve the variance only if the following facts are established:

- (1). Without issuance of a variance, the provisions of this Ordinance would deprive the applicant of a reasonable use of property under the terms of this Ordinance.
- (2). That the special conditions and circumstances do not result from the actions of the applicant.
- (3). That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.
- (4). That the proposed action will not unreasonably increase the congestion on public streets.

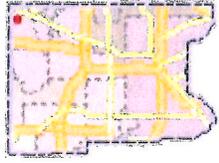
(5). That the proposed action will not increase the danger of fire or endanger the public safety.

(6). That the proposed action will not unreasonably diminish or impair established property values within the neighborhood or in any other way be contrary to the intent of this Ordinance.

TR/psw
cc:asadmin/add.file
b:schafer



Legend



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

Notes

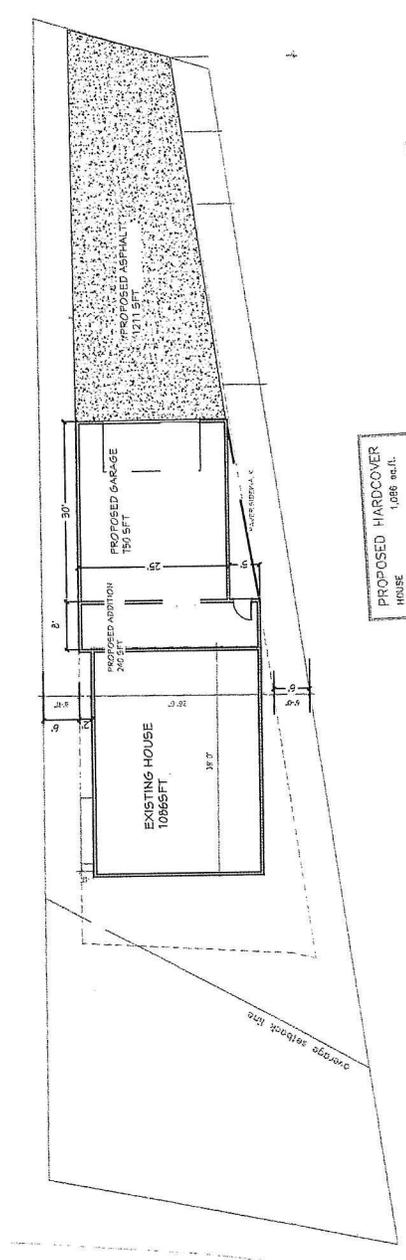
Enter Map Description

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100.0 Feet



NAD_1983_HARN_Adj_MN_Ramsey_Feet
 © Ramsey County Enterprise GIS Division



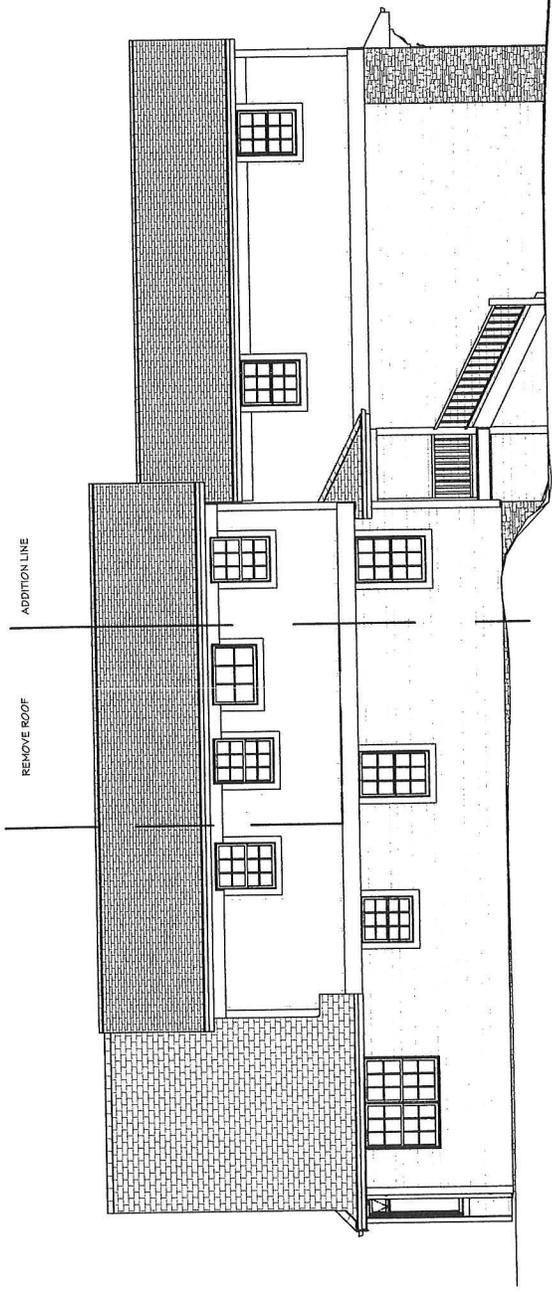
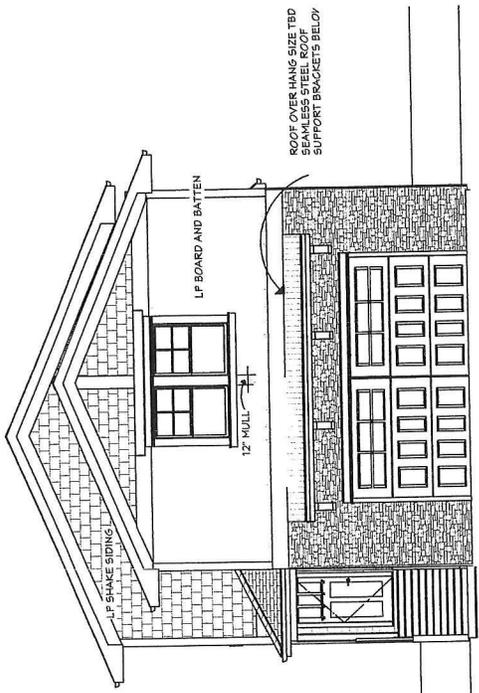
PROPOSED HARDCOVER

HOUSE	1,086 sq.ft.
Garage	159 sq.ft.
Asphalt	1,271 sq.ft.
Driveway	220 sq.ft.
Address	220 sq.ft.
TOTAL HARDCOVER	6,650 sq.ft.
Area of Lot	16,800 sq.ft.
% CF COVERAGE	39%

SCALE 1"==20'

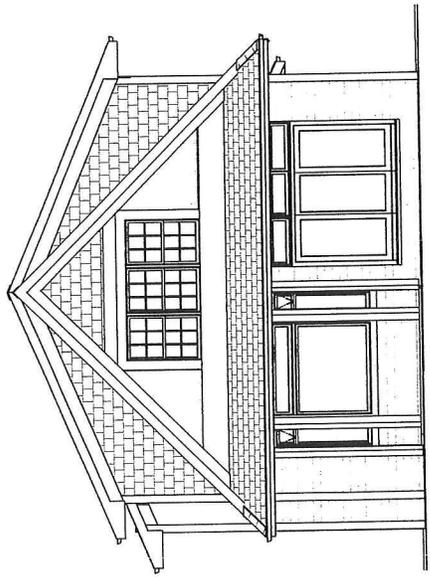
HOMEOOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS. VERIFY ALL FLOOR LEVEL ELEVATIONS. VERIFY ALL OVER HANGS.

SCALE: 1/8" = 1'-0" (UNLESS OTHERWISE NOTED)

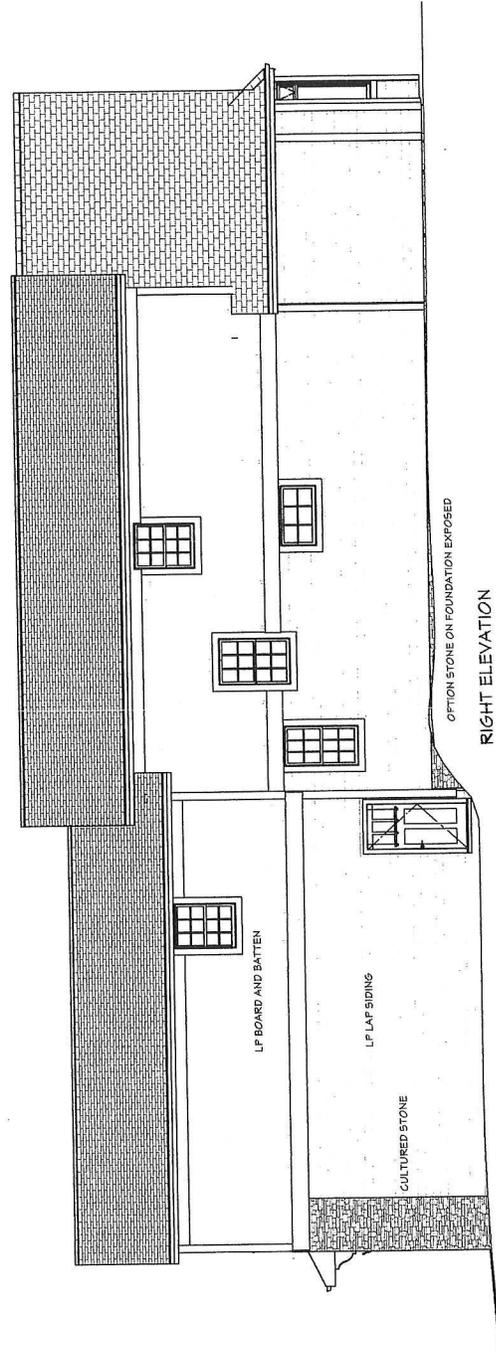


LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 SCALE: 1/8" = 1'-0" (UNLESS OTHERWISE NOTED)

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS. VERIFY ALL FLOOR LEVEL ELEVATIONS. VERIFY ALL OVER HANGS.



LAKE ELEVATION
 SCALE 1/8"=1'-0"

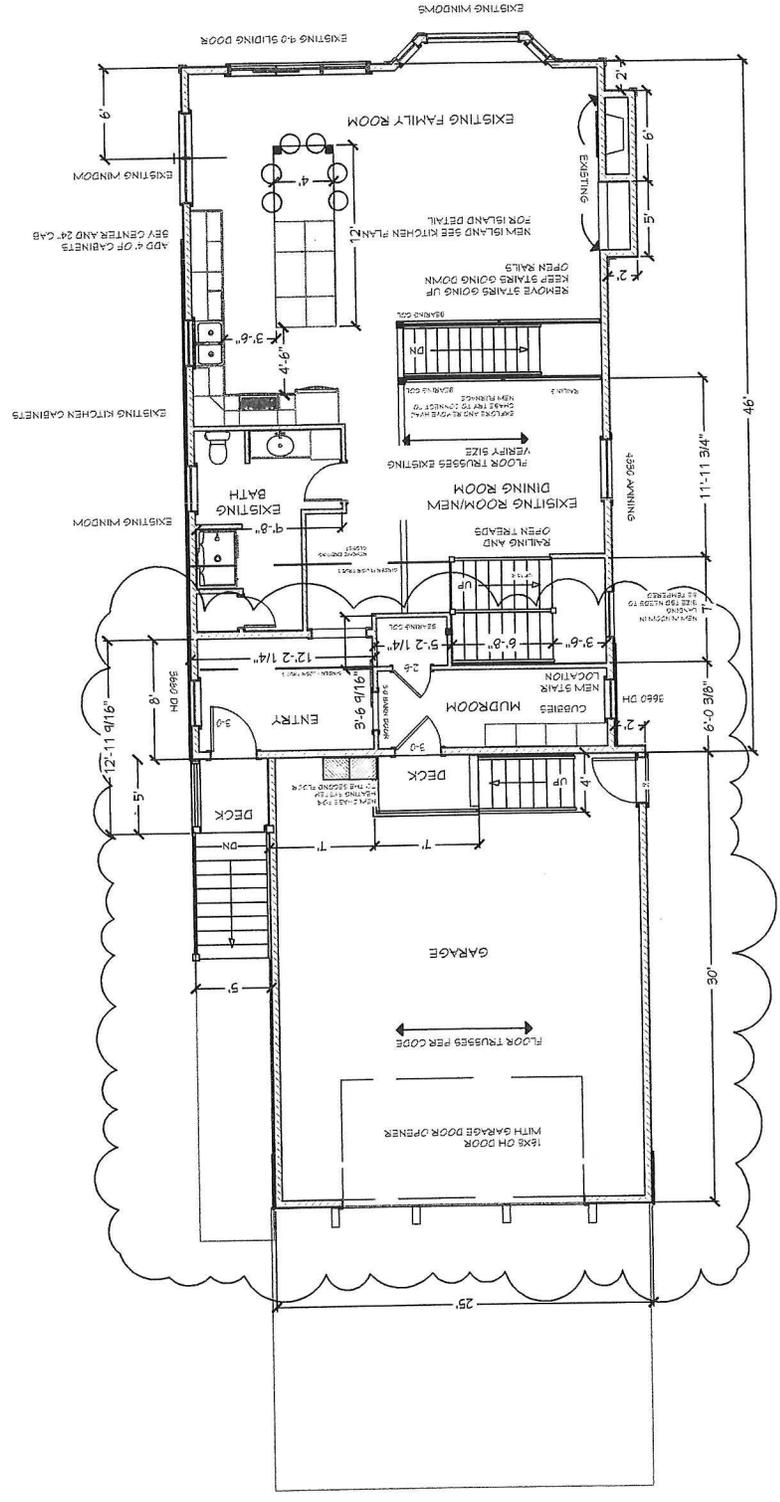


OPTION STONE ON FOUNDATION EXPOSED

RIGHT ELEVATION
 SCALE 1/8"=1'-0"

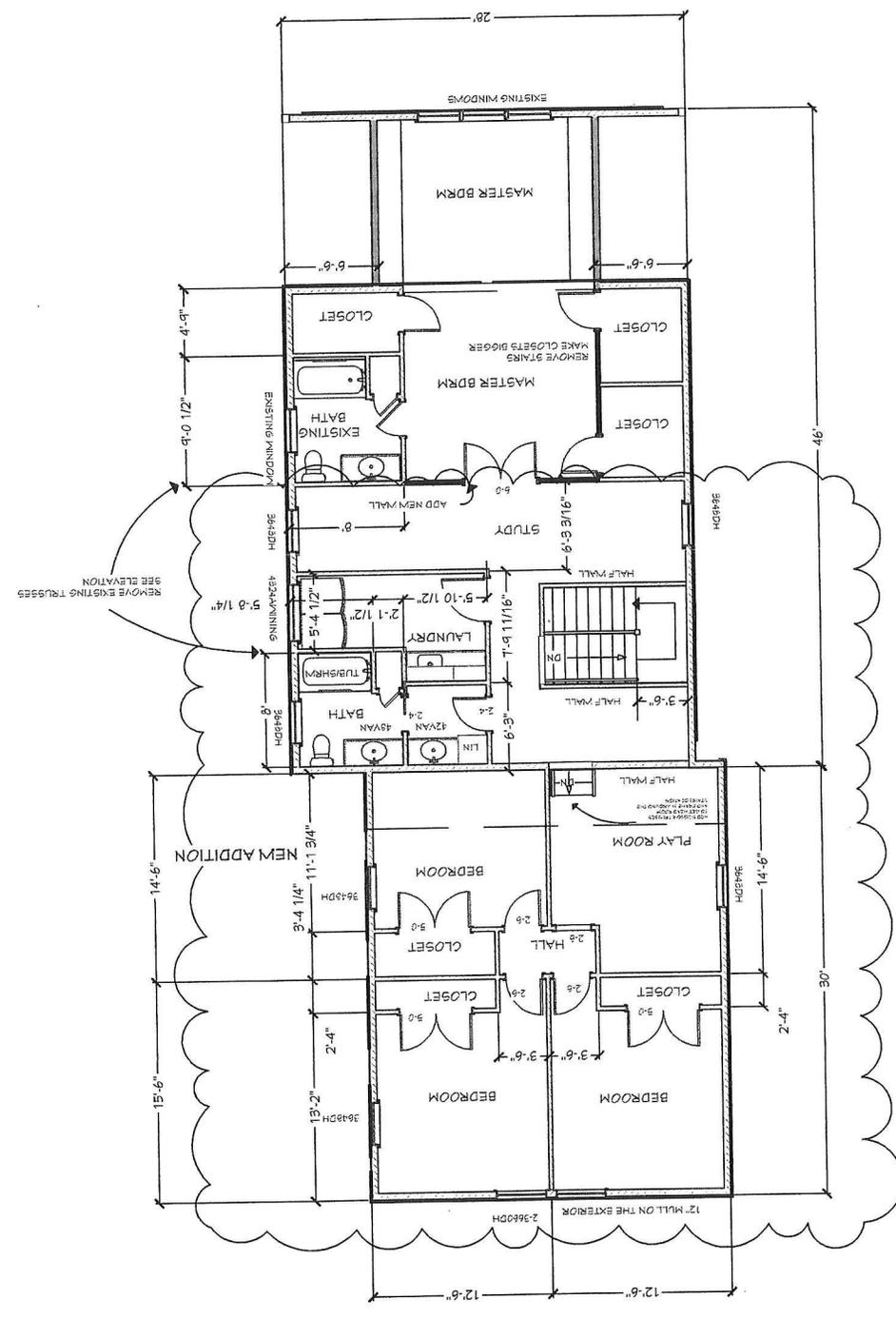
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SCALE: 1/8" = 1'-0" (UNLESS OTHERWISE NOTED)



VARIANCE APPLICATION FORM

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

INTRODUCTION

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Fee \$225 *email schaefer 894@gmail.com*

APPLICANT(S) Michael & Breanna Schaefer PHONE (Home) _____
 (Business) _____
 (Cell) 218-330-6070

ADDRESS 5405 W Bald Eagle Blvd
 White Bear Township, MN 55110

MAY 04 2020

PROPERTY OWNER Debbie Hamilton

TOWN OF WHITE BEAR

ADDRESS OF SITE 5731 Birch Road ZONING RES

EXISTING USE OF SITE Residential

DESCRIPTION OF VARIANCE REQUEST Green Space Variance for Driveway

SETBACKS:	<u>Required</u>	<u>Existing</u>	<u>Requested</u>
Front Yard	_____	_____	_____
Side Yard	_____	_____	_____
Side Yard	_____	_____	_____
Rear Yard	_____	_____	_____
Other (Specify)	_____	_____	_____

Applicant understands that the Variance Application fee will not be refunded if, after being submitted, the application is denied or the applicant chooses to withdraw.

It is the policy of White Bear Township that all identifiable costs associated with a Variance Application 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.

Breanna Schoger
[Signature]
*Signature of Applicant(s)

May 4, 2020
Date

*Prior to applying for a variance it is recommended that the applicant contact Town staff in order to discuss the proposal.

<u>To Be Completed By Office:</u>	
Date Request Received <u>5/4/2020</u>	<u>cb# 109</u>
By <u>Karen</u> (Staff Member)	\$225.00 Fee Received <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date Application Complete _____	

STATEMENT OF AFFECTED PROPERTY OWNERS

If a signed statement is not provided by the applicant for a variance, the Town Board shall order a public information meeting which will include printed notice to all property owners within 350' of the property where the variance is requested. Public Notice publication costs will be the responsibility of the applicant.

I have a signed purchase agreement for 5731 Birch Avenue, with a May 1, 2020 closing date. I am requesting that the Town of White Bear grant me a variance from Ordinance No. 35. for the following purpose:

I'd like to be allowed to have a reasonable driveway so I can get in and out of my garage without driving on the grass and be able to have guests over without them having to park in the street. My proposed driveway brings me to 83% green space, so I'm asking for another 13%, which will allow me to have a proper driveway that is in line with similar rights commonly enjoyed by neighbors.

My request will be reviewed by the Variance Board and the Planning Commission, with a final decision being made by the Town Board. I must provide the Board with a statement signed by the adjacent property owners, recording their comments relative to my request. Please feel free to write below any comments you may have regarding this issue. This statement must be signed and dated.

