

**MINUTES  
PLANNING COMMISSION MEETING  
FEBRUARY 28, 2019**

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

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

Absent: Patrick w/notice.

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

**APPROVAL OF MINUTES OF JANUARY 24, 2018:** Artner moved approval of the Minutes of November 29, 2018, with the deletion of Riedesel and Ruzek's votes from agenda item 6 the SBA Communications' request for antenna additions and the abstention of Kotilinek in his absence; and the edition of headers on page two and three to "PLANNING COMMISSION MEETING JANUARY 24, 2018". Flann seconded. Ayes all.

**CONSENT AGENDA:** None.

**NATHAN LANDUCCI, 5508 WEST BALD EAGLE BOULEVARD — Request for the following Variances: 17' Right-of-Way Setback Variance; 46.5' Lakeshore Setback Variance; 11.3' Height Variance; .5' Side Setback Variance; 15.1% Green Area Variance:** Landucci summarized the proposal to tear down the existing garage and replace it with a new two-story structure. The existing garage is 26' x 24'. The new garage is proposed to be 26' x 26' with an upper level 778 square feet in area which includes a stairway and balcony.

Charles Hildebrandt owns the house at 5505 West Bald Eagle Boulevard which includes the Landucci garage which serves Bald Eagle Island. The perpetual easement was signed in 1988, which gives the owner of Bald Eagle Island the right to use and build a garage on the West Bald Eagle Boulevard lot. Landucci explained that he has been working with Hildebrandt to correctly define the easement area as it is "currently not described correctly." Hildebrandt wrote an email to the Planner about his concerns with Landucci's wishes to rebuild the garage and add a loft on top.

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Landucci's proposal is designed to complement the island house. Landucci explained an updated garage would beautify the landscape, whereas Hildebrandt explained in his email that adding another floor to the garage would block his view of the landscape.

The Variance Board had recommended the Planning Commission review the proposal including the modifications discussed at the Variance Board meeting on February 20, without a Variance Board recommendation. The Variance Board requested Landucci eliminate a side setback variance and staff review the green area variance. Staff noted that since the garage is connected to the 5505 West Bald Eagle Boulevard property, the green area should be calculated using that property. Staff calculated the hard surface and found that the impervious area is proposed to be less than 25%.

The addition is considered a guest cottage defined by the Zoning Ordinance on Landucci's easement. There are requirements to the ordinance such as it cannot be rented out, has to be hooked up to sewer and water, cannot exceed 700 square feet, cannot be more than 15' tall, among others.

The Planning Commission discussed the standards set forth by the Zoning Ordinance which must be met in order to approve a conditional use permit and a guest cottage. The Planning Commission consensus was that the guest cottage will not meet the standards set forth by the Zoning Ordinance to approve.

Artnr moved to deny the Conditional Use Permit for the garage with a guest cottage as the easement which permits the garage does not allow for a guest cottage. Kotilinek seconded. Ayes all.

Artnr motioned to approve the 19.3' Right-of-Way Setback Variance for use of the garage reconstruction. Kotilinek seconded. Ayes all. Artnr motioned to approve the 42.8' Lakeshore Setback Variance for the garage reconstruction. Flann seconded. Ayes all. Artnr motioned to deny the 11.3' Height Variance. Swisher seconded. Ayes all.

**EAGLE BROOK CHURCH, 2401 BUFFALO STREET – REQUEST FOR A CONDITIONAL USE PERMIT TO CONSTRUCT AN ADDITION:** Eagle Brook Church is requesting approval of a Conditional Use Permit which would permit them to remodel and add a 4,161 square foot addition onto the entryway to the church. The addition is proposed to create a larger lobby and to create greater flow in the building. The "café" will be relocated and that space will provide room to build a vestibule in front of the worship center. The addition will allow the removal of a partition behind the gym and worship center, making that space part of the worship center. Approximately 250 new seats may be added to the worship center as a result of this change. Currently, the church seats 1,080 people.

No parking will be eliminated with the proposed addition. The Town requires one parking space per four seats. Based on the 500 currently painted and paved parking

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stalls, 2,000 seats can be provided. The church will seat up to 1,330 people with this proposed addition.

Based Eagle Brook Church's proposal which meets the standards laid out in section 9-4.4 of Ordinance No. 35, Artner motioned to approve the Conditional Use Permit to construct an addition. Kotilinek seconded. Ayes all.

**STABLE OF WHITE BEAR TOWNSHIP – 5685 PORTLAND AVENUE – REVIEW POTENTIAL DEVELOPMENT LAYOUT:** At the January Meeting, "Artner motioned to make a recommendation to the Town Board for additional consideration for the traffic on Portland and possible discussion with the County, but keep the plan as is. Patrick seconded. Ayes all." The Planner explained that this item is in process and is being reviewed by the Town's EDAB.

**ZONING ORDINANCE UPDATE – SHORELAND MANAGEMENT SECTION:** The Planning Commission has been working on a Zoning Ordinance Update for several meetings. Part of the Zoning Ordinance was adopted in the early 90's based on the DNR model. The Planner will provide a copy of the Zoning Ordinance amendments. The members found, at initial review or that copy to be confusing.

Flann motioned to continue research and discussion at future meetings. Artner seconded. Ayes all.

**COMPREHENSIVE PLAN – UPDATES:** The Planning team and Township Staff have been working with the Metropolitan Council to finalize projections for households and population for 2020, 2030, and 2040. The most challenging requirement so far has been the designation of change of White Bear Township to a "Suburban" designation. With the new "Suburban" designation, new development and re-development needs an average of five unit/acre. For the 2030 plan, the Township had a standard of average of three units/acre. Under the designation of "Developed Area". After discussion with the Metropolitan Council, the only areas that need to meet five unit/acre are those parcels that have a new or changed land use designation, or those that are anticipated to not develop until after the timeline of the 230 Comprehensive Plan, as that plan was already approved by the Metropolitan Council.

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

Planner for Hoisington Koegler Group, Inc. Laura Chamberlain updated the Staff on what HKGi has been working on. The Comprehensive Plan was distributed to all cities, counties, watershed authorities in the area, and were given six months to review the plan. Seven of those who received the plan commented. The summary is in the packet.

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Most of the comments were in recognition that that the Town's plans are consistent with other City's plans.

One comment from the City of Vadnais Heights requested the future road connection of White Bear Parkway to Labore Road be removed. This item was considered and discussed by the Planning Commission. Riedesel had advised to keep it as proposed. The I-35 corridor committee came up with this recommendation 20+ years ago as a part of their comprehensive review of the corridor. The connection would make this road a service or frontage road to I-35. Due to the construction of this road disturbing a large wetland, members discussed removing it from the plan but keeping the trail corridor.

Swisher recommended the Board to authorize the submittal of the Draft of the 2040 Comprehensive Plan Update condition on removing the I-35 corridor connecting White Bear Parkway to Labore Road. Artner seconded. Ayes all.

Artner motioned to adjourn the meeting at 8:36 p.m. Loes seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh  
Recording Secretary