PROPERTY OWNERS

1. Name: DAVE BOSSARO Address: 5717 BIRCH RD
CONNIE BOSSARO Phone: (Home) _____
(Bus.) _____
(Cell) 612-363-3033

Comments: _____

Date: 5-2-20 Signatures: DAVE BOSSARO | CONNIE BOSSARO

2. Name: Steve Mally Address: 5723 Birch Rd.
Phone: (Home) _____
(Bus.) 612-743-3168
(Cell) 612-386-7973

Comments: _____

Date: May 2nd Signatures: Mally

3. Name: Heather Joss Address: 5743 Birch Rd
Phone: (Home) _____
(Bus.) _____
(Cell) 651 269 9406

Comments: _____

Date: 5/2/2020 Signatures: [Signature]

4. Name: April + DATE CARLSON Address: 5735 Birch Road
Phone: (Home) _____
(Bus.) _____
(Cell) 651-280-9148

Comments: _____

Date: 5/2/2020 Signatures: April Carlson

5. Name: Thomas M. Carlson Address: 5727 Birch Rd
Phone: (Home) _____
(Bus.) _____
(Cell) 651-278-9324

Comments: as per 5-2-2020 conversation

Date: _____ Signatures: _____ /

6. Name: Adam Moore Address: 5707 Birch Rd
Phone: (Home) _____
(Bus.) _____
(Cell) 651-271-9797

Comments: _____

Date: 5/1/20 Signatures: [Signature] /

7. Andy Cornwell 5711 Birch Rd.
Cell: 651-231-7921

Talk to on 3-8-20, Approves Variance but wasn't in person to get signature.



Planning Commission Meeting June 3, 2020

Agenda Number: 4.c - Consent Agenda

Subject: **Abbi Jo Wittman, 2731 Stillwater Street** – Request for a 35' Right-of-Way Setback Variance to Allow Construction of a Shed & Permit Fence Encroachment into the East County Line Road Right-of-Way

Documentation: Staff Memo w/ attachments / License Agreement

Action / Motion for Consideration:

Receive Information / Discussion

Minutes
Variance Board Meeting
May 19, 2020

ABBI JO WITTMAN, 2731 Stillwater Street – Request for a 35' Right-of-Way Setback Variance to Allow Construction of a Shed. Request to Install a Fence 10' into the East County Line Road Right-of-Way: Riedesel summarized the request of Abbi Jo Wittman which would allow them to construct a shed and a fence on their property. The property is a corner lot and placement of the shed is difficult so as not to block the view of the lake from other neighbors.

Other properties in the neighborhood have structures which appear to encroach into the right-of-way-setback. Many of these properties were constructed prior to adoption of the Township's Zoning Ordinance thereby any alterations/additions require a variance of some kind.

Johnson and Denn were fine with the placement of the shed as long as it was consistent with other properties in the neighborhood.

Johnson moved to recommend to the Planning Commission to recommend to the Town Board to approve the 35' right-of-way setback variance to allow construction of a shed as this property is located on a bluff and has limited areas to place a shed and as long as the placement is consistent with other properties. Denn seconded. Ayes all.

Ms. Wittman is also requesting approval to extend her chain link fence along East County Line Road, 10' into the right-of-way. The fence would be at the top of the slope approximately 14' from the edge of the East County line Road pavement.

Ms. Wittman stated that they realize the fence would be in the road right-of-way and would be willing to sign a License Agreement with the Township stating that if for any reason work was need to be done in the right-of-way necessitating removal of the fence that the Township would not be liable either the fence or it's replacement.

Johnson moved to recommend to the Planning Commission to recommend to the Town Board approval of the fence placement 10' within the East County Line road right-of-way subject to the property owner signed a License Agreement with the Township. Denn seconded. Ayes all.

MEMORANDUM

TO: VARIANCE BOARD
FROM: TOM RIEDESEL
DATE: MAY 15, 2020

SUBJECT: CONSTRUCTION OF A STORAGE SHED/SHOP

REQUESTS: RIGHT-OF-WAY FENCE ENCROACHMENT
35' RIGHT-OF-WAY SETBACK VARIANCE

LOCATION: 2731 STILLWATER STREET
APPLICANTS: ABBI JO WITTMAN, JASON ALLEN

The Wittman/Allen's are requesting approval of a 35' right-of-way setback variance from East County Line Road to allow construction of a 16' x 18' shed which would be used for storage and work shop. The corner lot is located in the White Bear Beach neighborhood. Homes in much of the neighborhood were constructed prior to adoption of the Town's Zoning Ordinance in the 1970's. Many homes in this neighborhood do not meet current setback requirements.

There are 5 homes with accessory structures located between Highway 96 and 1st Street on the Township side of East County Line Road. Of these three appear to have structures encroaching into the right-of-way setback. One of these homes at 5211 East County Line Road received Town approval of a 14' right-of-way setback variance to add a front porch onto the home. This variance was approved in 1998.

The Wittman/Allen's have been considering the new shed for some time. They are also planning an addition to the home in the future. The existing garage encroaches onto the neighboring property so adding to this structure would require variances and acquisition of property.

The shed could be placed on the lot to meet setback requirements. Two alternative options are shown on their site plan but both are undesirable locations. As a result, their preferred located is proposed to abut the East County Line Road right-of-way. It must be noted that the East County Line Road right-of-way is 40' on the Township side which is 10' greater than a typical Township road right-of-way. There does not appear to be any public utilities within the portion of the right-of-way near where the shed is proposed. The slope between the yard and the street is fairly steep and is wooded.

In addition to the shed setback variance, the homeowners would like to extend their chain link fence along East County Line Road, 10' into the right-of-way. The location of the

proposed fence would be at the top of the slope and approximately 14' from the edge of the East County Line Road pavement.

The homeowners are willing to sign an agreement acknowledging the encroachment and the Town's right to remove the fence if work within the right-of-way is necessary.

Section 7-1.5 of Ordinance No. 35 states:

Front yard setback variances may be granted to conform to lesser setbacks of existing adjacent structures. For new structures, the minimum front yard setback shall not be less than twenty (20) feet.

When considering a variance request, Section 9-6.1 of the Zoning Ordinance must be reviewed. In addition, Section 9-6.4 of the Ordinance must be considered. These sections state:

9-6.1. GENERAL. The Town Board shall have the exclusive power to order the issuance of variances from the terms of this Ordinance including restrictions placed on non-conformities. Variances from the literal provisions of this Ordinance shall only be permitted when they are in harmony with the general purposes and intent of this Ordinance, and when the terms of the variance are consistent with the Comprehensive Plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the provisions of this Ordinance. "Practical Difficulties", as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by this Ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, when in harmony with this Ordinance. No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located. The Town Board may impose conditions in granting a variance that are directly related to and in rough proportion to an impact created by the variance.

9-6.4. STANDARDS. In considering all requests for variance and in taking subsequent action, the Town Board shall approve the variance only if the following facts are established:

- (1). Without issuance of a variance, the provisions of this Ordinance would deprive the applicant of a reasonable use of property under the terms of this Ordinance.
- (2). That the special conditions and circumstances do not result from the actions of the applicant.
- (3). That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.
- (4). That the proposed action will not unreasonably increase the congestion on public streets.
- (5). That the proposed action will not increase the danger of fire or endanger the public safety.
- (6). That the proposed action will not unreasonably diminish or impair established property values within the neighborhood or in any other way be contrary to the intent of this Ordinance.

TR/psw
cc:admin/add.
b:wittman

May 7, 2020

White Bear Township
Planning & Community Development
1281 Hammond Road
White Bear Township, MN 55110

RE: 2731 Stillwater Street Planning and Zoning Requests

Greetings, Zoning Board, Planning Commission, and Township Board members.

It is our intent to improve our property at 2731 Stillwater Street (legally described as Lots 31 & 32, Block 24, White Bear Beach). We would like to request consideration of the following:

1. A 10' **Encroachment** approval or ROW Vacation of the westerly 10' of the 40' wide East County Line Road North for the installation of a 48" fence; and
2. A 35' **Variance** to the 35' *Exterior* (Front) Side Yard Setback, from East County Line Road North, for the construction of a 16'X18' (288) square foot accessory structure to be located 0' from the existing easterly property line. The structure will be used as a workshop and storage.

Please see the attached *Survey and Site Plan* and aerial imagery depicting desired improvements and existing property conditions, described in the subsequent section.

Existing Conditions

Property

According to Ramsey County records, the subject property's residence was built circa 1920, prior to the adoption of the existing zoning code. The home was constructed facing Stillwater Street, though the home is situated nearly 20' higher than the Stillwater Street right-of-way. The grade of the property slopes from the high point on the north to the south. Along East County Line Road North, our property is situated 10' higher in elevation than the roadway to the east. This creates a nearly 40% slope on the east and (on average) 30% slope on the south. See photographs on *Views from Roadways* and *Hillside Views from Yard*, attached.

Encroachment Request

Due to the steep grades along East County Line Road North, we would like to install a fence to enclose our yard. However, our eastern property line intersects higher-ground yard area; see the attached *Property Line Views* for reference. The property line is approximately 25' from the asphalted roadway and there is approximately 10' of excess ROW that is located on top of the

slope. We would like to install the fence near the top of the slope to better maintain the flat space, promote vegetation separation, and to make the area safe for our young daughter as well as the general public who may be walking by. Thus we are requesting formal consideration of a 10' encroachment request to install the fence over the property line.

We understand granting encroachments is not common practice and that the Town of White Bear may not be favorable. However, we are reluctant to submit a request to vacate the ROW as giving away this public land limits the township's options in the future should there be failure of the steep slope in this area. If we were able to place the fence on the ROW, we would enter into a legally binding document stating we will remove the fence in the event there was public need. This would protect both public and private interest in this land area.

Lastly, we intend to plant on both sides of the fence to further help stabilize the hillside. The hillside, however, is littered with poison ivy which creeps over the top of the slope. Installing the fence near the top of the steep slope will help reduce the spread into our shaded yard area, under the mature oak tree, where grass does not grow well.

Variance Request

Existing Accessory Structure Coverage

The subject property has one existing, nonconforming detached garage located near the Northwest property corner. The 22.1' wide by 25.7' long (563 square foot) garage is situated 9' over the western property line and sits (approximately) 3' from the northern property line. Though the specific construction year is unknown, Ramsey County aerial imagery depicts the structure being built sometime between 1950 and 1974.

Accessory Structure Considerations

The zoning code allows for more than one accessory building so long as the combined area does not exceed 10% of the total square footage; 851 square feet accessory structure coverage, or approximately 5.67% of the total lot area, is reasonable.

The zoning code requires accessory structures to be located behind the principal structure. This is unique as the driveway is not accessed of the front of the property, like other homes in the vicinity. As such, there is no way to get an accessory structure coverage behind the home and remain in conformance with the Zoning Code. The corner lot nature, situated high above the adjacent roadways, gives our front yard a backyard feel. None of these unique circumstances were created by us, who have owned the property for over five years.

We have explored how we could add additional accessory structure coverage to the property and remain compliant with the zoning code. Given the home's placement, the only feasible alternative is to place additional accessory structure coverage in an area east of the home, shown as 'buildable area' on the attached *Survey and Site Plan*. While other alternatives exist, they are not reasonable given desire to protect natural resources and sunlight into the

residence, preserve neighboring property views, and retain useable garden. While there are economic considerations, these are not the only factors.

The proposed accessory structure would be located at the same setback location as the porch on the residence directly to the north (5211 East County Line Road North), promoting a uniform pattern of development in this area. The placement, on the eastern property line, would still maintain a 25' vegetated setback where we would be able to maintain the ground cover, mature trees, and the rear side of the building. Furthermore, the structure's gable pitch and facade materials would match the residence, presenting a unified design on the property – helping to preserve property values.

Summary

We desire having a workshop with additional indoor storage since the size of the home is small. If granted, the variance would not confer upon us any special right not normally enjoyed by others in the neighborhood. Therefore, we respectfully request your consideration of our encroachment and variance requests.

The timeline for improvements will depend on planning/zoning approvals, including permitting. As time got a little away from us in this pandemic, we would like to construct the fence as soon as possible. However, we would not likely construct the structure until the end of the 2020 construction year or early 2021.

We thank you for your consideration and look forward to discussing our project with you.

Sincerely,

Jason Allen

Abbi Jo Wittman

Attached: Survey and Site Plan
 Aerial Imagery
 Views from Roadways
 Hillside Views from Yard
 Property Line Views
 Example Accessory Structure Photos
 Abutting Property Owner Statements



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

Legend

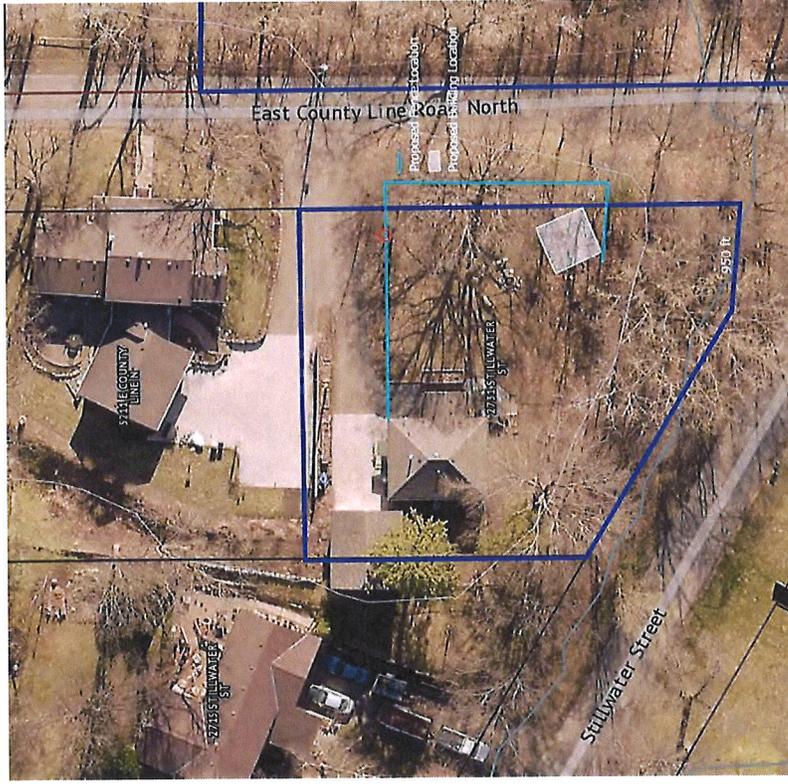


- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- 2012 Contours
- Parcel Points
- Parcel Boundaries
- Personal Properties

Notes

Enter Map Description

Aerial Imagery

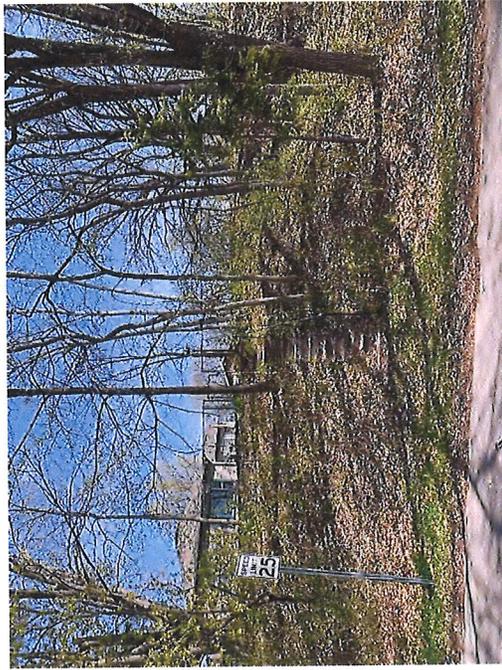


Proposed Building and Fence Locations



Elevations and Roadway Distance

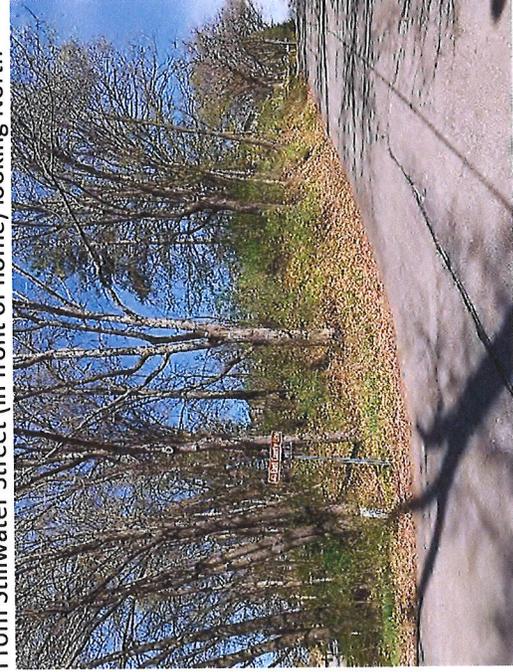
Views from Roadways



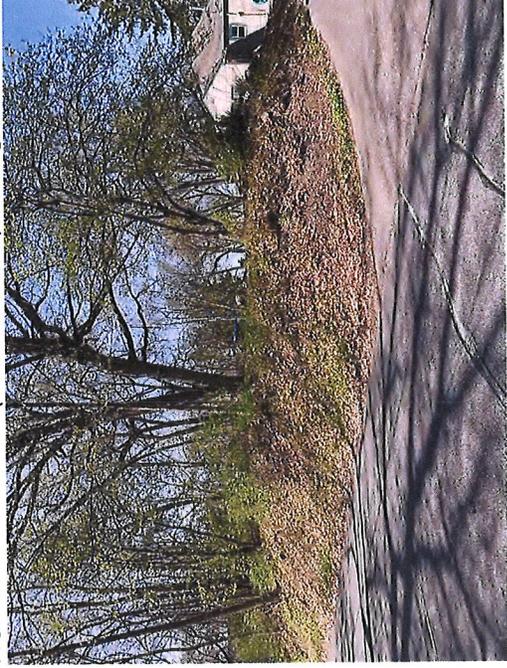
From Stillwater Street (in front of home) looking North



From Stillwater Street (at intersection) looking North



From E. Co. Line Rd. N. (at intersection) looking Northwest



From E. Co. Line Rd. N. (at driveway) looking Southwest

Hillside Views from Yard



View of right-of-way area and steep slope adjacent to East County Line Road North roadway.



View of steep slope adjacent to Stillwater Street, at location (approximately) 35' back from southern property line.

Property Line Views

The property line is (approximately) 4' to the right of the Oak Tree.

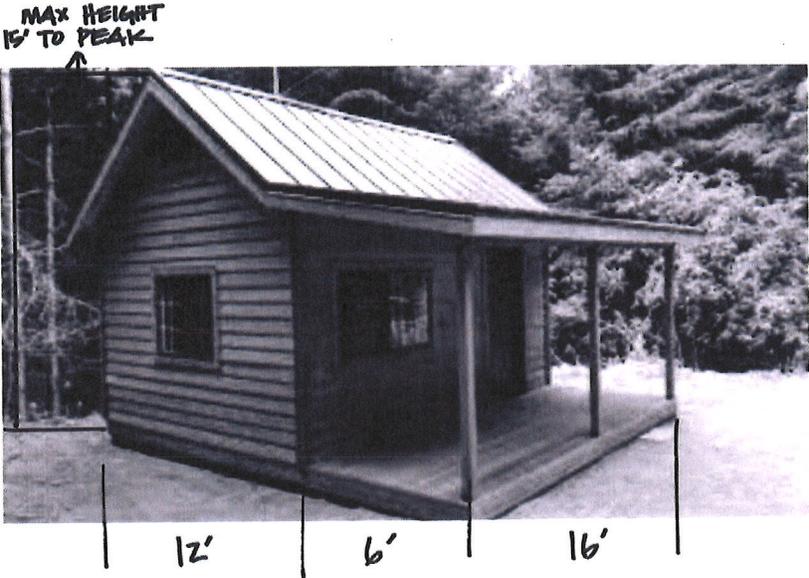


View at SE Corner Pin



View in Yard

Example Accessory Structure Photos



Accessory Structure Dimensions

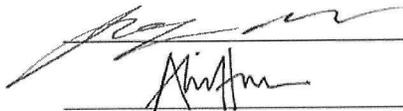


Accessory Structure Front Façade Level of Detail

Applicant understands that the Variance Application fee will not be refunded if, after being submitted, the application is denied or the applicant chooses to withdraw.

It is the policy of White Bear Township that all identifiable costs associated with a Variance Application 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.



*Signature of Applicant(s)

May 5, 2020

Date

*Prior to applying for a variance it is recommended that the applicant contact Town staff in order to discuss the proposal.

To Be Completed By Office:

Date Request Received _____

By _____
(Staff Member)

\$225.00 Fee Received

Yes
No

Date Application Complete _____

**STATEMENT OF AFFECTED
PROPERTY OWNERS**

If a signed statement is not provided by the applicant for a variance, the Town Board shall order a public information meeting which will include printed notice to all property owners within 350' of the property where the variance is requested. Public Notice publication costs will be the responsibility of the applicant.

I am the owner of the property at: 2731 Stillwater Street. I am requesting that the Town of White Bear grant me a variance from Ordinance No. 35, for the following purpose: To construct a 288 square foot, 15' tall shed to be located on the eastern property line, set back 10' from the steep slope. The structure will be sided to match the residence.

My request will be reviewed by the Variance Board and the Planning Commission, with a final decision being made by the Town Board. I must provide the Board with a statement signed by the adjacent property owners, recording their comments relative to my request. Please feel free to write below any comments you may have regarding this issue. This statement must be signed and dated.

PROPERTY OWNERS

Name: Shawn Buback Address: 2715 Stillwater St.
Phone: (Home) _____ W B
(Cell) 7-651-280-9549
(Bus.) _____

Comments:

**STATEMENT OF AFFECTED
PROPERTY OWNERS**

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My request will be reviewed by the Variance Board and the Planning Commission, with a final decision being made by the Town Board. I must provide the Board with a statement signed by the adjacent property owners, recording their comments relative to my request. Please feel free to write below any comments you may have regarding this issue. This statement must be signed and dated.

PROPERTY OWNERS

Name: *Steven Brown* Address: 5211 EAST COUNTY LN N.
Phone: (Home) _____
(Cell) 651 485-1856
(Bus.) _____

Comments:

LICENSE AGREEMENT

This Agreement is made this ____ day of June, 2020, by and between the Town of White Bear, a subdivision of the State of Minnesota (Licensor) and Abbi Jo Wittman, (Licensee).

Whereas, the Licensor is the fee owner of the following described real property situated in the Town of White Bear, County of Ramsey, State of Minnesota and legally described as follows, to-wit:

Lot 32, Block 24, White Bear Beach

(2731 Stillwater Street)

Whereas, the Licensee is requesting permission to extend her chain link fence 10' feet into the East County Line Road right-of-way; and

Now Therefore, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the Licensor hereby grants unto the Licensee permission to extend her chain link fence 10' into the East County Line Road right-of-way subject to the following:

I. Licensee Responsibilities & Indemnification

- A. The Licensee shall be responsible for all maintenance and repair of the fence.
- B. The Licensee acknowledges that if any work is performed in the East County Line Road right-of-way the Licensor is not responsible for any fence repair or replacement.
- C. The Licensee further agrees to release, indemnify, hold harmless and defend Licensor from and against any and all claims, costs, causes of action, expenses and liabilities, including but not limited to reasonable attorney's fees arising out of or connected with Licensee's use of the property.

II. Grant of License Only and Non-Assignment

Licensee acknowledges that this Agreement represents a grant of a license only and not an easement or lease. Licensee shall not assign its rights under this Agreement.

III. Termination

It is understood by the Licensee that the Licensor retains the right to terminate this license at any time and for any reason.

In Witness Whereof, the Licensor and Licensee have executed this License Agreement as of the date heretofore set out.

Town of White Bear

By: _____
Ed M. Prudhon, Chair

Abbi Jo Wittman



**Planning Commission Meeting
June 3, 2020**

Agenda Number: 5

Subject: Water Gremlin, 4400 Otter Lake Road – Request for a Permitted Use Standards Permit to Allow Construction of a 12' x 15' Vapor Mitigation Structure

Documentation: Staff Memo w/attachments

Action / Motion for Consideration:

Receive Information / Discussion

MEMORANDUM

TO: PLANNING COMMISSION
FROM: TOM RIEDESEL
DATE: MAY 27, 2020

SUBJECT: VAPOR MITIGATION STRUCTURE ROOM ADDITION

LOCATION: 4400 OTTER LAKE ROAD
APPLICANT: WATER GREMLIN

Water Gremlin is requesting approval of a Permitted Use Standards Permit which would allow them to add a 12' x 15' prefabricated metal building to the northeast corner of the north building. The structure would abut the north wall of the existing building. The structure is a remediation building and is being added to replace a temporary trailer which is on site.

Water Gremlin is required to provide vapor mitigation of soils located below the north campus building. The proposed structure will also be temporary but is planned to be on site for several years. It will be removed once the mitigation is no longer required for the building.

The 8' tall structure is proposed to be painted to match the color of the Water Gremlin building.

This portion of the building where the addition is planned faces Whitaker Street but is screened from view by a wooded area approximately 165' in depth. There are no plans by Water Gremlin to remove this wooded area.

With the upgrades to the building and parking lots recently, additional landscaping has been added to the site in the wooded area and along the gated access to the north end of the site.

A Permitted Use Standards Permit is requested to add the proposed remediation structure.

The following standards must be reviewed by the Town prior to approving a Permitted Use Standards Permit. They include:

9-3.4(a). The use shall be planned, designed, constructed and maintained to avoid:

- (1). Unnecessary detracton 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.

9-3.4(b). No development shall be allowed which will result in unusual maintenance or repair costs of road, parking areas or utility lines.

9-3.4(c). Development shall be permitted only in such a manner that the maximum number of trees shall be preserved. It shall be the duty of the applicant to demonstrate that there are no feasible alternatives to the cutting of trees on the site.

9-3.4(d). The types and density of land use proposed for the site shall be suited to the site conditions and shall adequately correct problems due to soil limitations, including but not limited to, bearing strength, shrink-swell potential, slope stability, high groundwater, or wetness.

9-3.4(e). The proposed use shall be sited, designed, oriented and landscaped to produce a harmonious relationship of building and grounds to buildings and properties in the neighborhood.

9-3.4(f). The proposed use shall show sufficient landscaping to screen undesirable features and to enhance the development.

9-3.4(g). The proposed use shall preserve the objectives of this Ordinance and shall be consistent with the policy and recommendations of the Comprehensive Plan.

9-3.4(h). Fire prevention and fighting equipment acceptable to the Board of Fire Underwriters and Town Board shall be readily available when any activity involving the handling or storage of flammable or explosive materials is carried on.

Water Gremlin has been under scrutiny for discharge of potentially hazardous chemicals into the environment. As a result, many plant upgrades to deal with these hazards are being required by the Minnesota Pollution Control Agency. This mitigation structure is one of them.

The Planning Commission and Town Board must review their requested Permitted Use Standards Permit and the standards set by ordinance which must be met in order to approve their requested permit.

If their project, as proposed, meets the standards set forth above, their Permitted Use Standards Permit may be recommended for approval.

TR/psw
cc:admin/add.file
b:watergrem20



200.0

100.00

200.0 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend



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

Notes

Enter Map Description

the vapor mitigation system building. Building is approximately 12'x15'.

East Retention Pond

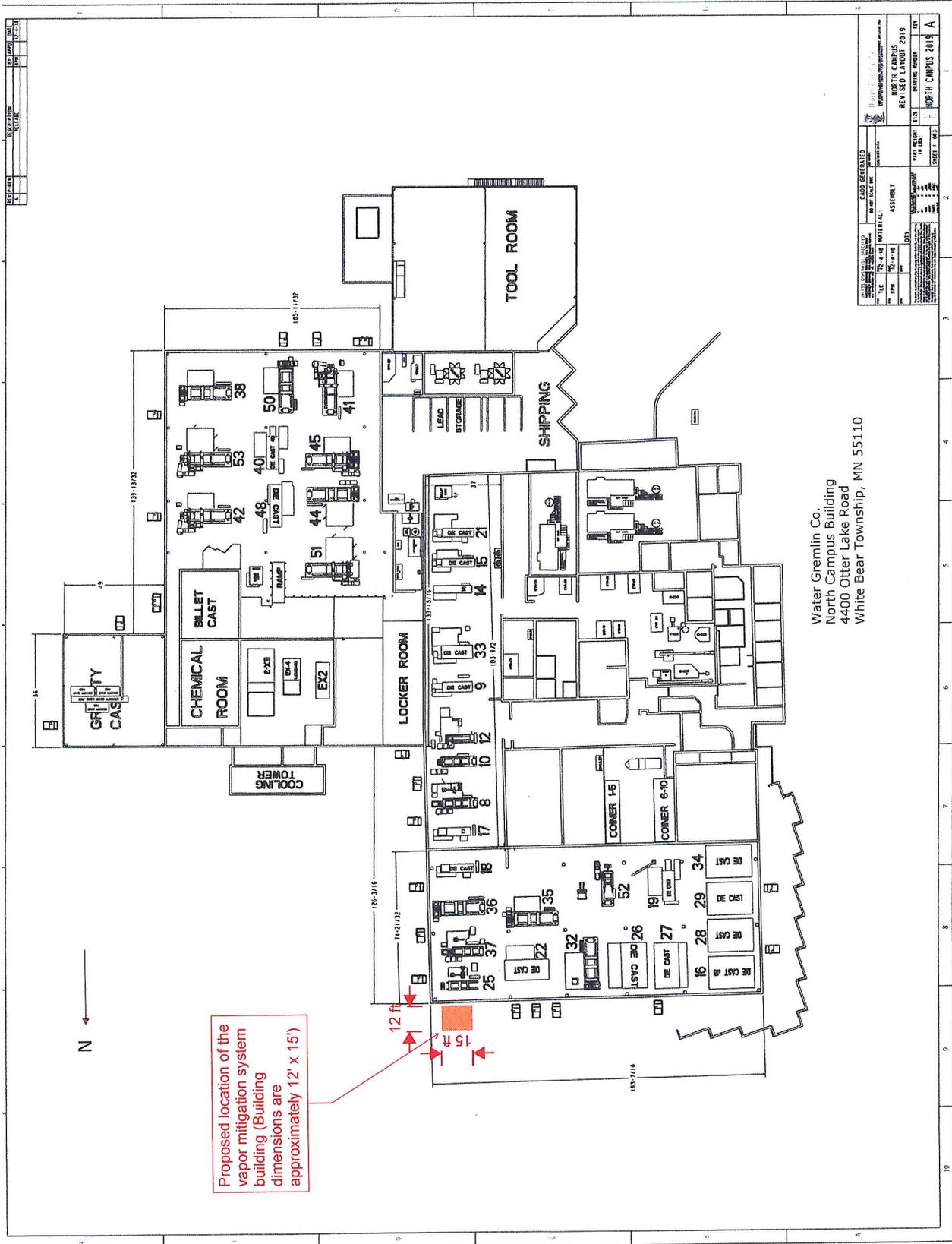
West Retention Pond

Water Gremlin Co Address:
4400 Otter Lake Road
White Bear Lake Township 55110



it.aprx

DATE	BY	REVISION
10/17/19	MM	1



Proposed location of the vapor mitigation system building (Building dimensions are approximately 12' x 15')

N

Water Gremlin Co.
 North Campus Building
 4400 Otter Lake Road
 White Bear Township, MN 55110

CAD GENERATED DATE: 10/17/19 TIME: 10:00 AM		PROJECT: NORTH CAMPUS REVISED LAYOUT 2019	SHEET: 1 OF 1
DRAWN BY: MM CHECKED BY:	SCALE: 1/8" = 1'-0" DATE: 10/17/19	TITLE: NORTH CAMPUS REVISED LAYOUT 2019	SHEET: 1 OF 1

DOCUMENTS APPROVAL

MANUFACTURER/ PRE-FAB BUILDER

H2K TECHNOLOGIES
7550 COMMERCE DR
CORCORAN MN 55340

Code: TJKK89052
Date: 2/18/2020

Project Title: Water Gremlin
Location: 7550 COMMERCE DR CORCORAN MN 55340

Plan Review No.: MFG2002-00018

The Construction Application and attached plan documents submitted by your organization for the above referenced structure(s) have been reviewed and found to be in substantial compliance with requirements of the Minnesota State Building Code.

The Construction Approval letter and approved plans are your records for construction and your files. Any changes to the approved documents or any additional construction addendum changes for the building are not permitted without prior submission and review for construction approval from this division. All proposed design revisions shall be submitted to the Construction Codes and Codes and Licensing Unit for approval and after authorization will be attached to the approved file plans retained by this unit.

Before an Industrialized Building Commission Construction Seal is issued for this project, all documents pertaining to the construction, inspection records, and verification of code compliance shall be documented to the permanent project file retained by the manufacturer.

All on-site construction work performed at the site, including the final enclosure and installation of the structure, all mechanical equipment, and final occupancy approval is regulated by the local authority having jurisdiction. It is the responsibility of the person or parties receiving construction authorization at the final site of occupancy to comply with all local laws and ordinances.

In no case shall the IBC labeled unit be altered or otherwise brought out of compliance with the manufactures approved plans and/or the Minnesota State Building Code.



Phone: (651) 491-0750

Construction Code Representative, Manufactured Structures Section
Minnesota Department of Labor and Industry
Construction Codes and Licensing Division
State of Minnesota

Revised 12/17/2013

From: Shane A. Waterman
Sent: Thursday, May 7, 2020 12:10 PM
To: Tom Riedesel <Tom.Riedesel@whitebeartownship.org>
Subject: FW: Water Gremlin Remediation System Building

Hi Tom,

Thanks again for chatting with me earlier regarding our project at the Water Gremlin Co. facility located at 44 Otter Lake Road. Attached is the plan set associated with the remediation system building that we need to install on the property. As I mentioned during our call, Water Gremlin Co is required to provide vapor mitigation beneath its North Campus building. We are currently satisfying this requirement by operating a temporary vapor mitigation system that is situated in a trailer located on the northeast side of the building. This temporary system will be replaced by the 12' x 15' steel building that we are currently requesting Township approval to install along the north wall of the facility facing Whitaker Street. This building will be on the property for the next several years. At a point where it has completed the required remediation, it will be removed from the property. Should you have any questions related to the function of the equipment or require clarification on anything included in this email please do not hesitate to contact me..

Kind Regards,
Shane

Shane Waterman, PG (MN, IN)
Principal Hydrogeologist



swaterman@wcnk.com | 651.294.4588 C | 612.710.8021
We're Moving! Address as of January 20th - June 30th
2042 Wooddale Drive | Suite 160 | Woodbury, MN 55125

From: Shane A. Waterman
Sent: Thursday, May 7, 2020 11:29 AM



#435

PERMITTED USE STANDARDS APPLICATION FORM

INTRODUCTION

All permitted uses outlined in the Zoning Ordinance, Section 6-4, with the exception of single family dwellings and their accessory buildings are required to meet the standards set forth in Section 9-3, Permitted Use Standards Procedure of the Zoning Ordinance.

APPLICANT(S) Water Gremlin Co. PHONE (Home) _____

(Business) 651-429-7761
(Cell) _____

ADDRESS 4400 Otter Lake Road
White Bear Township, MN 55110

PROPERTY OWNER Water Gremlin Co

ADDRESS OF SITE 4400 Otter Lake Road ZONING I-1

EXISTING USE OF SITE Industrial

DESCRIPTION OF PERMITTED USE REQUESTED Water Gremlin Co is installing a remediation system at the address referenced above as a regulatory requirement related to mitigating vapor intrusion into the north campus building. The building is a 12' x 15' metal structure painted to match the exterior color of the manufacturing building. The building is proposed to be installed on the north side of the building near the north entrance to the site, facing Whitaker Street.

\$275 Fee (\$75.00 plus \$200.00 Expense Deposit)

CHECKLIST:

- Site Plan – 15 full-sized copies (larger than 11 x 17) and one reduced size (8 ½ x 11)
- Existing conditions (all buildings, open space, retention areas, utility areas, service areas, and storage areas).
- Site improvements (proposed locations of buildings, parking areas, drives, fences, walls, signs, lighting, walkways, patios, decks and barriers).

- ___ 9. The proposal is consistent with the Comprehensive Plan and complies with other Ordinances.
- ___ 10. Will not result in unusual maintenance or repair costs of road, parking areas or utility lines.
- ___ 11. The maximum number of trees will be preserved.
- ___ 12. The type and density of land use proposed will be suited to site conditions.
- ___ 13. The proposed use will be designed, sited, oriented, and landscaped to produce a harmonious relationship with building and properties in the neighborhood.
- ___ 14. The site will be landscaped to screen undesirable features and enhance the development.

It is the policy of White Bear Township that all identifiable costs associated with Permitted Use Standards Permits 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.

Shane Waterman, PG (MN, IN) Digitally signed by Shane Waterman, PG (MN, IN)
DN: c=US, E=swaterman@wvenc.com, O=Wenck
Associates, Inc., CN=Shane Waterman, PG (MN, IN)
Date: 2020.05.07 14:57:52-0500'

May 7, 2020

Signature of Applicant(s)

Date

<u>To Be Completed By Office:</u>		
Date Request Received	<u>5/8/2020</u>	GC payment 2276
By <u>Karen</u> (Staff Member)	\$75.00 Fee + \$200 Deposit Received	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date Application Complete	_____	



**Planning Commission Meeting
June 3, 2020**

Agenda Number: 6

**Subject: Ramsey County Parks & Recreation, 5287 Otter Lake Road
– Request for a Conditional Use Permit to Construct Several
Improvements at the Tamarack Nature Center**

Documentation: Staff Memo w/attachments

Action / Motion for Consideration:

Receive Information / Discussion

MEMORANDUM

TO: PLANNING COMMISSION
FROM: TOM RIEDESEL
DATE: SITE IMPROVEMENTS

REQUEST: APPROVAL OF A CONDITIONAL USE PERMIT
LOCATION: TAMARACK NATURE CENTER, 5287 OTTER LAKE ROAD

APPLICANTS: RAMSEY COUNTY
ZONING: O.S. – OPEN SPACE
PUBLIC HEARING: REQUIRED

Ramsey County Parks staff is working on additional improvements at the Tamarack Nature Center property located on Otter Lake Road. First approved by the Town in the 1980's, Ramsey County has proposed and received several Conditional Use Permits allowing improvements to the Nature Center property. Most recently they included an addition to the Nature Center building and several site improvements including relocating the entrance to the site and relocating and adding parking.

Ramsey County is currently requesting approval of a Conditional Use Permit which will allow the following site improvements:

- Finishing improvements to the parking lots and circulation to accommodate the current users
- Improving safety, security and comfort for your year round visitors
- Complete the main building renovation and incorporate the programing building into the main visitor center
- Renovation of existing visitor center structure
- Completing accessibility and code compliance updates
- The specific project elements and timeline for completion are attached in the letter from Ramsey County

A Conditional Use Permit must be approved to complete the project as proposed. The following standards set forth by Section 9-4.4(a) of Ordinance No. 35 must be reviewed by the Town and if met, the Conditional Use Permit can be approved.

The required standards are as follows:

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.

9-4.4(b). The proposed use shall meet all reasonable requirements, as set forth by the Town Board, in order to protect the health, safety and welfare of the Town. Uses proposed for "O-S" Open Space districts shall provide for a level of police protection and civilian supervision as set forth by the Town Board to ensure supervision and maintenance of said districts.

9-4.4(c). Fire prevention and fighting equipment acceptable to the Board of Fire Underwriters and Town Board shall be readily available when any activity involving the handling or storage of flammable or explosive materials is carried on.

9-4.4(d). The proposed use shall bear the cost of all additional water availability (W.A.C.) charges, pursuant to Ordinance No. 12 (Regulating Use of Water), and sewer availability (S.A.C.) charges, pursuant to Ordinance No. 36 (Sewer Service Availability and Charges), where the proposed use expands upon a pre-existing use.

9-4.4(e). The proposed use shall not result in the destruction, loss or damage of a natural, scenic, environmental or historic feature of the Town.

9-4.4(f). The proposed use shall not depreciate the value of adjacent properties.

9-4.4(g). The proposed use shall be sited, oriented, designed, landscaped and maintained to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.

9-4.4(h). The proposed use shall organize vehicular access and parking to minimize traffic congestion to adjacent properties.

9-4.4(i). The proposed use shall preserve and incorporate the site's natural and scenic features into the development design.

9-4.4(j). The proposed use shall have no negative impact of noise, glare or odor effects on adjacent properties.

9-4.4(k). The proposed use shall preserve the objectives of this Ordinance and shall be consistent with the policy and plan recommendations of the Comprehensive Plan.

The Nature Center plans include improvements to the site planned for several years into the future. The proposed plans/master plan for build out of the site has been requested by the Town and will be used by County staff to apply for grant funding.

The plans as proposed appear to meet the standards set forth by the Zoning Ordinance to approve a Conditional Use Permit.

If recommended for approval, the following are recommended as conditions for approval:

- Recommendations from the Town's Environmental Engineer
- Recommendations from the Town's Fire Inspector

TR/psw
cc:admin/add.file
b:tamarack20



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for All of Us®

MEMORANDUM

TO: Tom Riedesel, Township Planner
White Bear Township

FROM: Emily Jennings, PE (Lic. MN)
SEH

DATE: May 22, 2020

RE: Tamarack Nature Center - White Bear Township
SEH No. WHBRT 145109 14.00

Following a discussion via telephone on May 21, 2020 with Gus Blumer, Landscape Architect for Ramsey County Parks and Recreation and follow up conversation with Tom Riedesel, Township Planner for White Bear Township, the following 'next steps' have been identified for the Tamarack Nature Center Expansion. The Tamarack Nature Center Expansion projects are in a preliminary phase and final design has not yet been initiated at this time. Mr. Blumer indicated that the County is looking to obtain a CUP in order to begin their pursuit for funding of the expansion projects. Final design would be initiated following the identification of a funding source.

Next Steps

1. As the plans included with the CUP Application indicate that the project is planning for appropriate stormwater management, including volume control, water quality, and rate control, there are no concerns as related to stormwater in issuing the CUP at this time.
2. It is recognized that the further information will be available when final design is initiated. In order to fulfill the Township's review requirements as mandated by their MS4 permit, a future stormwater and environmental review and approval will be required prior to any land disturbing activities.

Please reach out with any questions or concerns.

EKJ

Attachments

Tamarack Nature Center – White Bear Township May 19, 2020

c: Brad Woznak, PE

S:\UZ\WW\whbrt\145109\5-final-dsgn\50-final-dsgn\50-Hydro\Development Reviews\Tamarack Nature Center\Reviews

Engineers | Architects | Planners | Scientists

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MEMORANDUM

TO: Tom Riedesel

FROM: Emily Jennings, PE (Lic. MN)

DATE: May 19, 2020

RE: Tamarack Nature Center - White Bear Township
SEH No. WHBRT 145109 14.00

BACKGROUND

At your request, we have reviewed Tamarack Nature Center Stormwater Memo and HydroCAD Report dated 3/26/2020 and Civil Plans dated April 2020 for the proposed construction activities located at 5287 Otter Lake Road, as included in the Conditional Use Permit Application Submittal dated April 1st, 2020.

STORMWATER MANAGEMENT REQUIREMENTS

The Township's Local Water Management Plan has adopted the policies of the Vadnais Lake Area Watershed Management Organization (VLAWMO) and requires compliance with their policies for stormwater management. In addition to local regulations, the project must be in compliance with the Township's Ordinance No. 87 Stormwater Management and the Minnesota Pollution Control Agency's (MPCA) NPDES Construction Stormwater Permit. The following criteria are applicable to the proposed project:

- **Rate Control.** The proposed project shall not increase the peak stormwater runoff rate from the site for the 2, 10, and 100-yr, 24-hr precipitation design events.
- **Volume Retention.** The MPCA requires a water quality volume (WQV) of one inch of runoff from the new impervious surfaces created by the project to be retained onsite. VLAWMO and White Bear Township requires onsite retention of 1.1 inches of runoff from the new and/or fully reconstructed impervious.
- **Water Quality.** For those projects where infiltration is prohibited other methods of volume retention shall be considered and the WQV must be treated by a wet sedimentation basin, filtration system, regional ponding or equivalent methods. White Bear Township requires design practices for new construction to provide an 80% sediment reduction from a one-year, 24-hour storm event.
- **Freeboard.** White Bear Township requires a minimum of 3 feet of freeboard above the 100-year, 24-hour storm event of water bodies or graded areas that create ponded conditions with a piped outlet to the low opening elevation of a structure.

REVIEW COMMENTS

1. General Stormwater Notes
 - a. Include information on the overall disturbed area and existing and proposed impervious areas in stormwater narrative. It is assumed that this project is part of a common plan of development.
 - b. Update the Stormwater Memo to include information required by the Township's Ordinance No. 87 Stormwater Management, Section 5-1.2, including:

Engineers | Architects | Planners | Scientists

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- i. (5) Names and addresses of the record owner, developer, land surveyor, engineer, designer of the plat, and any agents, contractors, and subcontractors who will be responsible for project implementation.
 - ii. (6) Include a maintenance plan and schedule for all permanent stormwater practices. Include information in the on which entity is responsible for long term maintenance of the project.
 - iii. (7) Include information in the stormwater narrative on phasing of construction with estimated start date, time frames and schedules for each construction phase, and completion date.
2. Water Quality
 - a. Include details for pretreatment planned at all BMP locations as required by Item 16.6 of the MPCA's NPDES Construction Stormwater Permit.
 - b. Provide details for the infiltration and parking lot treatment areas, including outlet structures.
3. SWPPP
 - a. A SWPPP was not included with the submittal. Prepare and submit a SWPPP to meeting the requirements of Township's Ordinance No. 87 Stormwater Management (Section 5-1.2.) and the MPCA's NPDES Construction Stormwater Permit.
4. Erosion and Sediment Control
 - a. The Erosion and Sediment Control Plan should include temporary BMPs as required by the MPCA and Township. Silt fence is included in the legend however the locations are not clear on the plans.
 - b. Relevant notes, phasing plans and other temporary BMPs to protect the infiltration and pervious parking lot during construction and prior to final stabilization should be included in the Erosion and Sediment Control Plan and any phasing plan, as required by Items 16.4 and 16.5 MPCA's NPDES Construction Stormwater Permit.
 - c. Include energy dissipation at all storm sewer outlets and BMP area outlets.
5. Soil investigation
The Geotechnical Evaluation completed by Braun Intertec and dated November 19, 2019 was reviewed. Comments include:
 - a. As required by the MPCA's NPDES Construction Stormwater Permit, Item 16.10, Permittees must provide at least one soil boring, test pit or infiltrometer test in the location of the infiltration practice for determining infiltration rates. There are several soil borings, however it appears as if there are not soil borings in the locations of BMP 2 and the pervious parking lot area. Additional or future soil investigation will be required to complete final design.
6. HydroCAD Model and Rate Control
 - a. The HydroCAD model demonstrates that rate control requirements have been met.
7. Wetlands
 - a. As indicated by the CUP Submittal, there are no wetlands impacted with this project. Documentation of a no-loss from VLAWMO was included with the CUP Submittal.

RECOMMENDATIONS

Preliminary plans were included with this submittal. It is recommended that a future cursory review of the final plans for each area be reviewed prior to commencing land disturbing activities. Additionally, as the project is planned to be built in phases as funding is available, it is recommended that the site continue to demonstrate

Tamarack Nature Center - White Bear Township
May 19, 2020
Page 3

stormwater compliance through each phase and at no time should construction of any area precede the planned BMP for that area.

EKJ

c: Brad Woznak, PE

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

May 5, 2020

Ramsey County Parks and Recreation
2015 Van Dyke St.
Maplewood, MN 55109

RE: General Building Plan Review

Project: Tamarack Nature Center
5271 Otter Lake Road

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

Specific Comments

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



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

General Comments

1. All roads and drive lane shall meet the White Bear Lake Fire Department requirements for widths and turning radiuses. Provide a layout showing White Bear Lake Fire Apparatus turning radius overlay on drive lanes.
2. Address number shall be plainly visible from the street fronting the property and shall contrasting color from the background.
3. The fire sprinkler system shall be installed compliant with provisions of 2016 NFPA Standard 13, Installation of Sprinkler Systems. City permit required **prior** to initiation of work. Building details shall be provided to determine if applicable.
4. The sprinkler system shall be current on annual inspection and testing. Any deficiencies noted during those reports shall be corrected.
5. The fire alarm system, shall be installed compliant with provisions of 2016 NFPA Standard 72, National Fire Alarm Code. City permit required **prior** to initiation of work.
6. The sprinkler system shall be properly monitored by a qualified monitoring company.
7. Install emergency egress illumination in the means of egress including exit discharge compliant with 2015 MSFC.
8. Install compliant exit signage as required by the 2015 MSFC.
9. Provide and install dry chemical fire extinguishers certified for service and tagged as required. Service classification rating shall be a minimum 2A classification rating and maximum travel distance of 75 feet to extinguishers. The minimum classification rating may be upgraded for special or extra hazard areas within the occupancy.
10. Provide information concerning combustible interior finish materials used for this project. Interior finish materials shall be classified as required by 2015 MSFC as to flame spread and smoke development characteristics. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in 2015 MSFC for the group of proposed occupancy and location of interior finish. Please furnish product specification sheets listing this information.
11. The required fire-resistance rating of rated construction shall be maintained. Openings through rated construction for the passage of wiring, sleeves, conduit, piping, etc. shall be protected by repair with approved materials which maintains the rating of the construction damaged, altered, breeched or penetrated.



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

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

Codes and Standards Used for this Review

- ❖ This review is based on the following codes and standards as adopted and in effect in the State of Minnesota at the time of plan submittal.
 - 2020 Minnesota State Fire Code
 - NFPA 72, 2016 edition
 - NFPA 13, 2016 edition

Thank You,

A handwritten signature in cursive script that reads "Kurt Frison".

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



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

UNIT	TOTAL LENGTH	CENTER WHEEL TO CENTER WHEEL (CENTER OF FURTHEST REAR AXEL)	FRONT WHEEL CENTER TO FRONT BUMPER	REAR WHEEL CENTER TO REAR BUMPER
AMBULANCE	276"	160"	38"	82"
L914	474.5"	237"	97"	108.5"
E925	403"	195"	98"	110"
R923	432"	218"	102"	112"
T916	422"	263"	70"	94"
L812	480"	276"	84"	126"



April 1st, 2020

Tom Riedesel, Planner
White Bear Township
1281 Hammond Road
White Bear Township, MN 55110

RE: Tamarack Nature Center Final Phase Project – CUP Review Application

Dear Mr. Riedesel:

Ramsey County Parks and Recreation Department (RCPRD) appreciates the opportunity to submit a CUP application for White Bear Township review and approval for the Tamarack Nature Center Final Phase Project. Construction for a portion of the work is scheduled to begin late summer 2020, with the remaining work to be constructed in the near future, dependent on the timing of funding. This project represents the remaining projects work that was master planned in 2008.

RCPRD is looking forward to working with you and White Bear Township staff on this project. If you have any questions or require additional information please do not hesitate to call me at 651-748-2500, extension 334.

Sincerely,



B. Gus Blumer, ASLA, LEED AP
Landscape Architect

Enclosure: (15) CUP applications and supporting documentation



Application Table of Contents

1. Application
2. Cover Letter
3. Project Narrative
4. Memo from Ramsey County Public Works on Otter Lake Road
5. Project Location
6. White Bear Township Land-use Plan
7. Area Wetlands
8. Site specific wetlands and floodplain
9. VLAWMO No-Wetland Impact Confirmation
10. Stormwater calculation summary memo
11. Stormwater calcs/hyrdo-cad reports (Digital Only)
12. Certificates of Survey (3) sheets (24x36 and 11x17)
13. Illustrative Site Plan (24x36 and 11x17)
14. Preliminary Site Plans (24x36 and 11x17)
15. Preliminary Grading Plans (24x36 and 11x17)
16. Landscape Restoration and Tree Removal Plans (24x36 and 11x17)
17. Preliminary Site Lighting Plans (24x36 and 11x17)
18. Utility Plans (24x36 and 11x17)
19. Programming building and main building remodel plans (24x36 and 11x17)
20. Garden House remodel plans (24x36 and 11x17)
21. Sugar Shack replacement plans (24x36 and 11x17)
22. Large Shelter Plans and Photo examples (24x36 and 11x17)
23. Geotechnical report with soil borings (Digital Only)
24. Site lighting product literature (Digital Only)



Tamarack Nature Center Campus Site Redesign Project – Project Narrative

Introduction

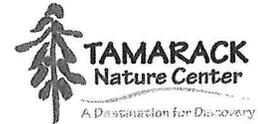
Ramsey County Parks and Recreation Department (RCPRD) is continuing to pursue funding to complete the final phase of design and construction for the master planned features at Tamarack Nature Center located in White Bear Township. The existing infrastructure does not meet the current user demand, presents safety concerns, and needs upgrades to meet ADA requirements. The following will provide a history of the facility, outline the growth of users, and explain the proposed design which has been submitted for White Bear Township approval.

Tamarack Nature Center - *Helping people discover the value of nature through play, inquiry, exploration and service.*

Tamarack Nature Center (TNC) is a 320-acre park preserve located within Bald Eagle-Otter Lakes Regional Park in White Bear Township, Minnesota. Although TNC is a Ramsey County facility owned and operated by the Parks and Recreation Department, our geographic service area extends into the Twin Cities metropolitan seven-county area and across the river into western Wisconsin.

Tamarack Nature Center's primary role is environmental education with a secondary role of passive recreation and instruction. Primary programs and audiences include:

- In-house school-year preschool
- Otter Lake/Willow Lane Elementary School partnership
- Pre-K-6th school field trips from seven-county area
- 8-week summer camp for 3 to 11-year-olds
- 8-week summer program for urban childcare organizations
- Youth and adult volunteer program
- Informal weekend garden and natural history programs for all ages
- Birthday parties, rentals, etc.



A Destination for Discovery

Tamarack Nature Center (TNC) is in the last stage of a ten-year umbrella project entitled, *Destination for Discovery*. Guided by TNC’s 2007 strategic plan, the project updates facilities, interpretive trails, programs and exhibits, building our capacity to “help people discover the value of nature through play, inquiry, exploration and service.”

Demand for TNC’s programs, facilities and natural areas has grown exponentially in recent years, precipitating the need for infrastructure updates and improvements.

History and Timeline

1979	First Director hired, portable trailer/classroom installed within Bald Eagle-Otter Lake Regional Park.
1990	TNC permanent trailhead and program facility (4,000 sq. ft.) opened on 320 acre section of Otter Lake Regional Park.
2003	5,000 sq. ft. building addition including two classrooms, ski/snowshoe rental, family restrooms
2005	Classroom renovation and creation of <i>My Nature Preschool</i> partnership with White Bear Lake Area School District
2007	Completion of TNC strategic and site master plan <i>Destination for Discovery</i>
2008	Design, development and construction of <i>Discovery Hollow</i> nature play area and garden
2011	Opening <i>Discovery Hollow</i> nature play area and garden
2015	Completion of 4,000 sq. ft. Early Learning Center and expansion of <i>My Nature Preschool</i> (in partnership with White Bear Lake Area Schools) including two dedicated classrooms, staff office, conference room and parent gathering space.
2015-2016	Design, development and completion of TNC original building renovation including front entrance remodel, reconfigured reception and exhibit space, staff offices.
206-2017	Site campus parking and circulation
2018-2028	Classroom addition design/development/construction, interactive exhibit installation, trail improvements, sugar shack relocation/construction, new programming building (four class rooms, restrooms, storage), Garden house remodel activity area shelters, overflow parking lot



Funding

- **MN Clean Water, Land and Legacy Amendment**
 - o Early Learning Center (complete) = \$1.1 Mil
 - o Main Building Remodel (current) = \$675K
 - o Site/parking Phase = \$800K

Project Redesign Issues and Design Elements

Key Issues to be addressed:

- Finish improvements to the parking and site circulation to accommodate the current user needs at TNC
- Improve safety, security and comfort for year-round visitation
- Complete main building renovation and incorporate the programming building into the main visitor center
- Renovation of existing structures to better serve programs
- Accessibility and code compliance updates



Key Project Elements

Programming Building/Existing Visitor Center Remodel

This addition will result in the removal/demo of the south wing existing classrooms (2,600 sf), and the addition of a 11,300 sf programming building. Originally conceived as a standalone building, the decision was made to make the program building an addition to the existing facility. This solves several required code updates with the existing south classroom wing, protects existing open space and highly desirable trees, and allows for more efficient staffing of only a single building rather than multiple ones. The orientation of the proposed program building addition is such that it is not viewed when approaching the building from any one side. Large oak trees on the south side of the building help reduce scale and screen the building from other on site uses. The addition will house permanent staff offices, four classrooms, classroom prep, storage, and restrooms with exterior access to serve Discovery Hollow. The building will be designed to meet SB2030 Guidelines and set a goal of net zero. The roof will be oriented to maximize solar orientation for solar power generation as well as natural air flow. Existing temporary offices and exhibit hall will be remodeled to expand the interior exhibit space and create a dedicated animal care facility with and owl mew. Building materials will be materials that seek to blend the structure into the surrounding environment and reduce the building scale.

Garden House Remodel and Addition

The existing seasonal garden house will be remodel and winterized to be able to allow for the building to be used year-round. The building will be expanded to accommodate program storage. The expansion will be on the east side but will keep the same building faced materials and roof pitch. The roof will be made solar ready to be able to add a solar array. The many existing glass doors which are energy inefficient and do not find the use of the building will be replaced with sliding windows with screens. An interior single stall accessible restroom will be added, as well as redesigned commercial kitchen to meet current codes and health department regulation.

Sugar Shack Redevelopment

The existing sugar shack, which is a building used to house a wood fired evaporator to make maple syrup, is located in a small building that was originally a chicken coop from an old farm operation on the property. A new sugar shack will be built to meet current codes and accessibility requirements. The sugar shack is proposed to be 16ft x24ft, uninsulated structure. It will be located near the sugar bush central, southwest of the main building and to the property to maximize the traditional maple syrup program authenticity.

Large Program Shelter

A large shelter approx. 35ft x 75ft is proposed to be located on the south end of the overflow parking lot not far from the garden area. This shelter will be used for off-site groups who schedule programs at Tamarack. Many of these groups represent underserved communities from throughout the county. When these groups come to Tamarack, the groups must be kept separate from other groups such as preschool or summer camps and thus need a their own "place" to occupy at the facility. This will allow for a place to escape inclement weather or hot sun, receive instructions, and store backpacks etc. The shelter will be pre-engineered with small custom features so the aesthetic will match the nearby garden building roof pitch and material makeup. A small CMU serving counter and drinking fountain is proposed with this shelter project.

Small Program Shelter

A small approx. 20ft x 20 ft pre-engineered shelter is proposed at several locations to provide shade or protection from wet weather. The existing shelter in the lawn area will be replaced. An additional small shelter is proposed



for the area north of the parking lot. These shelters do not have any other amenities other than picnic table seating.

Parking and Trails

The existing gravel overflow parking lot that serves many underserved community groups will be paved to improve accessibility and accommodate stormwater treatment. The proposed parking lots will have curb and gutter and asphalt pavement. Parking stalls will be constructed with permeable pavement. This parking lot is will accommodate buses and cars for dedicated programs and overflow for program events. New bituminous pedestrian paths are proposed to connect parking lots with site destinations. Existing permeable pavers used around the building will be reused to create outdoor gathering spaces near the proposed buildings.

Site Lighting

The 2017 Site construction project updated the old lighting system across the site campus. The proposed site design includes new lighting for the overflow parking lot. The proposed light fixtures will be LED type with dimming capability and motion response system. They will be off for light output until they sense motion, at which point the output raises to 100% (or whatever amount of light is necessary). This saves energy and also creates a softer night time facility aesthetic and reduces light pollution to the neighborhood to the east. Artistic bollard style lights are proposed for the drop off circle and building entrance area which were not constructed in 2017 due to lack of funding.

Vegetation

One of the goals in the programming and design of the site is to minimize site impact to existing trees and natural resources. The proposed layout of parking lot and buildings are located so that the physical location and grading adjustments minimize the impact to existing desirable trees. The new require removal of several trees, but no large native significant trees. New trees and native shrubs will be planted throughout the site as part of the redevelopment project. The stormwater basins will receive most of the new shrub and herbaceous plantings.

Stormwater

Ramsey County Parks and Recreation Department incorporates water resources for recreation activities across the entire County and has a vested interest to ensure water quality is preserved or enhanced. The Vadnais Lake Area Water Management Organization (VLAWMO), is the agency that is responsible for setting water treatment guidelines for site development but defers this oversight to the local city or township. The best management practices that are proposed for the project are permeable pavement and infiltration/bio-retention basins as shown on the plans. Native soils on site are quite sandy which should allow for all stormwater runoff to be infiltrated onsite.

Wetland Impacts

There are no wetlands impacted with this project.

Signage

Regulatory signs will install to meet Minnesota Uniform Traffic Control Devices (MUTCD) standards.

Project Element Implementation Schedule

Programming building – 2025-2027 (estimated)



Garden House Renovation – 2020-21

Sugar Shack redevelopment – 2020-21

Large Shelter and overflow parking lot paving – 2025-2027 (estimated)

Small Shelters – No timetable

MEMORANDUM

TO: Brett Blumer, Ramsey County Parks Department
FROM: Joe Lux, Senior Transportation Planner
DATE: March 31, 2020
SUBJECT: **Tamarack Nature Center Campus Site Redevelopment**

I have discussed the Tamarack Nature Center's access with County Traffic Engineer Brad Estochen, in light of the redevelopment plans for the Center. After reviewing the traffic operations on Otter Lake Road and the accommodations that are present (or more accurately, absent) for public streets and institutional uses along the corridor, we will not require construction of turn lanes for the redevelopment. We would like to work with the Parks Department after completion and if problems arise, address them. We are also working toward a plan to add bike and pedestrian facilities to Otter Lake Road and are confident that project will result in a more accommodating environment for pedestrians and bikers. Please contact Brad or me with any questions.

MEMO

To: Gus Blumer, Ramsey County
From: Aaron Cameron, HTPO
Date: 03/26/2020
Subject: Tamarack Nature Center - Stormwater Management Design

Overview

This memo has been prepared to describe the proposed stormwater management system included as part of the Tamarack Nature Center building improvements located in White Bear Township, MN. The project is located within the Vadnais Lake Area Watershed Management Organization (VLAWMO).

It is our understanding that the project will be bid and built in phases as funding allows. With this, our analysis is based on 60% DD plans dated through 03/18/2020. Any design changes after this date are not included and would require updating the calculations to reflect these changes. We are under the assumption that any comments provided by the Watershed with their review would be forwarded to incorporate into the final design.

Permitting Requirements

VLAWMO requires two primary stormwater management design elements that need to be accounted for by the project:

- Rate Control – Proposed runoff rates, cumulative for the entire redevelopment site, shall not exceed the existing runoff rates for the 2, 10, and 100-yr, 24-hr events, based on Atlas 14 data.
- Volume Reduction - Volume reduction shall be achieved onsite through abstraction within BMP's in the amount of 1.1 inches of rainfall over new and reconstructed impervious surfaces.

Stormwater BMP's

This project is incorporating various BMP's to manage the stormwater runoff from the project area, including:

- Permeable pavements with filtration media and an underdrain
- Infiltration basins
- Vegetated surfaces for pre-treatment

Soil borings were performed as part of the design which reveal that the majority of underlying soils are HSG "B" type, and therefore infiltration is feasible. This supports the local knowledge of the site that the soils in the area are mainly free-draining. As an additional measure, perforated draintile underdrains will be installed under the permeable pavement sections.

Rate Control

The runoff rates post redevelopment cannot exceed the existing condition rates for the project area. The runoff rates from the existing and proposed conditions are listed in the following table. The supporting HydroCAD calculations are attached.

Event	Existing (cfs)	Proposed (cfs)
2-yr (24-hr)	2.5	1.9
10-yr (24-hr)	11.4	11.3
100-yr (24-hr)	48.9	48.6

Volume Reduction

The project will create or fully reconstruct greater than 10,000 sq. ft. of impervious surfaces, therefore it must capture and retain onsite 1.1 inches of runoff from the new and/or fully reconstructed impervious surfaces. As noted earlier, the underlying subgrade soils are "B" type, allowing for infiltration. An infiltration rate of 0.45 inches/hr. was used based on the Minnesota Stormwater Manual. With the required draw down time of 48 hours, the maximum depth of the infiltration basin would be 21 inches. A summary of the calculations are shown in the following table, including the amount of new or fully reconstructed impervious surfaces.

		UNITS
New / Reconstructed Impervious	60650	SF
Volume Required	5560	CF
BMP #1 (Program Building)	4922	CF
BMP #2 (Sugar Shack)	1629	CF
Pervious Parking Lot	2936	CF
Total Volume Provided	9487	CF

Minnesota Wetland Conservation Act

Notice of Decision

Local Government Unit (LGU) Vadnais Lake Area Water Management Organization	Address 800 County Road E, East, Vadnais Heights, MN 55127
---	--

1. PROJECT INFORMATION

Applicant Name Ramsey County Parks	Project Name Tamarack Nature Center Expansion	Date of Application 2/23/16	Application Number 1-2016
<input type="checkbox"/> Attach site locator map.			

Type of Decision:

<input type="checkbox"/> Wetland Boundary or Type Sequencing	<input checked="" type="checkbox"/> No-Loss	<input type="checkbox"/> Exemption	<input type="checkbox"/>
<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Banking Plan		

Technical Evaluation Panel Findings and Recommendation (if any):

<input type="checkbox"/> Approve	<input type="checkbox"/> Approve with conditions	<input type="checkbox"/> Deny
Summary (or attach):		

2. LOCAL GOVERNMENT UNIT DECISION

Date of Decision: 2/26/16		
<input checked="" type="checkbox"/> Approved Denied	<input type="checkbox"/> Approved with conditions (include below)	<input type="checkbox"/>

LGU Findings and Conclusions (attach additional sheets as necessary):

The project construction will take place on upland and will not impact wetlands located on the nature center site. Construction area is well above the 100yr flood elevation and away from any NWI wetlands. County wants official WCA documentation that construction site is free of wetlands. LGU is very familiar with site and no wetlands are present on or near construction area.

For Replacement Plans using credits from the State Wetland Bank:

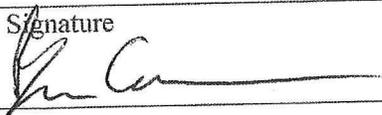
Bank Account #	Bank Service Area	County	Credits Approved for Withdrawal (sq. ft. or nearest .01 acre)

Replacement Plan Approval Conditions. In addition to any conditions specified by the LGU, the approval of a Wetland Replacement Plan is conditional upon the following:

- Financial Assurance:** For project-specific replacement that is not in-advance, a financial assurance specified by the LGU must be submitted to the LGU in accordance with MN Rule 8420.0522, Subp. 9 (List amount and type in LGU Findings).
- Deed Recording:** For project-specific replacement, evidence must be provided to the LGU that the BWSR "Declaration of Restrictions and Covenants" and "Consent to Replacement Wetland" forms have been filed with the county recorder's office in which the replacement wetland is located.
- Credit Withdrawal:** For replacement consisting of wetland bank credits, confirmation that BWSR has withdrawn the credits from the state wetland bank as specified in the approved replacement plan.

Wetlands may not be impacted until all applicable conditions have been met!

LGU Authorized Signature:

Signing and mailing of this completed form to the appropriate recipients in accordance with 8420.0255, Subp. 5 provides notice that a decision was made by the LGU under the Wetland Conservation Act as specified above. If additional details on the decision exist, they have been provided to the landowner and are available from the LGU upon request.		
Name Brian Corcoran	Title Water Resource Manager	
Signature 	Date 2/26/16	Phone Number and E-mail 651-204-6073 office@vlawmo.org

THIS DECISION ONLY APPLIES TO THE MINNESOTA WETLAND CONSERVATION ACT. Additional approvals or permits from local, state, and federal agencies may be required. Check with all appropriate authorities before commencing work in or near wetlands.

Applicants proceed at their own risk if work authorized by this decision is started before the time period for appeal (30 days) has expired. If this decision is reversed or revised under appeal, the applicant may be responsible for restoring or replacing all wetland impacts.

This decision is valid for three years from the date of decision unless a longer period is advised by the TEP and specified in this notice of decision.

3. APPEAL OF THIS DECISION

Pursuant to MN Rule 8420.0905, any appeal of this decision can only be commenced by mailing a petition for appeal, including applicable fee, within thirty (30) calendar days of the date of the mailing of this Notice to the following as indicated:

Check one:

<input type="checkbox"/> Appeal of an LGU staff decision. Send petition and \$_____ fee (if applicable) to: 800 County Rd EE Vadnais Heights, MN 551127	<input type="checkbox"/> Appeal of LGU governing body decision. Send petition and \$500 filing fee to: Executive Director Minnesota Board of Water and Soil Resources 520 Lafayette Road North St. Paul, MN 55155
---	---

4. LIST OF ADDRESSEES

<input checked="" type="checkbox"/> SWCD TEP member: Michael Schumann <input checked="" type="checkbox"/> BWSR TEP member: Dennis Rodacker <input type="checkbox"/> LGU TEP member (if different than LGU Contact): <input checked="" type="checkbox"/> DNR TEP member: Leslie Parris <input type="checkbox"/> DNR Regional Office (if different than DNR TEP member) <input type="checkbox"/> WD or WMO (if applicable): <input type="checkbox"/> Applicant and Landowner (if different) <input type="checkbox"/> Members of the public who requested notice: <input checked="" type="checkbox"/> Corps of Engineers Project Manager <input type="checkbox"/> BWSR Wetland Bank Coordinator (wetland bank plan decisions only)

5. MAILING INFORMATION

➤ For a list of BWSR TEP representatives: www.bwsr.state.mn.us/aboutbwsr/workareas/WCA_areas.pdf

➤ For a list of DNR TEP representatives: www.bwsr.state.mn.us/wetlands/wca/DNR_TEP_contacts.pdf

➤ Department of Natural Resources Regional Offices:

NW Region:	NE Region:	Central Region:	Southern Region:
Reg. Env. Assess. Ecol. Div. Ecol. Resources 2115 Birchmont Beach Rd. NE Bemidji, MN 56601	Reg. Env. Assess. Ecol. Div. Ecol. Resources 1201 E. Hwy. 2 Grand Rapids, MN 55744	Reg. Env. Assess. Ecol. Div. Ecol. Resources 1200 Warner Road St. Paul, MN 55106	Reg. Env. Assess. Ecol. Div. Ecol. Resources 261 Hwy. 15 South New Ulm, MN 56073

For a map of DNR Administrative Regions, see: http://files.dnr.state.mn.us/aboutdnr/dnr_regions.pdf

➤ For a list of Corps of Project Managers: www.mvp.usace.army.mil/regulatory/default.asp?pageid=687 or send to:

US Army Corps of Engineers
 St. Paul District, ATTN: OP-R
 180 Fifth St. East, Suite 700
 St. Paul, MN 55101-1678

➤ For Wetland Bank Plan applications, also send a copy of the application to:
Minnesota Board of Water and Soil Resources
Wetland Bank Coordinator
520 Lafayette Road North
St. Paul, MN 55155

6. ATTACHMENTS

In addition to the site locator map, list any other attachments:

application with aerial of 100yr flood elevation and NWI

site redevelopment plan



Tamarack Nature Center- Surrounding Land Use



Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Parcels Land Use Codes (<=1
 - Commercial/Industrial
 - No Information/Vacant Land
 - Other Residential
 - Trailer Or Mobile Home Park
 - Residential 1 Unit
 - Residential 2-3 Units
 - Condo/Co-op/Townhome
 - Apartments 1-9 Rental Units
 - Apartments 10-19 Rental Units
 - Apartments 20-49 Rental Units
 - Apartments 50 Or More Units
 - Fraternity/Sorority House
 - Nursing Homes/Hospitals

Notes

Conditional Use Application
8.7.2014

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



2,179.1
 NAD_1983_HARN_Adj_MN_Ramsey_Feet
 © Ramsey County Enterprise GIS Division



WHITE BEAR
TOWNSHIP

Zoning Districts

Legend

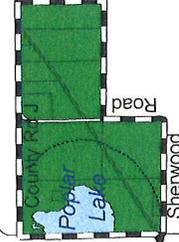
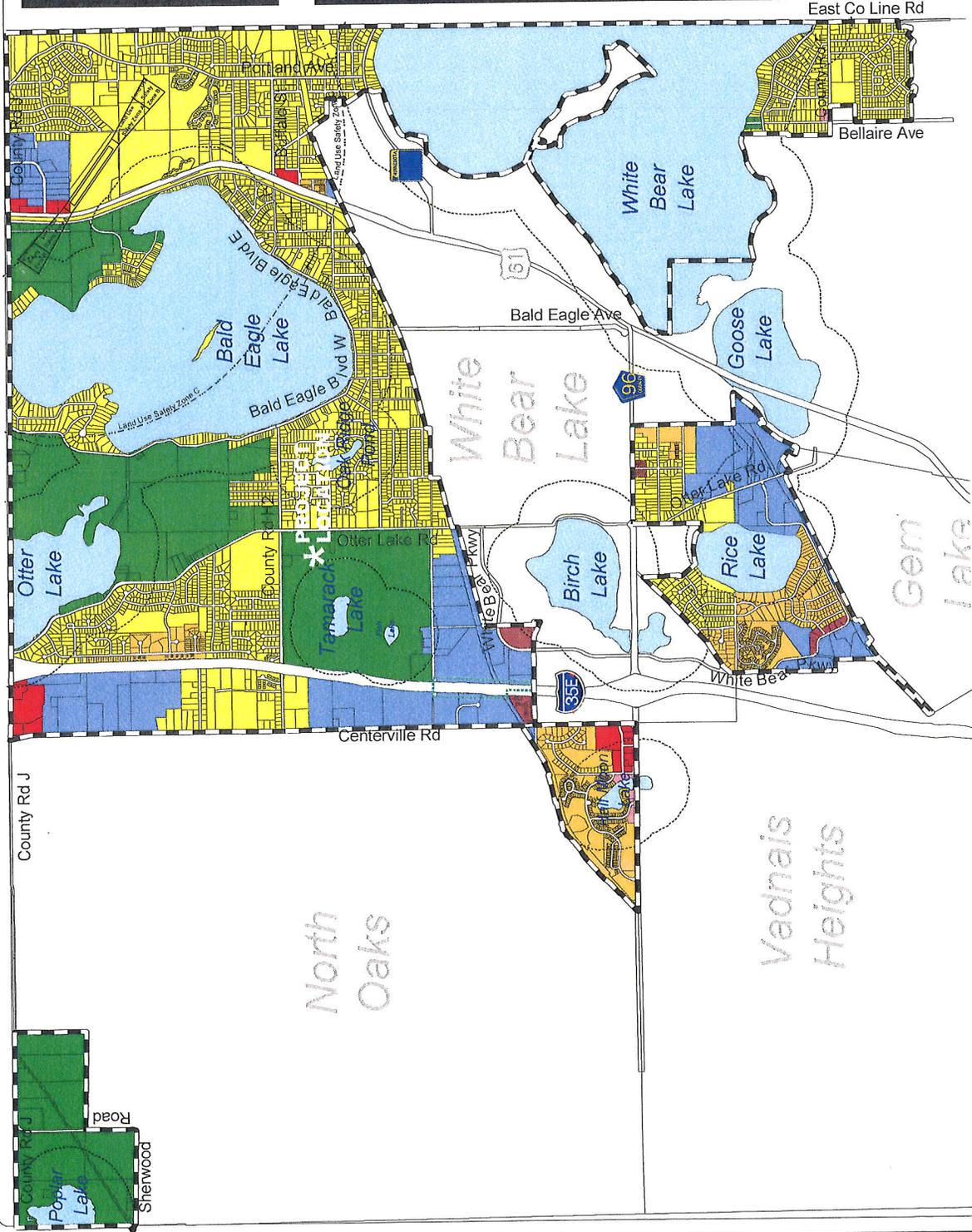
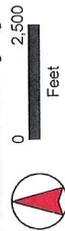
- Township Limits
- B-1 Limited Business
- B-2 - General Business
- I-1 - Light Industrial
- OS Open Space
- R-1 Suburban Residential
- R-2 Urban Residential
- R-3 Multiple Family Residential
- Airport Safety Zone A and B
- Airport Safety Zone C
- Shoreline Management Area
- Outdoor Advertising Sign Overlay

**For Further Information
Contact White Bear Township at
(651) 429-5827**

Limitation Liability
This document is not a legally recorded map or survey and is not intended to be used as one. This map is a compilation of records and information from various state, county, and township offices, and other sources.

Map Date: April 16, 2003

Created By: **TKDA**
ENGINEERS - ARCHITECTS - PLANNERS



Background Documents

Tamarack Nature Center NWI wetlands



Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- NWI Wetlands
- Bog
- City / Industrial
- Deep Marsh
- Open Water
- River System
- Seasonal Flooded
- Shallow Marsh
- Shrub Swamp
- Wet Meadow
- Wooded Swamp

Notes

Conditional Use Application
8.7.2014

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

2,666.7 1,333.34 2,666.7 Feet

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NAD_1983_HARN_A41_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division





PHILIPS



Site & Area

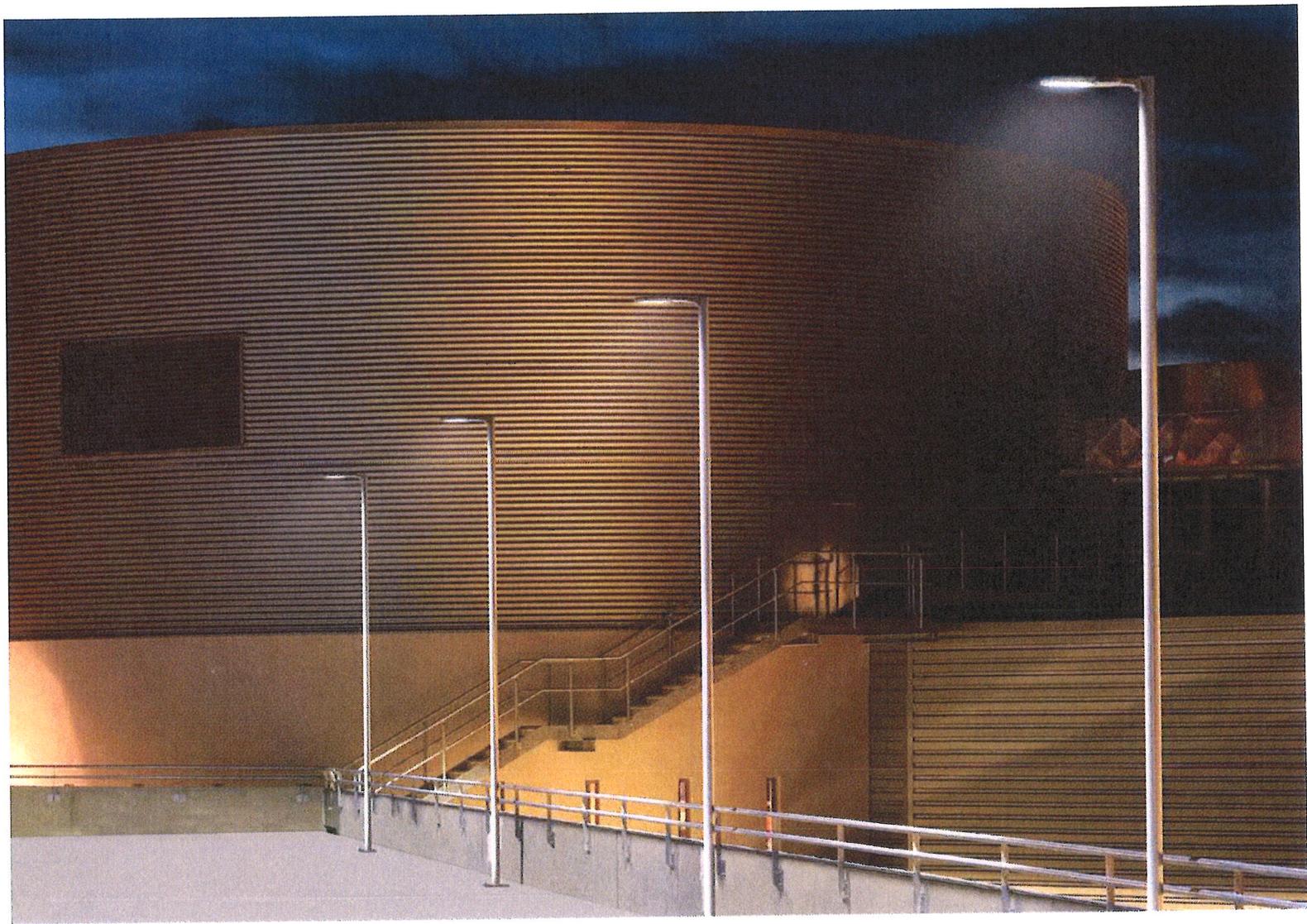
EcoForm



LED Solution

Redefining value with **outstanding** **performance**

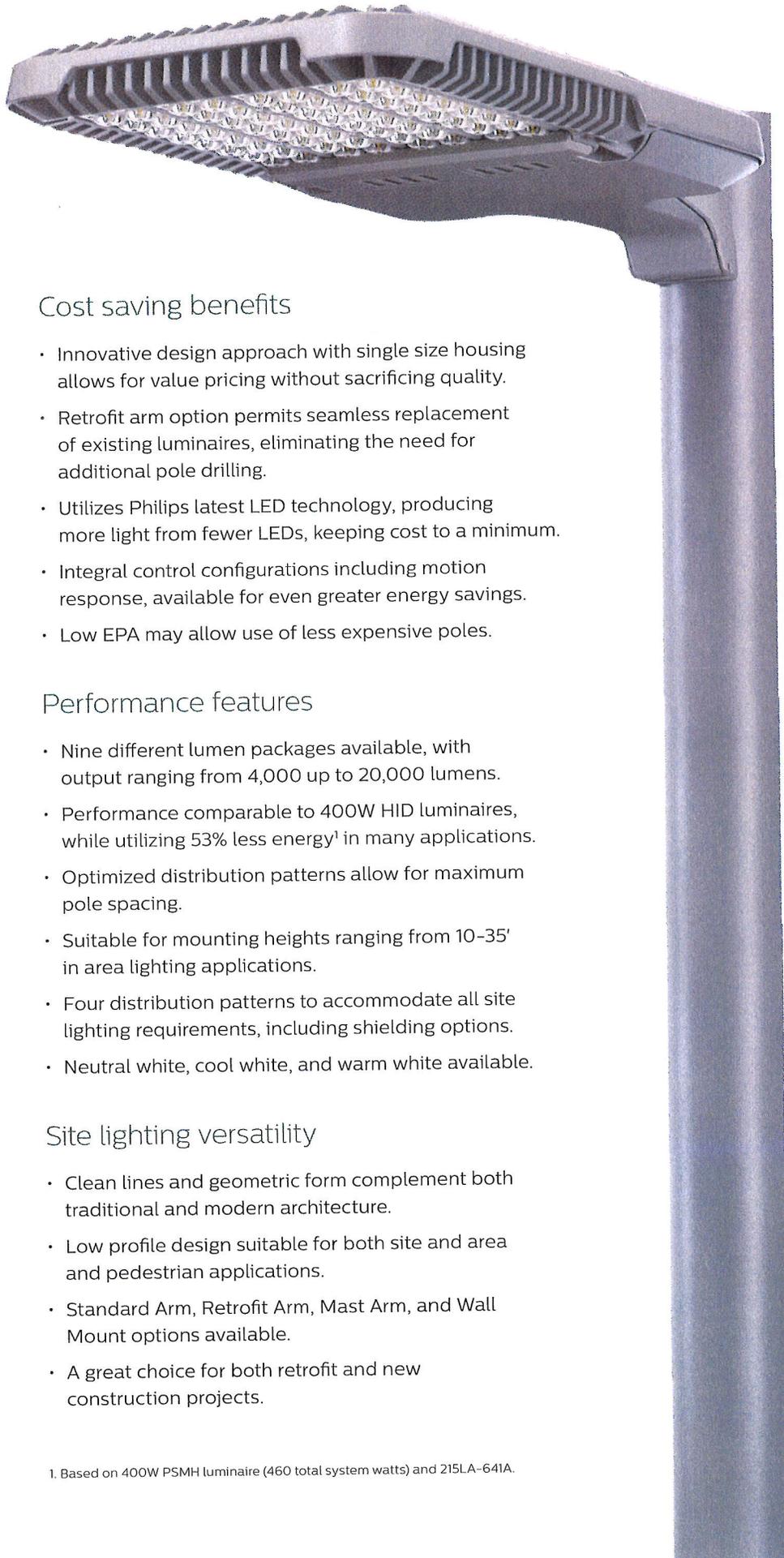
An affordable solution with optimal versatility



An **affordable** site lighting package with **one LED luminaire**

The Philips Gardco EcoForm redefines value through outstanding performance and breadth of offering. EcoForm combines nine different lumen packages, four distribution patterns, and six integral control options to create an innovative, efficient, performance and value driven product suitable for a full range of site and area applications.

EcoForm combines economy with performance in an outdoor area luminaire. When project budgets call for an affordable solution that will meet specifications without sacrificing performance, EcoForm is an excellent option. EcoForm features a single, low profile housing design and delivers a variety of lumen packages, making it the perfect choice for replacing existing HID installations.



EcoForm
.....
Site & Area
.....
At a glance
.....

Cost saving benefits

- Innovative design approach with single size housing allows for value pricing without sacrificing quality.
- Retrofit arm option permits seamless replacement of existing luminaires, eliminating the need for additional pole drilling.
- Utilizes Philips latest LED technology, producing more light from fewer LEDs, keeping cost to a minimum.
- Integral control configurations including motion response, available for even greater energy savings.
- Low EPA may allow use of less expensive poles.

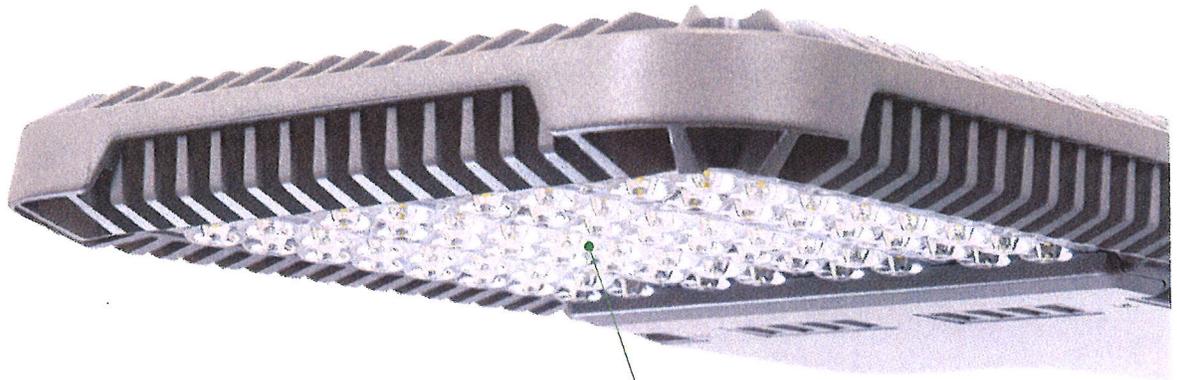
Performance features

- Nine different lumen packages available, with output ranging from 4,000 up to 20,000 lumens.
- Performance comparable to 400W HID luminaires, while utilizing 53% less energy¹ in many applications.
- Optimized distribution patterns allow for maximum pole spacing.
- Suitable for mounting heights ranging from 10-35' in area lighting applications.
- Four distribution patterns to accommodate all site lighting requirements, including shielding options.
- Neutral white, cool white, and warm white available.

Site lighting versatility

- Clean lines and geometric form complement both traditional and modern architecture.
- Low profile design suitable for both site and area and pedestrian applications.
- Standard Arm, Retrofit Arm, Mast Arm, and Wall Mount options available.
- A great choice for both retrofit and new construction projects.

1. Based on 400W PSMH luminaire (460 total system watts) and 215LA-641A.



Breakthrough LED technology

EcoForm uses the latest in Philips LED technology to meet high performance outdoor site and area lighting standards. In addition, the EcoForm LEDs deliver a high color rendering index, provide exceptional coverage to the target area, provide exceptional lumen output, and are available in three different color temperatures to tailor the lighting to your application.

IP66-rated LED light engine

The EcoForm LED light engine, inspired by the Philips LEDGINE platform, is constructed of the most reliable Philips components.

The IP66-rated LED modules protect the LEDs from degradation caused by harsh environmental elements. In addition, the IP66 seal allows the modular LED arrays to be easily replaced in the field.

Maximized performance

EcoForm's innovative IP66-rated light engine eliminates the need for a glass lens, ensuring that nothing will interfere with LED performance and your target area.

Each light engine includes 16 high power LEDs per array. EcoForm is available with 2, 3, or 4 LED arrays available in type 2, 3, 4, and 5 distributions.

Control options maximize savings and expedite payback

Motion Response

Integral and pole mounted motion response

Motion Response ensures that light is there when it's needed, and reduces power to save energy when the site is not in use. Once motion is detected, the luminaire switches to full light output until no motion is detected for the duration period. Both the dimming duration and light output are field adjustable.



Luminaire mounted integral sensor (MRI)
 For mounting heights up to 20ft.

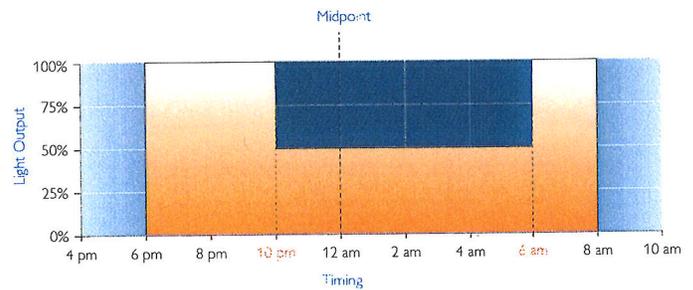


Pole mounted sensor (MR50 or APD-MRO)
 For mounting heights greater than 20ft.

Automatic Profile Dimming

Philips DynaDimmer

Automatic Profile Dimming (APD) provides guaranteed savings by reducing power and light output by 50% during periods of low traffic. By combining EcoForm with Philips DynaDimmer, power is reduced by 50% for two hours prior to and six hours after the set mid point.



Automatic Profile Dimming & Motion Response Override

Benefits of both motion response and automatic profile dimming

To enjoy the benefits of both technologies, specify the ECF-APD-MR configuration. Both the luminaire (MRI) and pole mounted (MRO) sensors can be combined with Philips DynaDimmer for ultimate energy savings and an increased sense of security.

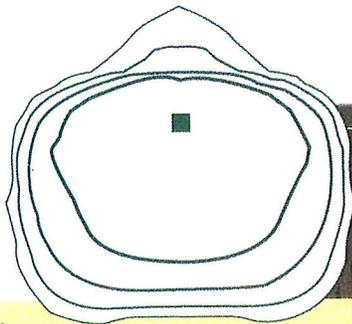
When motion is detected during periods where the luminaire is dimmed to 50%, the luminaire will return to 100% power until no motion is detected for the duration period. Both the dimming duration and light output are field adjustable.

Wireless Controls Capability
 EcoForm is available with wireless controls technology as part of a total parking garage top deck solution.
 Contact factory for information on wireless controls system capability.



EcoForm has your site **covered**

EcoForm offers a complete set of optical systems to meet every site lighting requirement. Shielding options are available to reduce backlight when used with three EcoForm optical distributions. Not only will EcoForm efficiently illuminate site and area, pedestrian, and perimeter locations with one luminaire, it looks great at any scale.

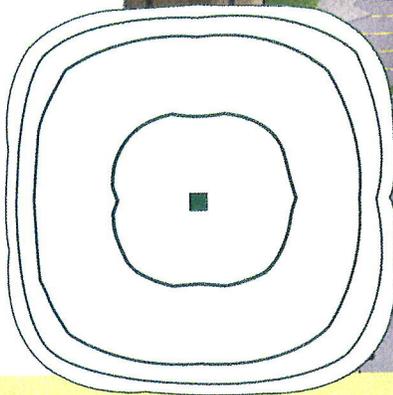


Type 4

Type 4 is suitable for applications where light is primarily required forward, and minimal backlight is desired. Typical installations include perimeter poles.

Site perimeter

LED Array: 215LA-641A Pole Height: 20ft
Optic: Type 4 Fc Min: 0.5



Type 5

Type 5 optics produce a symmetrical square pattern that distributes light equally on all sides of the luminaire. Type 5 luminaires are often applied in parking lot interiors.

Parking lot

LED Array: 215LA-641A Pole Height: 120 x 120ft
Optic: Type 5 Fc Min: 0.5



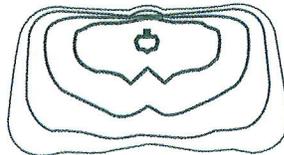
Shielding options control backlight

EcoForm's Internal Shielding (IS) option is available with Type 2, 3, and 4 distributions to effectively control backlight.

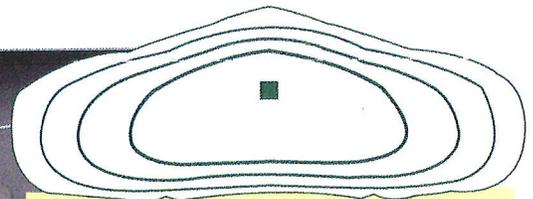
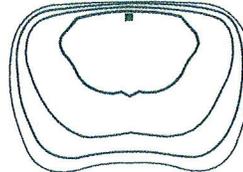
Type 2 with IS



Type 3 with IS



Type 4 with IS

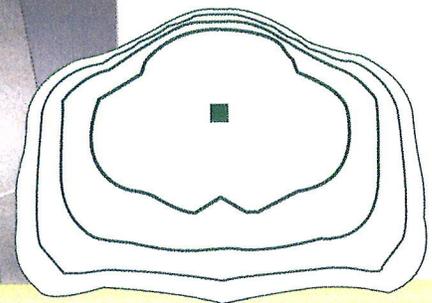


Type 2

Type 2 optics create an asymmetric distribution pattern with wide lateral throw. The distribution works well in walkway and roadway applications where more light is required "street side" than "house side."

Pedestrian area

LED Array: 70LA-5270 Pole Height: 12ft
 Optic: Type 2 Fc Min: 0.5



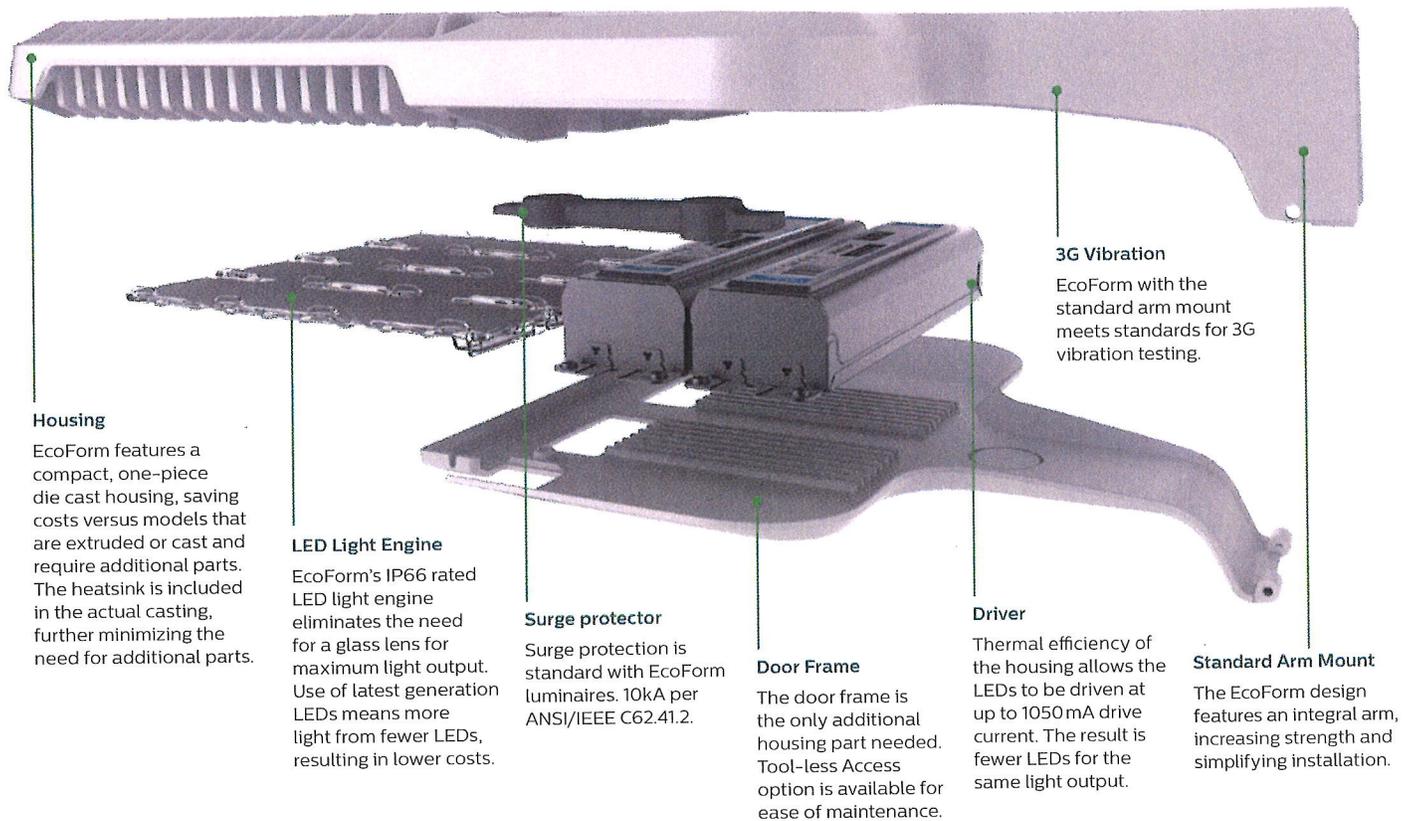
Type 3

Type 3 optics produce an asymmetrical pattern that directs the majority of the light forward and equally on both sides of the luminaire. In a back-to-back configuration, it creates a rectangular pattern which may extend pole spacings.

Pedestrian area

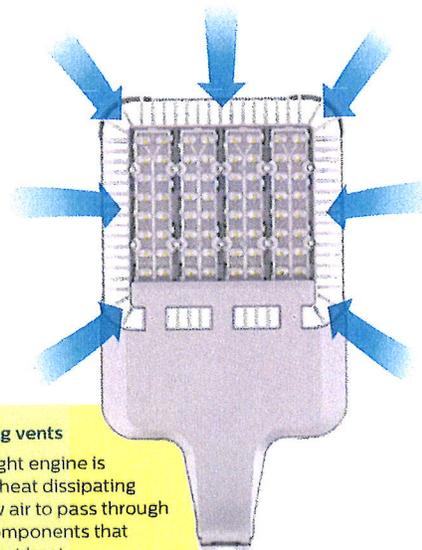
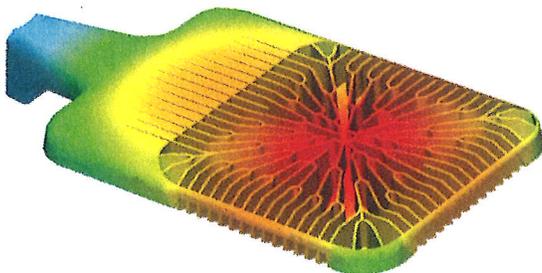
LED Array: 70LA-3270 Pole Height: 20ft
 Optic: Type 3 Fc Min: 0.5

Construction features



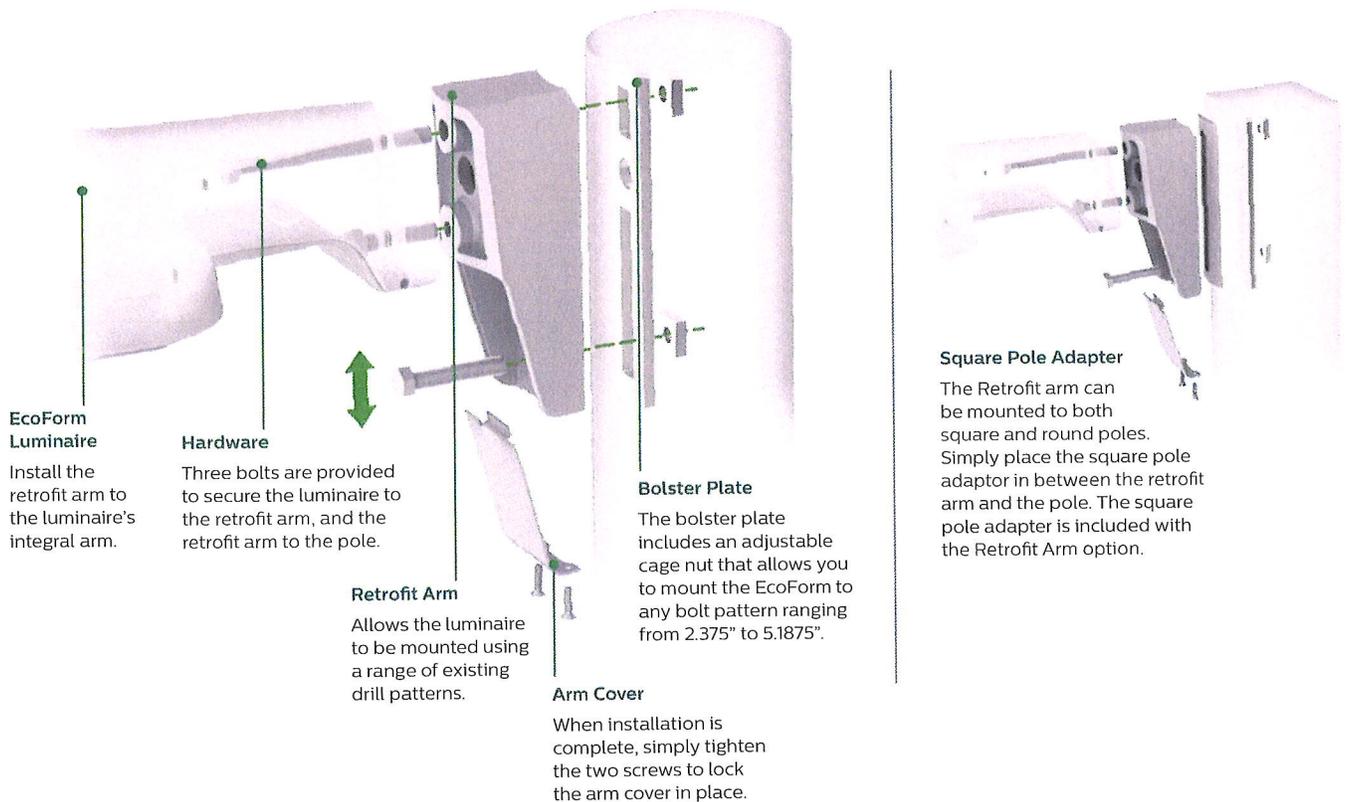
Thermal management

EcoForm features an innovative thermal design that maximizes life and performance. The thermal efficiency of EcoForm's housing design permits the housing size to be small, and also allows LEDs to be driven at up to 1050 mA drive current for maximum lumen output.



EcoForm makes **retrofitting** easy

EcoForm features an innovative retrofit arm, allowing for seamless integration into existing sites, eliminating the need for costly additional pole drilling. The Retrofit arm features a versatile mounting plate that allows the luminaire to be mounted using any drill pattern ranging from 2³/₈" to 5³/₁₆".



Mounting options

EcoForm features three additional mounting options, offering a full range of mounting versatility.



Standard Arm Mount



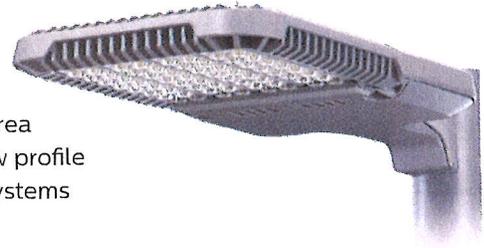
Mast Arm Fitter



Wall Bracket

Specifications

The Philips Gardco EcoForm combines economy with performance in an LED area luminaire. Capable of delivering up to 20,000 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. Integral control systems including motion response are available for further energy savings.



Housing

One piece die cast aluminum housing with integral arm and separate, self retained hinged, one piece die cast door frame.

IP Rating

LED light engine rated IP66.

Vibration Resistance

EcoForm with the Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

Electrical

Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant. Surge protector standard. 10kA per ANSI/IEEE C62.41.2.

LED Board and Array

32, 48, or 64 LEDs. Color temperatures: 3000K, 4000K, 5700K +/- 250K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

LED Thermal Management

The one piece housing design provides excellent thermal management critical to long LED system life.

Optical Systems

Type 2, 3, 4, and 5 distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, and 4 distributions to control backlight.

Mounting

Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles.

Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.

Energy Saving Benefits

System efficacy up to 95 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidic isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

Motion Sensors

ECF-MR50, ECF-APD-MRO, ECF-MRI, ECF-APD-MRI luminaires may be specified for additional energy savings during unoccupied periods.

Listings

ETL/cETL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -30° to 40°C (-22° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards.

Warranty

EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty. The LED Drivers carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optics	LED Wattage	Color Temp	Voltage	Finish	Options
ECF								
ECF EcoForm	— Standard luminaire (leave blank) DIM 0-10V Dimming APD ¹ Auto Profile Dimming APD-MRO ² Auto Profile Dimming and Motion Response Override pole mounted motion sensor APD-MRI ^{2,3} APD with Motion Response Override luminaire sensor MRI ^{2,3} Motion Response at 50% low luminaire sensor MR50 ² Motion Response at 50% low, pole mounted sensor LimeLight Wireless Controls LLC2 ^{1,5} #2 lens for 8-15' mounted heights LLC3 ^{1,5} #3 lens for 15-25' mounted heights LLC4 ^{1,5} #4 lens for 25-40' mounted heights	1 Standard 2 2@180 2@90 2@90 3 3@90 3@120 3@120 4 4@90 WS Wall mount including surface conduit rear entry permitted MA Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	2 Type 2 3 Type 3 4 Type 4 5 Type 5	530 mA 55LA-3253 ¹ 75LA-4853 100LA-6453 700mA 70LA-3270 105LA-4870 135LA-6470 1050mA 105LA-321A 160LA-481A 215LA-641A	CW Cool White 5,700K 70 CRI (nominal) NW Neutral White 4,000K 70 CRI (nominal) WW ⁴ Warm White 3,000K 70 CRI (nominal)	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V 50hz/60hz HVU 347-480V 50hz/60hz	BRP Bronze Paint BLP Black Paint WP White Paint NP Natural Paint OC Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) SC Special color Specify, must supply color chip. Requires factory quote.	TL Tool-Less entry and driver removal hardware TB ³ Terminal Block IS ⁶ Internal Shield LF ⁷ Line Fusing LFC ⁷ Line Fusing for Canada PC ^{5,7,8} Receptacle with Photocell (Includes PCR5) PCB ^{5,7,8} Photocell Button PCR5 ^{5,11,13} Photocell Receptacle only with 2 dimming connections PCR7 ^{5,12,13} Photocell Receptacle only with 2 dimming and 2 auxiliary connections RAM Retrofit Arm Mount kit PTF2 ⁹ Pole Top Fitter for 2 3/8"- 3" Tenon PTF3 ⁹ Pole Top Fitter for 3"- 3 1/2" Tenon PTF4 ⁹ Pole Top Fitter for 3 1/2"- 4" Tenon RPA ¹⁰ Round Pole Adapter for 3"- 3.9" O.D. BD Bird Deterrent (field installed only)

- Available in 120V-277V Voltages only (UNV, 120, 208, 240 & 277).
- MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 9 of the ECF spec sheet for Accessories. Available in 120V or 277V only.
- ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
- Contact factory for lead times on warm white.
- LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 7-8 of ECF spec sheet for more info.
- Not configurable with Type 5 (5) Optics.
- Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
- Not configurable with 480V (480) Voltage.
- Not configurable with 3@120 (3@120) Mounting.
- No adaptor required for 4" round poles. RPAs provided with Black Paint standard.
- Works with 3-pin or 5-pin NEMA photocell/dimming device.
- Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
- If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.

EcoForm
.....
Site & Area
.....
Specifications
.....

EcoForm Accessories (order separately)

FS1R-100

MR hand held programmer
For use with 'MRI' motion response when field programming is required. If desired, only one is needed per job.

MS-A-120V

120V Input Area Motion Sensor
For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

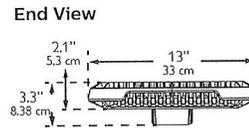
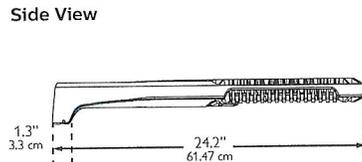
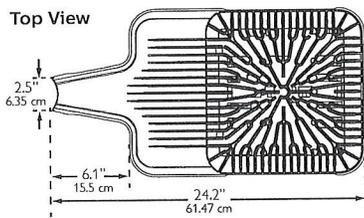
MS-A-277V

277V Input Area Motion Sensor
For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

Note: Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration Information on page 5 of the ECF spec sheet for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

Prior to ordering, consult web based submittal data sheets for the most current information, notes and exclusions. Philips Gardco reserves the right to change materials or modify the design of its product without notification.

Dimensions – Standard EcoForm luminaire



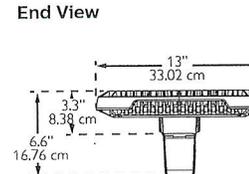
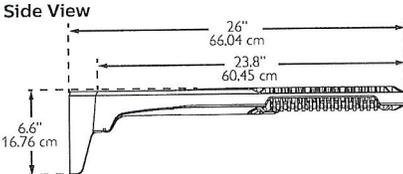
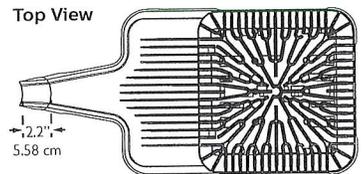
EPA* (ft²/m²)

Single	Twin 2@180	3/4 @90
0.2/0.019	0.5/0.046	0.5/0.046

Approximate Luminaire Weight: 20 Lbs (9.07 Kg)

* Effective Projected Area

Dimensions – EcoForm with Retrofit Arm Mount (RAM)



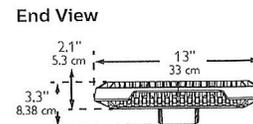
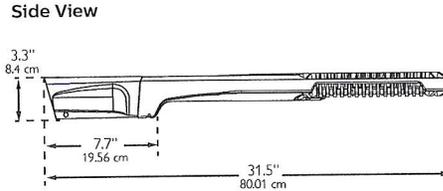
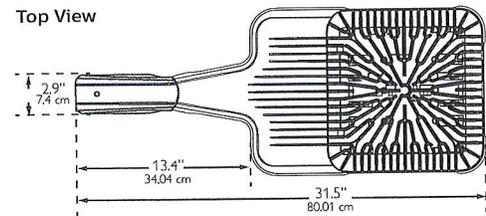
EPA* (ft²/m²)

Single	Twin 2@180	3/4 @90
0.3/0.028	0.6/0.056	0.7/0.065

Approximate Luminaire Weight: 21 Lbs (9.53 Kg)

* Effective Projected Area

Dimensions – EcoForm with Mast Arm Fitter (MA)



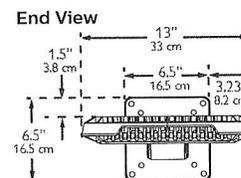
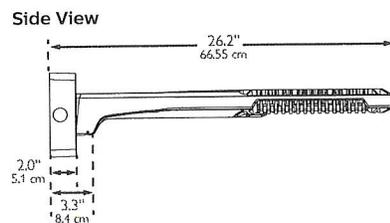
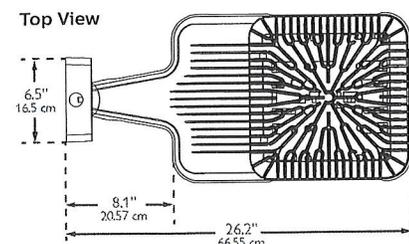
EPA* (ft²/m²)

Single
0.51/0.047

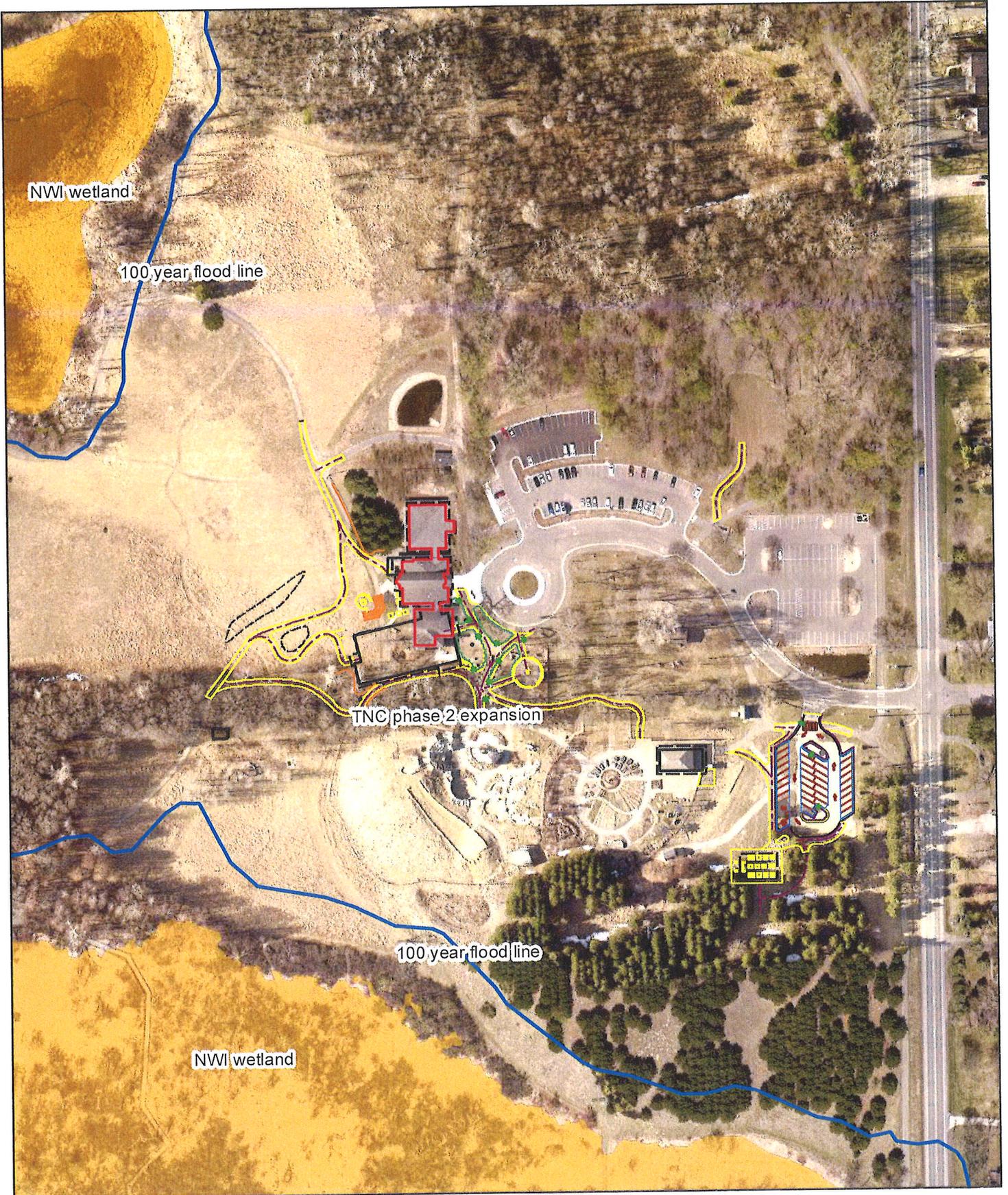
Approximate Luminaire Weight: 21.5 Lbs (9.77 Kg)

* Effective Projected Area

Dimensions – EcoForm with Wall Mount (WS)



Approximate Luminaire Weight: 23.36 Lbs (10.6 Kg)





Existing Garden House.jpg



Proposed Large Shelter 1.JPG



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) Ramsey County Parks and Recreation PHONE (Home) 651-748-2500
Attn: Brett G. Blumer (Business) _____
(Cell) _____

ADDRESS 2015 Van Dyke Street
Maplewood, MN 55109

PROPERTY OWNER Ramsey County Parks

ADDRESS OF SITE 5287 Otter Lake Road ZONING _____

EXISTING USE OF SITE Tamarack Nature Center

DESCRIPTION OF CONDITIONAL USE BEING REQUESTED
Final Development Phase Design and Construction

Credit Card Fee (\$75.00 plus \$200.00 Expense Deposit)

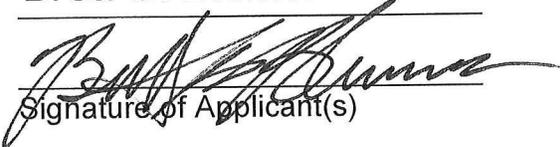
CHECKLIST:

- _____ 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.

Brett G. Blumer


Signature of Applicant(s)

4-01-2020

Date

<u>To Be Completed By Office:</u>		CC payment	
Date Request Received	<u>4/1/2020</u>		0736
By <u>Karen</u> (Staff Member)		\$75.00 Fee + \$200 Deposit Received	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date Application Complete	_____		



Planning Commission Meeting June 3, 2020

Agenda Number: 7

Subject: Consider Possible Ordinance No. 35 Amendments Regarding the Keeping of:

1. Chickens
2. Bees
3. Pigs

Documentation: Miscellaneous Information

Action / Motion for Consideration:

Receive Information / Discussion

MEMORANDUM

TO: PLANNING COMMISSION
FROM: TOM RIEDESEL
DATE: MAY 17, 2016

SUBJECT: ORDINANCE NO. 35 – AGRICULTURAL OPERATIONS

White Bear Township Ordinance No. 35 regulates agricultural operations in the Town. Based on the ordinance requirements, agricultural operations are permitted provided that the property owner has a minimum of 2 acres of fenced property. If the fenced acreage is available, the property owner may keep up to 4 animal units per each two acres. Animal units are defined as follows:

3-4.A. ANIMAL UNIT. Animal unit means a unit of measure used to compare differences in the production of animal manure's that employs as a standard the amount of manure produced on a regular basis by a slaughter steer or heifer. The following equivalents shall apply:

- A. One mature dairy cow, 1.4 animal unit.
- B. One slaughter steer or heifer, 1.0 animal unit.
- C. One horse, 1.0 animal unit.
- D. One swine over 55 lbs., .4 animal unit.
- E. One duck, .2 animal unit.
- F. One sheep, .1 animal unit.
- G. One swine under 55 lbs., .5 animal unit.
- H. One turkey, .18 animal unit.
- I. One chicken, .1 animal unit.

For animals not listed in items A to I, the number of animal units shall be defined as the average weight of the animal divided by 1000 lbs.

Several communities have been considering modifications to their ordinances to allow chickens. Recently, the City of White Bear Lake adopted regulations for the keeping of chickens and pigeons. A copy of the White Bear Lake Ordinance is attached.

The City of White Bear Lake allows up to 4 hens per property (or up to 50 pigeons, but not both). Roosters are prohibited as is breeding. Birds must be housed in a coop and the coop must be at least 50' from adjacent habitable structures and 5' from all property lines.

The Town has been receiving phone calls relating to chickens. The Planning Commission should discuss the current ordinance requirements and if modifications to the current ordinance are recommended.

One other subject relating to animals has been brought up by residents is the keeping of bees. Currently the Town does not have any regulations. Should ordinance regulations be adopted?

TR/psw
cc:admin.file
b:chickens

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF WHITE BEAR LAKE MUNICIPAL CODE
AT SECTION 702 AND SECTION 1301.030, AS THEY RELATE TO
THE KEEPING OF CHICKENS (CASE NO. 16-2-Z)

THE CITY COUNCIL OF THE CITY OF WHITE BEAR LAKE, MINNESOTA DOES
ORDAIN THE FOLLOWING:

Section 1. The Municipal Code of the City of White Bear Lake is hereby amended
at Section 702.043 as follows:

§702.043 KEEPING OF PIGEONS AND CHICKENS

Subd. 1. Title. Ordinance authorizing the keeping of chickens and the keeping and
racing of pigeons, and providing for the issuance of licenses and providing for violations.

Subd. 2. Intent and Purpose. It is the purpose and intent of this ordinance to permit
the keeping, maintenance and flying of certain registered pigeons as a recreational sport and
hobby, subject to regulations hereinafter set forth. The keeping, breeding, maintenance and
flying of fancy, racing and sporting breeds of pigeons, as defined herein, is determined not to
be a nuisance and is not detrimental to the public welfare, if regulated as hereafter set forth.

It is recognized that the keeping, breeding, maintenance and flying of such pigeons is now
mainly engaged in by members of local, district and national organizations, and such persons
keep their pigeons in suitable permanent structures constructed and maintained for such
purpose, and keep such structures in a clean and sanitary manner, and do not permit their
pigeons to remain at large in the community in such manner as to disturb their neighbors or
to prevent the full enjoyment of property rights by their neighbors.

It is also recognized that the ability to cultivate one's own food is a sustainable activity
that can also be a rewarding pastime. Therefore, it is also the purpose and intent of this
ordinance to permit the keeping and maintenance of hens in a clean and sanitary manner
that is not a nuisance to or detrimental to the public health safety and welfare of the
community.

Subd. 3. Definitions:

A. "Chicken" means a domesticated bird (*of the species Gallus domesticus or
various similar or related birds*) that serves as a source of eggs and/or meat.

B. "Coop" means the structure for the keeping or housing of chickens
permitted by the ordinance.

C. "Pigeon" means a member of the family Columbidae, and shall include "Racing
Pigeons", "Fancy Pigeons" and "Sporting Pigeons" as defined in this ordinance.

D. "Racing Pigeon" means a pigeon which, through selective past breeding, has developed the distinctive physical and mental characteristics as to enable it to return to its home after having been released a considerable distance therefrom, and which is accepted as such by the American Racing Pigeon Union, Inc. or the International Federation of Racing Pigeon Fanciers. Also, commonly know as Racing Homer, Homing Pigeon, or Carrier Pigeon.

E. "Fancy Pigeon" means a pigeon which, through past breeding, has developed certain distinctive physical and performing characteristics as to be clearly identified and accepted as such by the National Pigeon Association, the American Pigeon Club, or the Rare Breeds Pigeon Club. Examples: Fantails, Pouters, Trumpeters.

F. "Sporting Pigeon" means a pigeon which, through selective past breeding, has developed the ability to fly in a distinctive manner, such as aerial acrobatics or endurance flying. Examples: Rollers, Tipplers.

G. "Loft" means the structure(s) for the keeping or housing of pigeons permitted by this ordinance.

H. "Hen" means a female chicken.

I. "Owner" means the owner of Hens or Pigeons subject to this ordinance.

J. "Rooster" means a male chicken.

K. "Run" means a fully enclosed and covered area attached to a coop where the hens can roam.

Subd. 4. Conditions:

The keeping, breeding, maintenance and flying of pigeons or hens may be permitted subject to the following:

- A. An owner may keep either pigeons or hens, but not both.
- B. All premises on which pigeons or hens are kept or maintained shall be kept reasonably clean from filth, garbage, and any substances which attract rodents. The loft or coop and its surroundings must be cleaned daily frequently enough to control odor. Manure shall not be allowed to accumulate in a way that causes an unsanitary condition or causes odors detectible on another property.
- C. The loft or coop must be constructed and maintained so as to be predator and rodent-proof. The loft or coop must be maintained in good condition and working order.
- D. All pigeons shall be fed within the confines of the loft on the premises on which the pigeons are housed. The pigeons shall be confined to the loft except when they are released for exercise, performance, training, or to return from areas outside corporate limits of the City of White Bear Lake for the purpose of engaging in a race or returning from training flights.

- E. All grains and food stored for the use of the hens or pigeons ~~on a licensed premises~~ shall be kept in a rodent proof container.
- F. Hens and Pigeons shall not be kept in such a manner as to constitute a nuisance to the occupants of adjacent property and shall not be kept in an accessory or principal structure. An exception may be made for hens or pigeons under 4 months in age to be temporarily kept in an accessory structure to facilitate the regulation of their temperature.
- G. Pigeon lofts and hen coops ~~will~~ shall be located in the rear yard only and shall be at least 50 feet from adjacent habitable structures and 5 feet from all property lines. If a 50-foot setback from adjacent habitable structures cannot be achieved, the property owner may seek the written consent of the affected property owner(s) for a lesser amount. Inability to obtain the written consent of the affected property owner may be appealed by applying for a formal variance pursuant to Section 1301.060 of the Zoning Code. Portable coops and runs are allowed, but allowable locations must be identified on the required site plan.
- H. ~~The A~~ loft ~~will~~ shall provide a minimum of one square foot of floor space per pigeon ~~bird~~. A coop shall provide a minimum of 4 square feet of floor space per hen.
- I. No one shall release pigeons to fly for exercise, training or competition except owner(s) of pigeons who are member(s) in good standing of an organized pigeon club, such as the American Racing Pigeon Union, Inc., the International Federation of Racing Pigeon Fanciers, the National Pigeon Association, the American Tippler Society, the International Roller Association, the Rare Breeds Pigeon Club, or a local club which has rules that will help preserve the peace and tranquility of the neighborhood.
- J. In no case shall the number of pigeons exceed 50.
- K. In no case shall the number of hens exceed 4.
- L. Roosters are prohibited.
- M. Breeding is prohibited.
- N. Hens must be contained within the coop or run whenever unattended; but when attended by the owner, may be allowed in a yard completely fenced in by a fence at least 4 feet in height. Hens must be confined to the owner's premises at all times, may not roam at large, and must be secured in the coop from sunset to sunrise each day.
- O. Keeping of pigeons and hens is limited to single- and two-family residential properties only.
- P. Dead birds must be disposed of according to the Minnesota Board of Animal Health rules which require carcasses to be disposed of as soon as possible after death, or within 48 to 72 hours. Legal forms of carcass disposal include burial, or off-site

incineration, off-site rendering or off-site composting.

- Q. Issuance of a permit does not create a vested zoning right; failure to comply with these conditions is a violation of this ordinance and may result in the suspension or revocation of the approval to keep hens or pigeons. Approval to keep may be revoked following written notice of a hearing to allow the applicant the opportunity to appeal the action to the City Council. If approval is revoked the owner shall remove the birds from the property within 15 days of the revocation and remove the coop within 30 days.

Subd. 5. Application for License Permit.

A. Applicant shall ~~complete an application form provided by the City~~ obtain a zoning permit prior to keeping any birds. The application shall include, ~~but not be limited to the following information:~~ be accompanied by a site plan showing the location and size of the premises and the location, size and type design of the loft or coop ~~all structures for the housing of pigeons.~~ ~~said structure /loft will comply with City zoning requirements,~~ The application shall specify the maximum number of pigeons birds to be kept on the premises at one time, and the applicant shall sign an agreement ~~by the applicant~~ pledging to abide by the provisions of this ordinance and to allow that the premises may to be inspected by the City at all reasonable times so as to assure compliance with the conditions outlined in Subdivision 4. Renters of single and two-family residential properties must provide evidence of the property owner's consent.

A. Duration of License; Fee.

~~(1) Each license issued hereunder shall expire one (1) year after issuance unless sooner revoked. A license must be renewed annually to continue the keeping of pigeons.~~

~~(2) The annual fee for a permit shall be \$30.00, which shall be paid at the time of the making of the application therefore.~~

B. Number of Animals Birds. The permit shall state the number of pigeons birds which may be maintained on the premises. ~~In no case shall the number of pigeons exceed 400 birds.~~ The permittee shall immediately inform the City in writing when the number of animals birds maintained on the premises exceeds the number allowed by the permit. ~~so long as~~ In no case shall the number of birds ~~does not~~ exceed that which is permitted by this code 400. The permit may be denied or revoked if the City objects to the proposed number of birds pigeons or if the owner or property is found to be in violation of this code.

C. Size of Structure Design (Coop/Loft). ~~The size of the structure shall follow the City's Accessory Structure Ordinance.~~ Lofts and coops shall not exceed 6 feet in height or 30 square feet in size as measured at the base of the structure. The structures must be completed with exterior finish materials per Code Section 1302.020, Subd.6, or subject to staff approval. Runs may not exceed 4 feet in height and must provide at least 6 square feet per bird if access to a fenced yard is available; 10 square feet per bird if access to a fenced yard is not available. The structures shall not count towards the accessory structure limits or rear yard coverage limits of Section 1302.030.

Subd. 56. Right of Entry for Inspection: The Animal Control or Code Enforcement Officer may enter and inspect any property containing a ~~or~~ loft or coop at any reasonable time for the purpose of investigating either an actual or suspected violation or to ascertain compliance or noncompliance with this ordinance.

Subd. 67. Violation and Penalties: When the Animal Control or Code Enforcement Officer finds a violation to have occurred, the officer shall give written notice thereof to the owner. If said violation is not remedied within ten (10) days, the Animal Control Officer may issue a citation to appear in district court to answer the charges stated thereon. Any owner found violating any of the provisions of this ordinance shall upon conviction be guilty of a misdemeanor punishable by a fine. Any conviction may result in the revocation of the permit by the City Council. (Ref. Ord. 988; 10/23/01)

Section 2. The Municipal Code of the City of White Bear Lake is hereby amended at Section 1301.030, Subd. 1 "A" Definitions as follows:

Animals.

- a) Domestic-House Pet. for purposes of this Code, a domestic house pet shall be defined as those animals such as dogs, cats and birds which can be contained within a principal structure throughout the entire year, provided that containment can be accomplished without special modification to said structure requiring a building permit from the City of White Bear Lake
- b) Domestic-farm. Cattle, hogs, sheep, goats, chickens, **roosters**, turkeys, horses and other commonly accepted farm animals.
- c) Non-domestic. All animals unable to fit the definition of domestic house pet animal, including any "protected" animal species or others not protected, and not commonly recognized as a farm animal in the State of Minnesota. "Protected" shall be construed as protection in time or manner of taking, as defined in Minnesota State Statutes, Chapter 97.40.

SECTION 3: This ordinance becomes effective after approval shall take effect and be in force following its passage and publication (or, on "date").

Passed by the City Council of the City of White Bear Lake, Minnesota.

First Reading: March 8, 2016

Initial Publication: March 30, 2016

Second Reading: April 12, 2016

Final Publication: April 20, 2016

MEMORANDUM

TO: PLANNING COMMISSION
FROM: TOM RIEDESEL
DATE: SEPTEMBER 15, 2016

SUBJECT: BEE KEEPING

Currently White Bear Township does not regulate the keeping of bees. The Town Board has requested the Planning Commission review ordinance amendments to address bee keeping. Staff has reviewed the bee keeping regulations from the cities of Minneapolis and St. Paul. If the Planning Commission is interested in adopting ordinance regulations for bees, the following Zoning Ordinance amendment may be considered:

Add Section 7-12.25 as follows:

7-12.25. Honey Bees.

7-12.25(a). No person shall keep, maintain or allow to be kept any hive or other facility for the housing of honey bees on any property in the Town of White Bear without meeting the following requirements:

- (1). Beehives shall be located on properties with single family dwellings.
- (2). Education. The permit applicant must show proof of having taken a beekeeping class not more than two years prior to initial application and must utilize beekeeping best practices to ensure that the bees do not become a public nuisance. Class list can be found at: <http://www.mnbeekeepers.com/classes>.
- (3). Number of Colonies. There must be no more than two colonies of bees for every 2,000 square feet of property area, with no more than four (4) colonies on any one property.
- (4). Water Source. A water source on the property shall be provided for the bees.
- (5). Location of Colonies. The bee hive(s) must not be located in the front of a property. They may be no closer than twenty-five (25) feet to an occupied building on another lot. The hives shall be located at least 10 feet from a property line.

(6). Fencing. Yards housing bees must be fenced. If the primary fence is not 6 feet in height, the applicant may also be required to install a flyway barrier.

(7). Flyway Barriers. Flyway barriers must be used to ensure the bees assume a vertical flight pattern in and out of the hive.

(i). Flyway barriers must be installed if the colony is less than 25 feet from the property line.

(ii). Barriers may be made of a wall, fence, or dense vegetation. A combination of these things is permissible.

(iii). Barriers must be a minimum of 6 feet in height.

(iv). Fencing; a permit is required to install a fence.

(8). Signage. The permit applicant must post a clearly visible warning sign, readable a minimum of five feet from the hive, that a bee hive is present on the property.

(9). Hive Maintenance. Hives must be kept painted. Unused equipment must be secured to protect from weather, theft, or occupancy by swarms.

(10). Roof Top Hives. Bee hives intended for roof tops shall be located only on flat roofs.

TR/psw
cc:admin.file
b:bees

MEMORANDUM

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

SUBJECT: BEE KEEPING

The Planning Commission reviewed an ordinance amendment which would regulate the keeping of bees in 2016. The Planning Commission considered the amendment but tabled action for one year and asked staff to do additional research on the topic, and find out what other communities are doing.

Recently the City of Mahtomedi adopted bee keeping regulations. The City of Mahtomedi's ordinance is similar to what was proposed to the Planning Commission. Mahtomedi requires anyone who sells honey to obtain a home occupation permit. The proposed Town ordinance does not regulate selling of honey.

The Town Ordinance as proposed requires fencing of a yard which is keeping hives. The Mahtomedi ordinance does not.

Since the Planning Commission reviewed the topic previously, there have been no complaints relative to bee keeping in the Town.

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restrictions should be incorporated into the Zoning Ordinance is a question for Planning Commission review. Staff has reviewed a copy of the Maplewood ordinance which permits use within the manufacturing zoning districts. The use is permitted subject to several conditions. They include a minimum of 1,000-foot distance between uses and a minimum of 500-foot separation between the use and churches, schools, parks, daycares, and any residential lot line. If the Town were to allow the use in the I-1 Zoning District, several sites could accommodate the use. The Planner provided a map which shows locations where an adult use could be allowed using the Maplewood ordinance requirements. Another option would be to allow the use in the B-2 Zone with the separation requirements using the Maplewood example. The location would be limited to the White Bear Township Theater and Landmark Bank. Restrictions in the Meadowlands PUD would prohibit his type of use as would the CUP requirements for the Theater which prohibits NC-17 or equivalent movies.

A question was asked if the former site of the Town Hall could be considered. It was explained that there is a lease agreement with Universal Forest Products for use of a portion of the property for employee parking. The Town also uses a portion as a staging area for Public Works projects. A question was asked if any of the North Oaks owned property could be considered. It was the consensus that Staff proceed with investigation as to whether or not the Town Hall site on Hoffman Road could be considered and to verify if there is a lease agreement for the site and the terms of the lease. The matter was tabled to the October Planning Commission meeting.

ORDINANCE NO. 35 (ZONING) – BEE REGULATIONS: The Planner reported that currently the Town does not regulate the keeping of bees. The Town Board has requested the Planning Commission to review ordinance amendments to address bee keeping. Staff has reviewed the bee keeping regulations from the cities of Minneapolis and St. Paul. If an ordinance amendment is adopted for regulation for bees, the following may be considered:

Add Section 7-12.25 as follows:

7-12.25 Honey Bees.

7-12.25(a). No person shall keep, maintain or allow to be kept any hive or other facility for the housing of honey bees on any property in the Town of White Bear without meeting the following requirements:

- (1). Beehives shall be located on properties with single family dwellings.
- (2). Education. The permit applicant must show proof of having taken a beekeeping class not more than two years prior to initial application and must utilize beekeeping best practices to ensure that the bees do not become a public nuisance. Class list can be found at: <http://www.mnbeekeepers.com/classes>.

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(3). Number of Colonies. There must be no more than two colonies of bees for every 2,000 square feet of property area, with no more than four (4) colonies on any one property.

(4). Water Source. A water source on the property shall be provided for the bees.

(5). Location of Colonies. The bee hive(s) must not be located in the front of a property. They may be no closer than twenty-five (25) feet to an occupied building on another lot. The hives shall be located at least 10 feet from a property line.

(6). Fencing. Yards housing bees must be fenced. If the primary fence is not 6 feet in height, the applicant may also be required to install a flyway barrier.

(7). Flyway Barriers. Flyway barriers must be used to ensure the bees assume a vertical flight pattern in or out of the hive.

(i). Flyway barriers must be installed if the colony is less than 25 feet from the property line.

(ii). Barriers may be made of a wall, fence, or dense vegetation. A combination of these things is permissible.

(iii). Barriers must be a minimum of 6 feet in height.

(iv). Fencing: a permit is required to install a fence.

(8). Signage. The permit applicant must post a clearly visible warning sign, readable a minimum of five feet from the hive, that a bee hive is present on the property.

(9). Hive Maintenance. Hives must be kept painted. Unused equipment must be secured to protect from weather, theft, or occupancy by swarms.

(10). Roof Top Hives. Bee hives intended for roof tops shall be located only on flat roofs.

Comments included:

- Should the bees be kept in the back yards?
- Should there be a sign that there are bees on the property?
- Concern that the Township is being over controlling.
- Honey bees are not dangerous.

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- Could the Township allow people to keep bee hives in Township open space areas.
- Would a permit be required and notification of neighbors? (No, not under this ordinance.)
- Concern about allergies. The neighbors need to be aware if there are bees.

After review it was the consensus to do nothing at this time and to table the matter for one year. The Planner will find out if any other communities have an ordinance regulating bees. It was suggested that the Planner also contact the U of M Master Gardener program for input.

Artner moved to table the matter of Ordinance No. 35 (Zoning) – Bee Regulations for one year, noting that the Planner will do some investigation on bee keeping. Patrick seconded. Ayes all.

COMPREHENSIVE PLAN – REVIEW: The Planner reported that the Town's Comprehensive Plan update is due to the Met Council by the end of 2018. In order to initiate the Planning Commission review, Staff and Planning Commission Chair recommend that each member of the Planning Commission review the Goals and Policies Section (#3) of the plan for discussion at the October meeting and if there are goals and policies which should be eliminated or added.

The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Joan J. Clemens
Recording Secretary

MEMORANDUM

TO: TOWN BOARD
FROM: TOM RIEDESEL
DATE: APRIL 1, 2016

SUBJECT: ORDINANCE CLARIFICATION

Town staff has been contacted by an interested home buyer regarding a clarification to the Town's Animal License Ordinance No. 5. She is interested in a home in the Township but wants to make sure her Porcelain Teacup Pig is not prohibited by Town ordinance. Section 3-15 of the Ordinance lists wild and exotic animals which are prohibited in the Town. A Vietnamese potbellied pig is considered an exotic which is prohibited. A Porcelain Teacup Pig which is smaller than a potbellied pig is not listed as an exotic.

The potential homeowner would like confirmation that her pet would be allowed in the Town.

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cc:admin.file
b:pig

3-10.A. POTENTIALLY DANGEROUS DOG. "Potentially Dangerous Dog" means any dog that:

3-10.A(1). When unprovoked, inflicts bites on a human or domestic animal on public or private property;

3-10.A(2). when unprovoked, chases or approaches a person, including a person on a bicycle, upon the streets, sidewalks, or any public or private property, other than the dog owner's property, in an apparent attitude of attack; or

3-10.A(3). Has a known propensity, tendency, or disposition to attack unprovoked, causing injury or otherwise threatening the safety of humans or domestic animals.

3-11. HOBBY KENNEL. A structure specifically designed and residentially used for the harboring of up to three (3) dogs that are more than three (3) months old for such private purposes as pets.

3-12. RESTRAINT. A dog or cat is under restraint within the meaning of this Ordinance if it is controlled by a leash which does not extend beyond the boundaries of the private property or within a vehicle being driven or parked on the streets or within the property of its owner keeper, in a fenced area, if within an electronic fence with signage, controlled by a chain, or under owner's control and supervision.

3-13. RUNNING AT LARGE. Any domestic animal which is off the property of its owner and not effectively restrained by the use of a chain or leash.

3-14. STABLES UNDER ROOF. An enclosed building (4-sided) for keeping horses.

3-15. WILD OR EXOTIC ANIMALS. Any mammal, amphibian, reptile or bird which is of a species not usually domesticated and of a species which, due to size, wild nature or other characteristics, is dangerous to humans and would ordinarily be confined in a zoo or found in the wild. The term includes animals and birds, the keeping of which is licensed by the State or Federal government, such as wolves, raptors and pheasants. By way of example and not limitation, the term includes: snakes, eagles, ocelots, jaguars, cougars, weasels, wild ferrets, badgers, monkeys, chimpanzees, deer and bison. The term also includes crossbreeds such as the cross between dogs and coyotes and dogs and wolves. Examples include but are not limited to:

3-15.1. Any large cat of the family Felidae, such as lions, tigers, jaguars, leopards, cougars, bobcats, lynxes and ocelots, except commonly accepted domesticated house cats.

3-15.2. Any member of the family Canidae, such as wolves, coyotes, dingoes, and jackals, except domesticated dogs.

3-15.3. Any crossbreed such as crossbreeds between dogs and coyotes, or dogs and wolves, but does not include crossbreed domesticated animals.

3-15.4. Any snake that is a member of the pit viper or biodae family, including but not limited to, copperheads, water moccasins, rattlesnakes, fer-de-lances, bushmasters, asps, cobras, mambas, kraits, coral snakes, sea snakes, South American anacondas, Asian reticulated pythons, boa constrictors, tree boas and sand boas.

3-15.5. Any snake or reptile which by its size, vicious nature or other characteristic is dangerous to human beings.

3-15.6. Any skunk, raccoon or fox whether captured in the wild, domestically raised, descended or not descended, vaccinated against rabies or not vaccinated against rabies.

3-15.7. Any bear, ape, gorilla, monkey (except as exempted by this ordinance), ferrets, weasels, mink, or badger.

3-15.8. Any Vietnamese pot-bellied pig.

3-15.9. Any raptors, pheasants, grouse.

3-15.10. Any poisonous spiders.

3-15.11. Any other animal or reptile which is commonly considered wild and not domesticated or prohibited by Federal or Minnesota Law.

SECTION 4. VACCINATION REQUIRED.

4-1. Every dog and cat over three (3) months old shall be vaccinated against rabies.

4-2. Unvaccinated dogs and cats acquired or moved into the Township must be vaccinated within thirty (30) days of acquisition or arrival if over three (3) months old.

4-3. Vaccination tag: A metal or durable plastic tag, serially numbered, issued by the rabies control authority, shall be securely attached to the collar or harness of the dog or cat. Whenever the dog or cat is out-of-doors, whether on



**Planning Commission Meeting
June 3, 2020**

Agenda Number: 8 - 9

Subject: Added Agenda Items
Adjournment

Documentation:

Action / Motion for Consideration:



Planning Commission Meeting June 3, 2020

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

Documentation: