

**AGENDA
PLANNING COMMISSION MEETING
CITY OF SHOREVIEW**

**DATE: AUGUST 27, 2019
TIME: 7:00 PM
PLACE: SHOREVIEW CITY HALL
LOCATION: 4600 NORTH VICTORIA**

- 1. CALL TO ORDER**
ROLL CALL
APPROVAL OF AGENDA

- 2. APPROVAL OF MINUTES**
July 23, 2019

- 3. REPORT ON CITY COUNCIL ACTIONS**
Meeting Dates: August 5, and 19, 2019
Brief Description of Meeting Process- Chair, Kent Peterson

- 4. NEW BUSINESS**
 - A. RESIDENTIAL DESIGN REVIEW- STANDARD VARIANCE**
FILE NO: 2728-19-15
APPLICANT: Outdoor Innovations Landscaping, LLC
LOCATION: 985 Oakridge Ave

 - B. CONDITIONAL USE PERMIT***
FILE NO: 2729-19-16
APPLICANT: Christopher Glasoe
LOCATION: 4640 Chatsworth St.

 - C. STANDARD VARIANCE**
FILE NO: 2730-19-17
APPLICANT: Eric and Mary Snustad
LOCATION: 815 Lakeview Dr

 - D. COMPREHENSIVE SIGN PLAN***
FILE NO: 2731-19-18
APPLICANT: Shepherd of the Hills
LOCATION: 3920 Victoria St N

 - E. COMPREHENSIVE SIGN PLAN***
FILE NO: 2732-19-19
APPLICANT: New Life Evangelical Lutheran
LOCATION: 180 County Road F

F. SITE AND BUILDING PLAN REVIEW*

FILE NO: 2733-19-20

APPLICANT: LSE Architects

LOCATION: 955 County Road D West

5. MISCELLANEOUS

A. City Council Meeting Assignments

- *September 3, 2019 Commissioner Riechers*
- *September 16, 2019 Commissioner Doan*

B. Planning Commission Workshop

- *September 10, 2019*

6. ADJOURNMENT

* These agenda items require City Council review or action.

**SHOREVIEW PLANNING COMMISSION
MEETING MINUTES
July 23, 2019**

CALL TO ORDER

Chair Peterson called the July 23, 2019 Shoreview Planning Commission meeting to order at 7:00 p.m.

ROLL CALL

The following Commissioners were present: Chair Peterson; Commissioners Anderson, Riechers, Solomonson, and Yarusso.

Commissioner Doan arrived late.
Commissioner Wolfe was absent.

APPROVAL OF AGENDA

MOTION: by Commissioner Solomonson, seconded by Commissioner Anderson to approve the July 23, 2019 Planning Commission meeting agenda as presented.

VOTE: **AYES:** **Anderson, Riechers, Solomonson, Yarusso, Peterson**
 NAYS: **None**
 ABSENT: **Doan, Wolfe**

APPROVAL OF MINUTES

MOTION: by Commissioner Solomonson, seconded by Commissioner Anderson to approve the minutes of June 25, 2019, as presented.

Commissioner Doan arrived at this time in the meeting.

VOTE: **AYES:** **Anderson, Doan, Solomonson, Peterson**
 NAYS: **None**
 ABSTAIN: **Riechers, Yarusso**

Commissioners Riechers and Yarusso abstained as they did not attend the June 25th meeting.

REPORT ON CITY COUNCIL ACTIONS

City Planner Castle reported that the City Council approved the following:

- Development Ordinance Amendment for Hydroponic Farming;
- Conditional Use Permit for Daniel Walstrom at 230 Demar Avenue for an accessory structure;
- Conditional Use Permit for Tim & Stacey Madison, 904 County Road I West, to retain an existing detached garage with building of a new home;

- Conditional Use Permit for Kenneth Zarling & Linda Menke at 5480 Lake Avenue, for a detached accessory structure; and
- Development Ordinance Text Amendment from Shepherd of the Hills Lutheran Church and New Life Evangelical Lutheran Church for full color display on electronic message center signs.

OLD BUSINESS

VARIANCE - RESIDENTIAL DESIGN REVIEW

FILE NO.: 2724-19-11
APPLICANT: LEE HOMES
LOCATION: 288 JANICE STREET

Presentation by Economic and Development Planning Associate Niki Hill

The proposal is to construct a new home. The variance requested is to allow a foundation area of 1,880 square feet; the maximum allowed is 1,600 square feet. At the last Planning Commission meeting this application was tabled due to the Commission's concerns about a second variance for impervious surface.

The lot consists of 7,800 square feet in area with a lot width of 60 feet and lot depth of 130 feet. Currently, the property is vacant. It has frontage on Wabasso Avenue, which is an unimproved street. The property is zoned R1, Detached Residential and is a nonconforming lot. The maximum impervious surface coverage allowed is 30%.

The applicant has revised the plan to include a pervious surface driveway. A variance for impervious surface is no longer requested, as the plan will comply with code at 29.3%. The foundation area has also been reduced to 24.1%, not the 24.5% previously requested. The Code requirement is 18% so a variance is still needed for foundation area.

The applicant states that the proposal is for reasonable use of the property to develop a single-family home. It is consistent with Shoreview's overall land use plan and R1 zoning. Unique circumstances exist in that the lot is a non-conforming size in width and area and smaller than other lots on Janice Street. The home proposed is scaled for the lot.

Staff finds that practical difficulty exists with unique circumstances in lot area and lot width. The proposed two-story home meets all setback requirements from all property lines and is in scale with the lot and other homes in the neighborhood. Staff believes the variance will not adversely impact the character of the neighborhood and recommends approval of the Residential Design Review with the foundation area variance and conditions listed in the staff report.

The revised plan was noticed to property owners within 150 feet. No comments were received.

Commissioner Solomonson asked for clarification about the memo received from the Public Works Department regarding the pervious surface driveway. Ms. Hill explained that there will

be a pervious road in front of the subject lot that anticipates management of water runoff from this lot when it is developed. Water runoff would be treated with or without the pervious driveway.

Chair Peterson opened the discussion to public comments. There were none.

Commissioner Doan thanked the applicant for considering the comments from the Planning Commission at the last meeting. The elimination of the impervious surface variance is in keeping with vision and values of the community.

MOTION: by Commissioner Doan, seconded by Commissioner Riechers to approve the residential design review and adopt Resolution 19-64 approving the requested variance and submitted by Lee Homes, for 288 Janice St., to increase the foundation allowed of 20.5% to 24.1% for the construction of a new home with attached garage. Said approvals are subject to the following:

1. The foundation area of all structures shall not exceed 24.1% of the total lot area as a result of this project.
2. The project must be completed in accordance with the plans submitted as part of the Variance and Residential Design Review applications. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
3. This approval will expire after one year if a building permit has not been issued and construction commenced.
4. Material storage and construction vehicle parking shall be limited to the subject property. No construction parking or storage is permitted within the public right-of-way or on nearby private property without the written consent of the affected property owner.
5. Erosion control will be installed in accordance with City Code requirements prior to any site disturbance. Vegetation shall be restored in accordance with City Code standards.
6. A building permit must be obtained before any construction activity begins.
7. This approval is subject to a 5-day appeal period

This approval is based on the following findings of fact:

1. The proposed improvement is consistent with the policies of the Comprehensive Plan, including the Land Use and Housing Chapters.
2. Practical difficulty is present as stated in Resolution 19-64

VOTE: **AYES: 6**
 NAYS: 0

NEW BUSINESS

EXTENSION REQUEST - RESIDENTIAL DESIGN REVIEW - VARIANCE

FILE NO.: 2700-18-20
APPLICANT: MICHAEL O'CONNELL
LOCATION: 5486 LAKE AVENUE

Presentation by City Planner Kathleen Castle

The applicant did receive approval for a Residential Design Review, variance and Conditional Use Permit from the City Council last August. However, the Rice Creek Watershed District has raised issues regarding the flood plain on the property. Mr. O'Connell is working with the District to resolve these issues and is, therefore, requesting a six-month extension on the approvals previously received. This would be contingent upon the City Council also granting a six-month extension.

Mr. O'Connell, Applicant, explained that the issue is that for the last 40 years the Watershed District has always taken into account the ridge along the north shore of Turtle Lake and has allowed two elevations to be used along that ridge—one on the lake side and one on the wetland side. The Watershed District used two different watershed levels until June 2019. When the allowance of two different elevations changed, he began an appeal because of the impact to homes in the area. On Monday, July 22, 2019, he received a phone call from the Watershed District affirming the ridge and continuing to acknowledge two elevations. He has a preliminary permit meeting with the Watershed District. He still has issues with flood plain mitigation. Neither he nor his neighbors have ever had flood insurance. If flood plain mitigation cannot be accommodated on-site, the Watershed District will require off-site mitigation before a permit will be issued.

Chair Peterson thanked Mr. O'Connell for attending and explaining the details of the issues with the Rice Creek Watershed District.

Commissioners agreed that with the unique circumstances, the extension should be granted and that the spirit of the original approval still stands.

MOTION: by Commissioner Doan, seconded by Commissioner Yarusso, to extend the Residential Design Review and Variance approvals for Michael O'Connell, 5486 Lake Avenue, and adopt an amendment to Variance Resolution 18-56 which addresses this extension. The approvals are extended to February 28, 2020 and are subject to the City Council extending approval of the Conditional Use Permit for the detached garage.

VOTE: **AYES: 6**
 NAYS: 0

STANDARD VARIANCE

FILE NO.: 2726-19-13
APPLICANT: ERIC KALMES
LOCATION: 5107 ALAMEDA STREET

Presentation by Associate Planner Aaron Sedey

The application is to alter and extend a deck that is located in the Ordinary High Water Level (OHWL) setback. The maximum setback is 50 feet; the proposal is for 62.1 feet. The property is on the east side of Turtle Lake and zoned R1, Detached Residential. It is developed with a single-family home and detached garage. The deck is considered a nonconforming structure. There is no documentation that the deck was permitted, but it could have been part of the house that was built in 1949. A permit was approved in 2013 for the deck to be altered as part of a lot split.

Code allows legal nonconforming structures to be repaired and maintained within the same footprint. The OHW setback is calculated on the basis of the setbacks of the two principal structures on the two adjoining properties. The average of the two setbacks of the adjoining lots plus or minus 10 feet is the setback used to calculate the OHW setback.

The applicant states that the home was the first built of the neighboring homes in 1949. The purpose of the project is to rebuild an old and unsafe deck. The design would allow the deck to be used and have access to the water without going through the home. In order to make the current deck safe. In order to make the current deck safe, a footing would be required in the middle of the patio. Shoreland mitigation is required. The applicants plan to use architectural mass and a rain garden near the lake.

Notices were sent to property owners within 150 feet of the subject property. Two comments were received in support of the proposed project.

Staff finds that practical difficulty is present. The planned modifications and addition to the current deck will make it no closer than the patio to the OHWL. Unique circumstances are present due to the placement of the home on the property in 1949. Also, the adjacent home to the south is set back further because of a sewer line. The character of the neighborhood would not be changed, as the deck will extend no further than the patio. The views of adjoining properties are away from the subject property. Staff is recommending approval.

Chair Peterson opened the discussion to the public. There were no public comments.

Commissioner Solomonson noted that the setbacks are 50 to 60 feet to the north and larger setbacks to the south. There is not a straight shoreline. These varying setbacks were discussed in 2013, when the deck was altered. With the layout of the homes to the north, this is a reasonable request.

Commissioner Yarusso stated that strict setback enforcement may not be appropriate because of the sewer line which forces some of the setbacks to be larger.

MOTION: by Commissioner Riechers, seconded by Commissioner Doan to approve a variance request for OHW setback for the proposed deck rebuild at 5107 Alameda Street, subject to the following conditions:

1. The deck must be built to as shown in the survey within the footprint and description depicted on the submitted survey and be no closer than 62.1 feet from the OHWL.
2. The project must be completed in accordance with the submitted as part of the Variance application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
3. The existing vegetation on the lakeside of the property shall remain and not be removed or disturbed as a result of this project.
4. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
5. Shoreland Mitigation Affidavit is required to be signed before the building permit is issued.
6. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.

This approval is based on the following findings of fact:

1. The deck not further out than the concrete patio represents a reasonable use of the property. Any modification of the deck design on the lake side would require a variance as it is located in the required setback from the OHW.
2. Unique circumstances stem from the characteristics of this property, including the deck location, and the placement of the home on the lot when it was built in 1949. Additional the sewer location on the southern lot alters the setbacks.
3. The new deck will not go out further than the concrete patio. Also it will not obscure any of the adjoining property views because the homes are situated differently for their views.

VOTE: AYES: 6
NAYS: 0

VARIANCE-SITE AND BUILDING PLAN REVIEW

FILE NO.: 2727-19-14
APPLICANT: JOHN LAUGHLIN
LOCATION: 3434 LEXINGTON AVENUE

Presentation by Niki Hill Economic Development and Planning Associate

The current development is a multi-tenant building on a 1.2 acre site. The building area consists of 10,503 square feet, 9600 square feet of which is leasable space. Parking consists of 50 stalls,

which exceeds the requirement of 48 stalls for the 9600 square feet. The proposal includes a full parking lot resurfacing and expansion of 4 additional stalls.

The variance request is to reduce the front setback from the required 20 feet to 11 feet.

The applicant states that there is a shortage of parking. The desire is to add parking is to help attract tenants. Existing lawn areas would be converted to 4 additional parking spaces. Two of the additional spaces would meet code requirements for setbacks and two would extend the parking lot to the west and encroach on the front setback.

The applicant is willing to work with the City to make sure there is no negative impact to the essential character of the neighborhood or add to the sewer/runoff water load of the City.

Required landscaping will be put in.

The existing use and site plan are consistent with the Comprehensive Plan and C1 zoning. The proposed parking lot meets and exceeds all setback requirements except the front setback. A variance for 11 feet of setback is requested along Lexington Avenue. Staff believes the proposed parking expansion up to 54 stalls is reasonable due to the needs of businesses.

The property is in the Rice Creek Watershed District and does not require a permit because it does not meet the 10,000 square foot disturbance area. Impervious surface coverage is a minimal increase from 68.9% to 70.5%. The maximum impervious surface coverage allowed in the C1 District is 75%.

Any trees removed must be replaced. The applicant is proposing landscaping to screen the new parking stalls and additional vegetation on the south side of the building to aid in water retention and treat impervious surface water runoff.

Staff believes practical difficulty is present. Reducing the front setback from 30 feet to 11 feet is reasonable based on business needs and will assist the owner in fully leasing the building. Unique circumstances are created by the need for additional parking with no other space to expand. Lexington Avenue has a 100-foot right-of-way at that location, but the road is also two lanes. This leaves additional vegetation between the road and the property line. The character of the neighborhood will not change.

Property owners within 350 feet were notified. There was one question to staff but otherwise no comments. Staff is recommending approval with the conditions listed in the staff report.

Chair Peterson asked if other properties down to County Road E on Lexington have varied front setbacks. Ms. Hill stated that the only property is the gas station at County Road E and Lexington. Otherwise, other buildings align with the 20-foot front setback.

Commissioner Yarusso expressed concern that with 100 feet of right-of-way, there may be plans for 4 lanes in the future on Lexington. Ms. Hill answered that the parking lot would remain within the property boundary. There are no County plans for widening the road in that area.

Chair Peterson asked if there would be room for the trail as well as 4 lanes and whether the vegetation to the north is a rain garden. Ms. Hill stated that the right-of-way size does not change. At County Road E there are 4 lanes with the sidewalk trail. The applicant will work with staff on the best solution for roof runoff on the north. It has not been determined whether the water will be directed to gutters.

Mr. Jim Falkner, Architect, 2350 County Road J, White Bear Township, stated he has been working with the applicant on interior design and leasing issues.

Mr. Mike Fisher, 3101 81st Avenue North, Brooklyn Park, Premier Commercial Properties, stated that he has been working with the applicant as General Manager of the building.

Commissioner Anderson asked for more detail regarding the need for additional parking. Mr. Falkner stated that tenants are more service oriented. Potential tenants need in and out type of parking.

Commissioner Solomonson asked if overflow parking is available. Mr. Fisher stated that with nearby residential and a daycare, there are no options for overflow parking. The intent is to contain parking on the lot. He added that they are willing to work with the City on needed landscaping to achieve an appealing look.

Chair Peterson noted that there are three office buildings with parking in the back, but the parking lots are not connected. He asked if there would be an opportunity for cooperative parking among those businesses. Mr. Falkner respond that mainly happens with a larger user that has some empty parking spaces. A tenant who needs more parking than what this property can accommodate will not be offered a lease. Mr. Fisher added that there are older trees and vegetation between the subject property and the office property to the north, which they do not want to remove. He noted that with cooperative parking agreements, there is often confusion with snow removal costs and who is using the parking the most. The potential tenant being considered is looking for additional parking to serve customers. This tenant would complete leasing of the building.

Chair Peterson opened the discussion to public comment. There were none.

Chair Peterson stated that by approving a reduced front setback, landscaping and screening is important as long as it is safe. Commissioner Solomonson added that one problem with landscaping closer to the road is maintaining a clear sight line for traffic.

MOTION: by Commissioner Anderson, seconded by Commissioner Yarusso to adopt Resolution 19-74 approving the requested variance for the reduced front setback to 11 feet and recommend the City Council approve the Site and Building Plan Review, subject to the following conditions:

Site and Building Plan Review

1. This approval permits the expansion of the parking lot as identified in the plan submittal.

2. Prior to submittal of the Building Permit application, the applicant shall revise the landscape plan to include additional plantings along the north side of the building to capture stormwater runoff.
3. A permit shall be obtained from the Rice Creek Watershed District, if required, prior to the issuance of a building permit for this project.

Variance

1. Said approval is contingent upon City Council approval of the Site and Building Plan
2. This approval is subject to a 5-day appeal period.

This approval is based on the following findings of fact:

1. The proposed improvement is consistent with the policies of the Comprehensive Plan.
2. Practical Difficulty is present as stated in Resolution 19-74.
3. The proposed land use is consistent with the designated Commercial land use in the Comprehensive Plan and C1, Commercial Zoning District
4. The development supports the City's business retention and expansion goals by supporting the continued reinvestment in existing building to help maintain and attract small to medium businesses.

VOTE: AYES: 6
NAYS: 0

MISCELLANEOUS

City Council Meetings

Commissioner Anderson and Chair Peterson will respectively attend the City Council meetings of August 5th and August 17th.

Commissioner Doan asked if it would be necessary for a Commissioner to attend a Council meeting if the item being approved is on the consent agenda or is non controversial. While commissioners are happy to attend Council meetings, he also wants to be respectful of people's time if planning items are not going to be discussed.

The Commission discussed not wanting to be absent if an item were pulled from the consent agenda for discussion and that it would be difficult to define when a commissioner's presence is not needed. Commissioners are free to leave the meeting once action has been taken on planning items. Ms. Castle stated it is her opinion that commissioners do not need to attend if an item is on the consent agenda. She offered to notify commissioners on Monday if a planning item is pulled from the consent agenda.

Chair Peterson noted that the Council has expressed its appreciation for Commissioners' attendance and giving a report when requested. There is a good relationship between the City Council and the Planning Commission.

ADJOURNMENT

MOTION: by Commissioner Solomonson, seconded by Commissioner Doan to adjourn the meeting at 8:18 p.m.

VOTE: AYES - 6
NAYS - 0

ATTEST:

Kathleen Castle
City Planner

TO: Planning Commission

FROM: Kathleen Castle, City Planner

DATE: August 22, 2019

SUBJECT: File No. 2728-19-15, Residential Design Review/Variance – Outdoor Innovations Landscaping, 985 Oakridge Avenue

INTRODUCTION

A Residential Design Review and Variance request has been submitted by Outdoor Innovations Landscaping on behalf of Cory and Amanda Olson, the homeowners of 985 Oakridge Avenue, to expand the patio area and install a swimming pool. This improvement requires residential design review because the property is a substandard riparian lot. A variance to exceed the maximum 30.5% impervious surface coverage is also required as 34.9% is proposed

SITE CHARACTERISTICS

The property is located on the south side of Turtle Lake off the Oakridge Avenue private roadway. It is zoned R1 – Detached Residential and is within the Turtle Lake Shoreland Overlay District. The surrounding properties have similar zoning and are developed with detached single family residential uses.

The lot has an area of 44,306 square feet. It is a substandard riparian lake parcel with a width of 106 ft, an average depth of 387 ft. The parcel exceeds required 15,000 square foot minimum lot size and 100 foot minimum lot width but is substandard because it does not have 100 feet of frontage on a public street.

The lot is developed with a one-story house with a walk-out lower level, attached and detached garage. Improvements on the lakeside of the home include a patio area, deck and putting green. The property does slope down approximately 21 feet from the house to the lakeshore.

Access to the property is gained off of a private roadway from Oakridge Avenue. This roadway encroaches over the southern 30' of the property and is located in a driveway easement. Other properties use the roadway for access.

PROJECT DESCRIPTION

The applicant is proposing to remove the putting green and patio and replace it with an expanded patio and in-ground swimming pool area. This improvement increases the impervious surface coverage from 30.5% (13,522 square feet) to 34.9% (15,461 square feet). While swimming pools



hold water, they are considered impervious surface since water cannot infiltrate into the ground and vegetation cannot grow.

One non-landmark tree may be removed as part of this project. The larger landmark trees will remain.

DEVELOPMENT CODE

Shoreland Standards

Section 209.080(L)(2)(c)(i) addresses impervious surface coverage on substandard riparian lots. A maximum impervious surface coverage of 30% is permitted if there are no water oriented structures in the required setback from the ordinary high water level. If the existing impervious surface coverage exceeds the allowable impervious surface coverage, the existing impervious surface coverage may remain but cannot be increased.

The Development Ordinance requires residential construction on substandard lots to comply with certain design standards, and the relevant standards are summarized in the table below.

STANDARD	ALLOWED	PROPOSED
Lot Coverage	13,291 sf. ft. (30%) Existing: 13522 sq. ft. (30.5%)	15,461 square feet (34.9%)*
Setbacks: Side (West) OHW	5 feet 55.35 – 75.35 feet	12.3 feet 102.9 feet

***Variance Required**

Variance Criteria

When considering a variance request, the Commission must determine whether the ordinance causes the property owner practical difficulty and find that granting the variances is in keeping with the spirit and intent of the ordinance. Practical difficulty is defined as:

1. *Reasonable Manner.* The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.
2. *Unique Circumstances.* The plight of the property owner is due to circumstances unique to the property not created by the property owner.
3. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of the neighborhood.

For a variance to be granted, all three of the criteria need to be met.

APPLICANT'S JUSTIFICATION OF PRACTICAL DIFFICULTY

The applicant states that practical difficulty is present due to the unique circumstance related to the private roadway as this increases the impervious surface coverage to 34.9%. If credit were given, then the impervious surface coverage proposed would be reduced to 31.28% a slight increase over the existing coverage of 30.5%. Stormwater management will be incorporated into the improvements. See applicant's statement and submitted plans.

STAFF REVIEW

Staff reviewed the plans in accordance with the residential design review and variance criteria. The proposal is consistent with all the design standards, with the exception of the impervious surface coverage. Staff concurs with the applicant and does find that practical difficulty is present.

1. *Reasonable Manner.* The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations. In Staff's opinion, the replacement of the patio with an expanded patio and pool represents a reasonable use as these are allowed on single-family residential properties. These improvements exceed the minimum setback from the Ordinary High Water level. Staff believes that this request is reasonable.
2. *Unique Circumstances.* The plight of the property owner is due to circumstances unique to the property not created by the property owner. Unique circumstances stem from the characteristics of this property relating to the private road and the impact on allowable impervious surface coverage. If this parcel had access on a public road, it would be considered a standard lot which would then be allowed up to 40% maximum impervious surface coverage. The proposed impervious surface coverage would not require a variance. There is a portion of the lot that does have frontage on the public road, but it is less than the 100 feet required.

The encroachment of the private roadway surface on this property also contributes to the overall impervious surface coverage. If credit was given and this removed from the calculation, the impervious surface coverage proposed would be reduced to 31.28%. While this slightly exceeds the existing coverage, this is off-set by the distance from the lake and the applicant's willingness to implement stormwater management practices to better manage runoff into the lake.

3. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of the neighborhood. Staff believes that the variance will not alter the essential character of the existing neighborhood. The patio and pool exceed the minimum setbacks from the side yard and ordinary high water line. There is vegetation along the sides that will be maintained.

SHORELAND MITIGATION

In accordance with the Development Code, shoreland mitigation is required of the property owners who are seeking certain land use approvals through the City. The applicants have identified they will use architectural mass and stormwater management. The applicants are required to enter into a Mitigation Agreement with the City.

PUBLIC COMMENT

Property owners within 150 feet were notified of the applicant’s request. No Comments have been received.

STAFF RECOMMENDATION

Staff is able to make affirmative findings regarding the practical difficulty and recommends the adoption of Resolution 19-82 approving the variance. Practical difficulty stems from conditions relating to access via private road and the encroachment of this road on the property. The proposed improvements represent a reasonable use of the property and will not affect the neighborhood character. Staff is also recommending the Commission approve the Residential Design Review. The following conditions should be attached to the approvals:



Notification Map

1. The patio and pool shall be constructed as shown in the survey within the footprint and description depicted on the submitted plans. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The impervious must not exceed 34.9% on the lot.
3. Any trees removed as part of this project shall be replaced in accordance with the City’s tree replacement requirements.
4. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
5. Shoreland Mitigation is required including the practice of stormwater management. The Shoreland Mitigation Affidavit is required to be signed before the building permit is issued.
6. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.

Attachments

- 1) Applicant’s Statement
- 2) Submitted Plans
- 3) Resolution 19-82
- 4) Motion



Olson Residence Variance Request

985 Oakridge Ave, Shoreview

Variance request: Not be penalized impervious surface coverage of shared community roadway on property

Variance justification: Other properties with same or similar situation have been granted this variance.

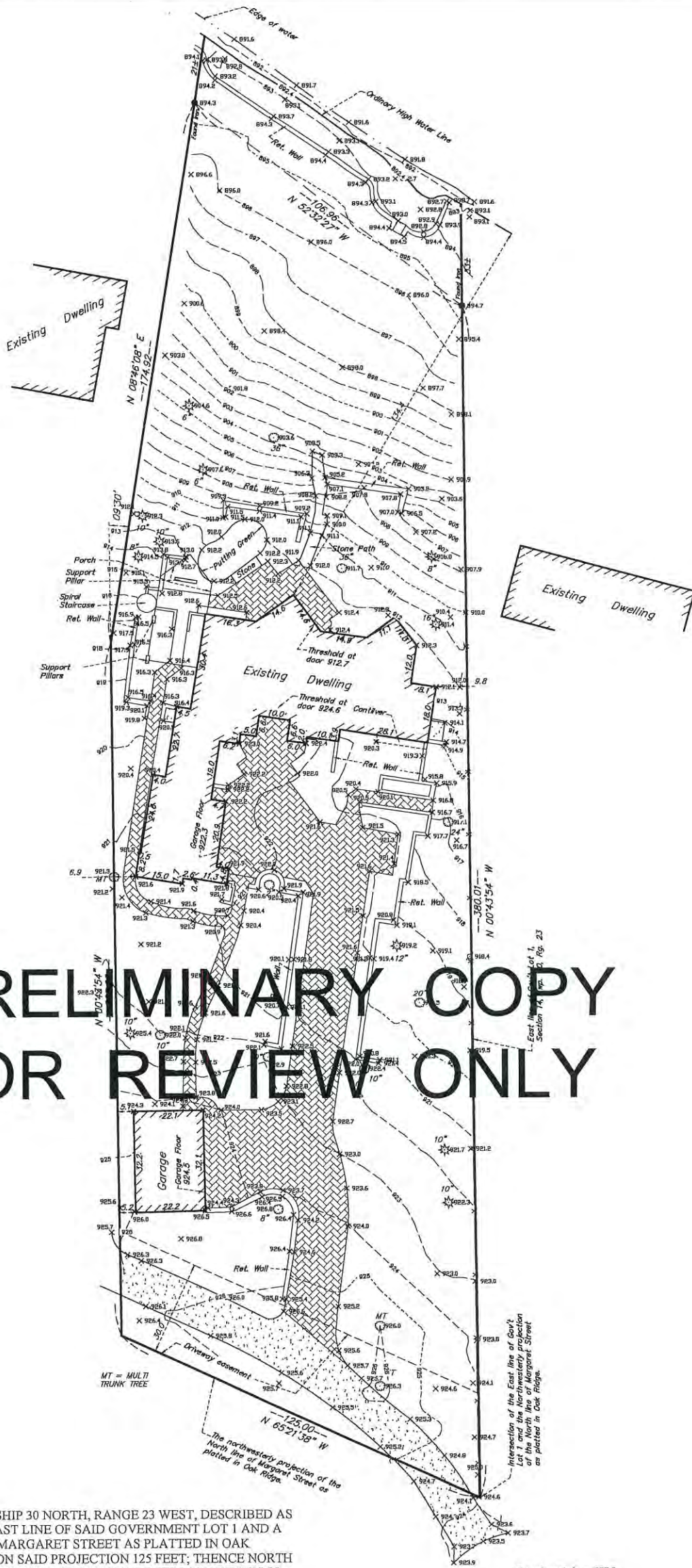
- Variance will not alter character of property or neighborhood
- Shared roadway is unchangeable
- Impervious coverage will be used to improve property, stormwater management plan will help control any excess runoff

Attached:

- 1) Current survey of existing
- 2) Plan of proposed improvements
- 3) Survey of proposed to be completed if variance request granted
- 4) Residential design review form

LEGEND

- = CATCH BASIN
- = FIRE HYDRANT
- = POWER POLE
- = MANHOLE
- = TELEPHONE PED.
- = ELEC. TRANSFORMER
- = WELL
- = GATE VALVE
- = LIGHT POLE
- = TREE
- = FENCE LINE
- = SANITARY SEWER LINE
- = WATER LINE
- = GAS LINE
- = STORM DRAIN LINE
- = OVERHEAD UTILITY LINE
- = CONCRETE SURFACE
- = PAVER SURFACE



PRELIMINARY COPY
FOR REVIEW ONLY

LEGAL DESCRIPTION:
 THAT PART OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 30 NORTH, RANGE 23 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID GOVERNMENT LOT 1 AND A NORTHWESTERLY PROJECTION OF THE NORTH LINE OF MARGARET STREET AS PLATTED IN OAK RIDGE, IN SAID SECTION 14; THENCE NORTHWESTERLY ON SAID PROJECTION 125 FEET; THENCE NORTH PARALLEL TO SAID EAST LINE OF GOVERNMENT LOT 1, 220 FEET; THENCE DEFLECTING 9 DEGREES 30 MINUTES TO THE RIGHT AND NORTHEASTERLY, 207 FEET, MORE OR LESS, TO THE SHORE LINE OF TURTLE LAKE; THENCE SOUTHEASTERLY ON SAID SHORE LINE 100 FEET, MORE OR LESS, TO SAID EAST LINE OF GOVERNMENT LOT 1; THENCE SOUTH ON SAID EAST LINE TO POINT OF BEGINNING, Ramsey County, Minnesota.

RESERVING FOR GRANTORS, THEIR HEIRS AND ASSIGNS, AN EASEMENT FOR DRIVEWAY OR ROAD PURPOSES OVER THE SOUTHWESTERLY 30 FEET OF AFORESAID TRACT MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID TRACT.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
5. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
6. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
7. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.

EXISTING HARDCOVER	
House	3,631 Sq. Ft.
Porch	510 Sq. Ft.
Pavers	6,078 Sq. Ft.
Conc. Road/Drive	1,602 Sq. Ft.
Garage	711 Sq. Ft.
Concrete Surfaces	40 Sq. Ft.
Stone Areas	168 Sq. Ft.
Spiral Stairs	30 Sq. Ft.
Ret. Walls	752 Sq. Ft.
TOTAL EXISTING HARDCOVER	13,522 Sq. Ft.
AREA OF LOT TO OHW	44,308 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	30.5%

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom

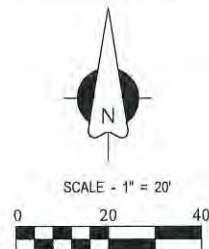
42379

LICENSE NO.

AUGUST 15, 2018

DATE:

DRAWING ORIENTATION & SCALE



CLIENT NAME / JOB ADDRESS

**MOM'S
 DESIGN /
 BUILD**
 985 OAKRIDGE
 AVENUE
 SHOREVIEW, MN

DATE	REVISION DESCRIPTION

DATE SURVEYED: AUGUST 14, 2018

DATE DRAFTED: AUGUST 15, 2018

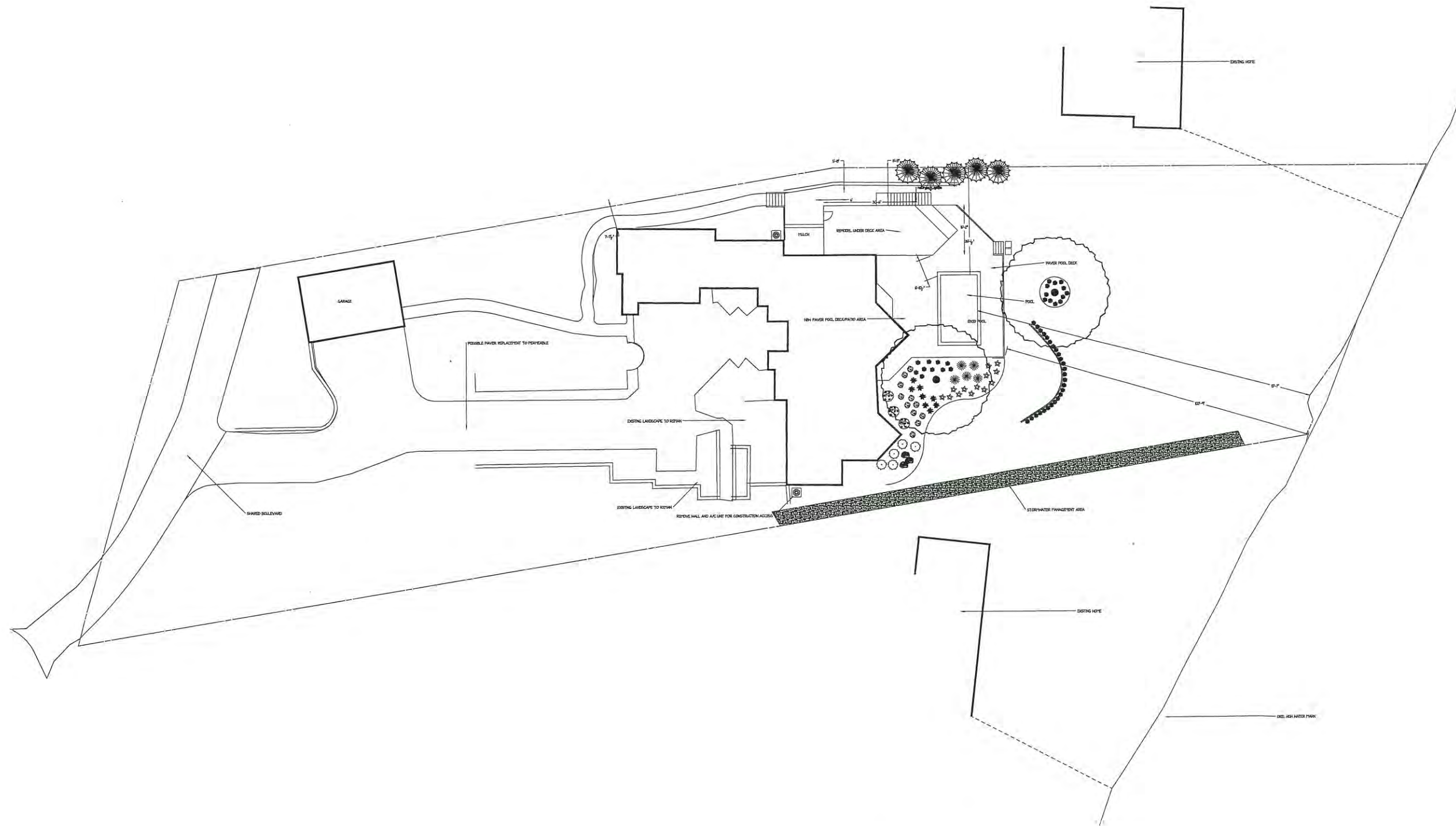
SHEET TITLE
**EXISTING
 CONDITIONS
 SURVEY**

DRAWING NUMBER
180889 TB

SHEET SIZE **22 X 34**

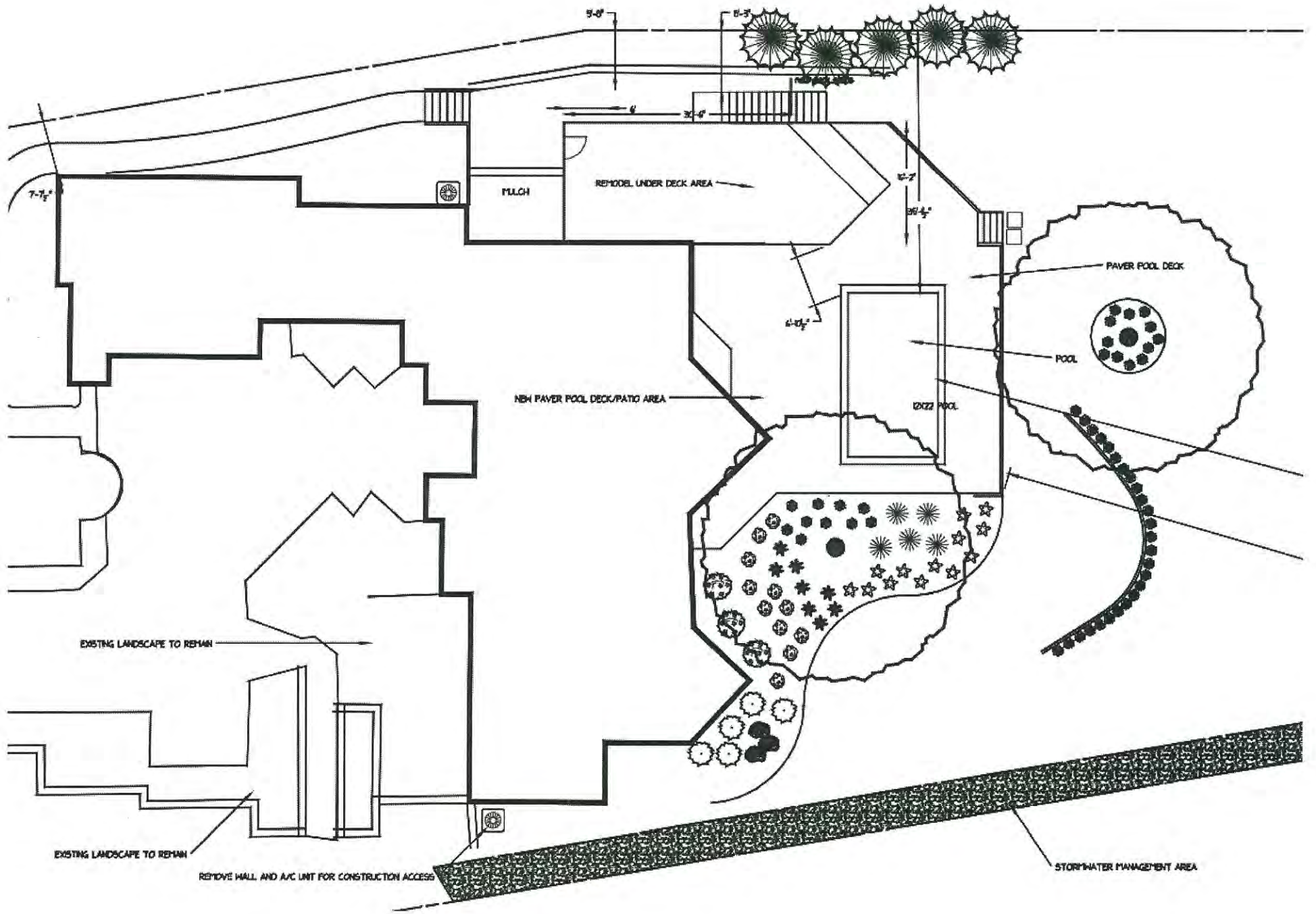
SHEET NUMBER
S1
 SHEET 1 OF 1

LANDSCAPE PLAN VIEW



SCALE: 1" = 10'

PROPOSED





Kathleen Castle <kcastle@shoreviewmn.gov>

FW: 985 Oakridge Avenue - Shoreview - Questions

1 message

Craig Palmer <craig@outdoorinnovations.com>
To: Kathleen Castle <kcastle@shoreviewmn.gov>

Wed, Aug 21, 2019 at 4:15 PM

This is the stormwater management plan and a few notes from them on it.



Craig Palmer | Owner / Operator

Direct: (651) 226-0599

www.outdoorinnovations.com

5885 165th Street | Hugo, MN 55038

Phone: (651) 983-1976 | Fax: (651) 262-2835

License No.: BC680631

From: Ali Abughazleh <ali@PLOWE.COM>
Sent: Tuesday, March 26, 2019 2:38 PM
To: Craig Palmer <craig@outdoorinnovations.com>
Cc: Charles Plowe Sr <chuck@plowe.com>
Subject: 985 Oakridge Avenue - Shoreview - Questions

Good afternoon Craig,

I wanted to give you an update on the status of this project, our plans moving forward, and ask you a few questions before submitting a plan for review.

So far:

- We've gathered some existing site info in addition to what was furnished in order to study how the site drains. This allowed us to understand why the eastern property line exhibits erosion. The site primarily drains south to north. That said, there is a portion of the site that drains northeast towards the neighboring property. The flow becomes concentrated as the grade starts to increase near the midpoint of the eastern property line. It is unclear whether or not slope stability measures were incorporated.
- Communication with Rice Creek Watershed District – the District determined that a permit is not required since we are proposing to disturb less than 10,000 SF. We just need to show proper Erosion and Sediment Control measures to ensure sediment is not deposited down gradient of the site.
- Communication with the City of Shoreview –
 - Rate Control and Treatment of runoff volume from new impervious surface is not required. The project

- does not trigger the City's rule of disturbing more than ½ acre or creating 5,000 SF of new impervious.
- The site is located within a Shoreland Management area. There are requirements in the City code concerning boat houses (areas, setbacks, etc.) that need to be reviewed and followed so we're in compliance. Here's a link to section 209 www.shoreviewmn.gov/home/showdocument?id=16
 - As you are aware, any earth retaining system whose heights exceed 48" will require a structural engineer to sign off on them.

Moving forward and Questions:

- To address the erosion issue, we are proposing the installation an Erosion Control Blanket and rock check dam system at the area of concern. See attached redlines for additional information. This would not only remedy the erosion issue but also aid in conveying runoff through the site instead of onto the neighboring property.
- We'd like to show how the newly constructed area, pool, and landscaping will be drained.
 - We're under the presumption that the landscaping area will feature weep holes allowing it to drain to the north.
 - Do you have any pool plans or an idea of how the adjacent area will be drained (inlets or a French drain between the back of the house and pool)?
 - We can direct the pipe outfall near the check dam system which would allow us to eliminate the need for any subsurface stormwater management. Since we don't need to treat any new volume or consider rate control, we believe this would be the most economical solution to managing runoff.

When you've had a chance to review the above, please let us know if you have any questions or if you'd like to further discuss the project.

Respectfully,

Ali Abughazleh, P.E.

PLOWE ENGINEERING, INC.

(651) 361-8210 (Office)

(651) 361-8235 (Direct)

ali@plowe.com

2 attachments



**EXTRACT OF MINUTES OF MEETING OF THE
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA
HELD AUGUST 27, 2019**

* * * * *

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City at 7:00 PM.

The following members were present:

And the following members were absent:

Member introduced the following resolution and moved its adoption.

RESOLUTION NO. 19-82 FOR A VARIANCE

WHEREAS Cory and Amanda Olson married to one another, submitted a variance application for the following described property:

That part of Government Lot 1, Section 14, Township 30 North, Range 23 West, described as follows: beginning at the intersection of the east line of said Government Lot 1 and a northwesterly projection of the north line of Margaret Street as platted in Oak Ridge, in said Section 14; thence northwesterly on said projection 125 feet; thence north parallel to said east line of Government Lot 1, 220 feet; thence deflecting 9 degrees 30 minutes to the right and northeasterly, 207 feet, more or less, to the shore line of Turtle Lake; thence southeasterly on said shore line 100 feet, more or less, to said east line of Government Lot 1; thence south on said east line to point of beginning, Ramsey County, Minnesota.

Reserving for grantors, their heirs and assigns, an easement for driveway or road purposes over the southwesterly 30 feet of aforescribed tract measured at right angles to the southerly line of said tract.

(Commonly Known as 985 Oakridge Avenue)

WHEREAS, pursuant to the Development Code Section 209.080(L)(2)(c)(i) addresses impervious surface coverage on substandard riparian lots. A maximum impervious surface

coverage of 30% is permitted if there are no water oriented structures in the required setback from the ordinary high water level. If the existing impervious surface coverage exceeds the allowable impervious surface coverage, the existing impervious surface coverage may remain but cannot be increased.

WHEREAS, the existing impervious surface coverage is 30.5%; and

WHEREAS, the applicants have requested a variance to this requirement increasing the impervious surface coverage to 34.9% for a new patio and in-ground swimming pool; and
WHEREAS, the Shoreview Planning Commission is authorized by state law and the City of Shoreview Development Regulations to make final decisions on variance requests; and

WHEREAS, on August 27, 2019 the Shoreview Planning Commission made the following findings of fact:

1. *Reasonable Manner.* *The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.* The replacement of the patio with an expanded patio and pool represents a reasonable use as these are allowed on single-family residential properties. These improvements exceed the minimum setback from the Ordinary High Water level.
2. *Unique Circumstances.* *The plight of the property owner is due to circumstances unique to the property not created by the property owner.* Unique circumstances stem from the characteristics of this property relating to the private road and the impact on allowable impervious surface coverage. If this parcel had access on a public road, it would be considered a standard lot which would then be allowed up to 40% maximum impervious surface coverage. The encroachment of the private roadway surface on this property also contributes to the overall impervious surface coverage. If credit was given and this removed from the calculation, the impervious surface coverage proposed would be reduced to 31.28%.
3. *Character of Neighborhood.* *The variance, if granted, will not alter the essential character of the neighborhood.* Staff believes that the variance will not alter the essential character of the existing neighborhood. The patio and pool exceed the minimum setbacks from the side yard and ordinary high water line. There is vegetation along the sides that will be maintained.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW PLANNING COMMISSION, that the variance requested for property described above, 985 Oakridge Avenue, be approved, subject to the following conditions:

1. The patio and pool shall be constructed as shown in the survey within the footprint and description depicted on the submitted plans. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The impervious must not exceed 34.9% on the lot.

3. Any trees removed as part of this project shall be replaced in accordance with the City's tree replacement requirements.
4. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
5. Shoreland Mitigation is required including the practice of stormwater management. The Shoreland Mitigation Affidavit is required to be signed before the building permit is issued.
6. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.

The motion was duly seconded by Member and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Adopted this 27th day of August, 2019

Kent Peterson, Chair
Shoreview Planning Commission

ATTEST:

Kathleen Castle, City Planner

ACCEPTANCE OF CONDITIONS:

Cory Olson

Amanda Olson

STATE OF MINNESOTA)
)
COUNTY OF RAMSEY)
)
CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview Planning Commission held on the 27th day of August, 2019 with the original thereof on file in my office and the same is a full, true and complete transcript therefrom insofar as the same relates to adopting Resolution 19-82.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 27th day of August, 2019.

Terry C. Schwerm
City Manager

SEAL

Drafted by: Kathleen Castle, City Planner
City of Shoreview
4600 Victoria St N
Shoreview, MN 55126

MOTION

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To approve the Residential Design Review and adopt Resolution 19-82 approving the impervious surface coverage variance for Outdoor Innovations Landscaping (Olson), 985 Oakridge Avenue, subject to the following conditions:

1. The patio and pool shall be constructed as shown in the survey within the footprint and description depicted on the submitted plans. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The impervious must not exceed 34.9% on the lot.
3. Any trees removed as part of this project shall be replaced in accordance with the City's tree replacement requirements.
4. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
5. Shoreland Mitigation is required including the practice of stormwater management. The Shoreland Mitigation Affidavit is required to be signed before the building permit is issued.
6. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.

The approval is based on the following finding:

1. The proposal complies with the adopted standards for construction on a substandard riparian lot.
2. Practical difficulty is present as indicated in the findings of fact, Resolution 19-82

VOTE:

AYES:

NAYS:

Regular Planning Commission Meeting – August 27, 2019

TO: Planning Commission
FROM: Aaron Sedey, Associate Planner
DATE: August 21, 2019
SUBJECT: File No. 2729-19-16, Conditional Use Permit, 4640 Chatsworth Street – Chris Glasoe

INTRODUCTION

The City received a Conditional Use Permit application from Chris Glasoe (Frisk Fra Boksen, “Fresh from the box”) to establish a purposed shipping container for an urban garden as secondary use at 4640 Chatsworth Street, an industrial lot. The applicant has an agreement with the property owner to conduct this operation on the back portion of the property. Mr. Glasoe has created Frisk Fra Boksen and will operate the growing facility on the property. The new business will be growing a variety of leafy green vegetables and herbs, which will include offsite sales.

The I, Industrial zoning district was recently amended to allow urban agriculture as a secondary use, through a Conditional Use Permit, to be approved by the City Council.

The application was complete as of August 13, 2019.

SITE CHARACTERISTICS

The property is located on Chatsworth Street, north of Highway 96 in the industrial park. The 4640 property has a lot area of .98 acres and a width of 200 feet. Adjoining land uses include industrial to the south and west. To the east and north are Lake Martha or ponding areas.

The property is developed with is a single-story 4,800 square foot office/warehouse industrial building that the original building of 4,000 square feet was constructed in 1971 and had an addition of 800 square feet. Site improvements include an off-street parking area which has parking for approximately 13 vehicles when 9 are required. The grade elevation at the rear of this property is approximately 4 to 6 feet lower than the principal structure on the parcel.

PROJECT DESCRIPTION

Frisk Fra Boksen is a new endeavor for Chris Glasoe and he previously requested the text amendment approved by the City Council to allow this use in the Industrial district. His container has been ordered in preparation to be placed in the City to start his new business. The new business is using a purposed heated and cooled shipping container to grow leafy green vegetables and herbs that are then sold off site to restaurants.

COMPREHENSIVE PLAN

Per the 2008 Comprehensive Plan, the existing land use is I, Industrial and the planned land use is MU, Mixed Use. The property is in Policy Development Area #6, Town Center. The Shoreview Town Center Plan anticipates the redevelopment of this older light industrial area into a mix of residential, commercial and civic uses. While this is identified as a top redevelopment

area, the City's policies improvements to existing properties provided there is no change in land use.

The 2018 Comprehensive Plan policies are consistent with those adopted in 2008.

DEVELOPMENT CODE

In the Industrial Zoning District, this use is now permitted with a Conditional Use Permit. Section 203.032 Conditional Use Permit (Non-Floodplain) states that certain land uses are designated as a conditional use because they may not be suitable in a particular zoning district unless conditions are attached. In those circumstances, conditions may be imposed to protect the health, safety and welfare and to insure harmony with the Comprehensive Plan.

The approval of a conditional use permit requires the City Council to find that the use complies with the following criteria.

1. The use is in harmony with the general purposes and intent of the Development Ordinance.
2. The use is in harmony with the policies of the Comprehensive Guide Plan.
3. Certain conditions as detailed in the Development Ordinance exist.
4. The structure and/or land use conform to the Land Use Chapter of the Comprehensive Guide Plan and are compatible with the existing neighborhood.

Urban farms are specifically regulated in Section 205.050(C), which is attached for your reference.

STAFF REVIEW

Staff has reviewed the Conditional Use Permit application in accordance with the Comprehensive Plan policies and the Code Standards. The following summarizes the Staff's findings related to the Conditional Use Permit criteria.

1. *The use is in harmony with the general purposes and intent of the Development Ordinance.*

The purpose of the Industrial zoning district (Section 205.050) is to provide areas within the City for the production, manufacture, warehousing, storage and transfer of goods, products and other commodities. The proposed use is consistent with the purpose and intent of this district as it involves the production of food in an enclosed structure. The container design itself is suitable for this type of district.

2. *The use is in harmony with the policies of the Comprehensive Guide Plan.*

The proposed use of the property for production is consistent with the Comprehensive Plan policies. While this property is located within an older industrial area that is targeted for redevelopment, this property has and is currently being used for industrial purposes. In accordance with the adopted Policies for PDA #6, Town Center, the continued use of the property as industrial is permissible. The secondary use of the shipping container farm is

also in harmony with these policies because it is newly allowed with a Conditional Use Permit.

3. *Certain conditions as detailed in the Development Ordinance exist.*

In the I, Industrial zoning district, urban farming using a purposed container is allowed with a Conditional Use Permit. Containers to be used must be designed for agricultural purpose only. The applicant is proposing one container that is specifically designed for the sole purpose of the growing operation. The container is 8' x 40' and the attached vestibule will be 12' x 12' on the southern end by the entrance doors to act as a break from air that is too hot or cold from entering the container. The container has a high grade vinyl on the entire unit to help with upkeep of maintenance, as for the maintenance it will be held to the same standard of maintenance upkeep as the City has for industrial properties. There will be no retail sales onsite.

The applicant has filed paperwork with the State of Minnesota and United States Department of Agriculture to grow and sell food from the operation.

The applicant is proposing a 3' x 4' wide sign on the vestibule which will just be the logo for Frisk Fra Boksen. The vestibule will store the equipment and supplies for the operation.

The property has ample parking to accommodate for the new business, but the applicant is proposing a pad for two vehicles in front of the vestibule for loading, unloading and parking.

4. *The structure and/or land use conform to the Land Use Chapter of the Comprehensive Guide Plan and are compatible with the existing neighborhood.*

The industrial use of the property, including the proposed purposed container, is consistent with the Land Use Chapter of the Comprehensive Plan.

REQUEST FOR COMMENT

Property owners within 350 feet were notified of the applicant's request. One has been received with question on the operation on the site.

The Rice Creek Watershed has no comments on the proposed.

The City of Shoreview Building Official would need a building permit for anchoring structure to grade and for electrical and plumbing.

RECOMMENDATION

The proposed purposed shipping container at 4640 Chatsworth Street is permitted in the Industrial Zoning District provided a Conditional Use Permit is granted. The urban farm using a purposed container has been designed to comply with the City's standards for the Conditional Use Permit. Staff, believe the Standards of the Conditional Use Permit are met, as well as criteria of this specific use in an industrial district. Therefore Staff is recommending that the Planning Commission hold the public hearing and adopt the motion to recommend the City Council approve the Conditional Use Permit subject to the following conditions:









1. The urban farm utilizing a purposed container must be installed in accordance with the plans submitted with this application and approved by the City Council.
2. Applicable building permits are required before installation and operation.
3. Containers and vestibule must be maintained such that no rust, paint or mechanical defects are present.
4. Equipment and supplies must be fully enclosed in the structure.
5. A current license from the State or County must be current while in operation.
6. No retail sales are permitted onsite.
7. Said signage is shown in the plan submittal is approved as part of this CUP.
8. No more than one container is permitted.

Attachments:

1. Aerial Map
2. Applicant's Statement and Submitted Plans
3. Ordinance
4. Motion Sheet
5. Comments
6. Buffer Map

Legend



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



1,333.3 0 666.67 1,333.3 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

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

Notes

Enter Map Description



City of Shoreview Conditional Use Permit Statement of Use

Frisk Fra Boksen is a new venture utilizing a new technique to produce vegetable food products within a new purpose built insulated shipping container for sale to local restaurants seeking hyper-local fresh naturally grown vegetables year round.

The container will be placed on a gravel pad with railroad tie supports on approximately 600 square feet of land. The container and attached vestibule will be no more than 544 square feet of space. The extra 56 spare feet of space will cover parking space for deliveries and employees.

The intended use follows the recently approved Development Ordinance Section 205.050 – Industrial Zoning District whereby one container produced by Freight Farms of Boston MA specifically designed for the growth of a variety of lettuces, small root vegetables (radishes, French radishes, etc.), strawberries, micro-greens, herbs (basil, cilantro, parsley, etc.) and ornamental flowers will be acquired and placed on the east side of the Northern Electric building located at 4640 Chatsworth St, Shoreview, MN. In addition a 12' X 12' vestibule will be attached to the entrance of the container to act as an air-lock and storage facility for the business.

The location of the container will be such that it is hidden by the Northern Electric building. The placement will satisfy setback requirements by being placed approximately 20 to 30 feet from the rear of the Northern Electric building, over 170 feet from Chatsworth Street and 60 feet from the ordinary high water mark of Lake Margaret. (See attached maps.)

Shoreview's Comprehensive Plan chapter 6 Economic Development states that "One of Shoreview's goals is to create a diverse and dynamic economy through the development of new businesses, redevelopment of dilapidated sites and the improvement of existing businesses. To achieve that goal, the City provides many tools and resources for Shoreview's business community to thrive."

Further in the plan "One of the key issues for the City is to continue to foster a positive economic climate and to attract new businesses that provide the community with good jobs and services. With limited vacant land, the City will be required to selectively seek out businesses that are consistent with our strategic goals and values, and foster opportunities through supporting reinvestment and redevelopment in order to meet these objectives."

We believe that Frisk Fra Boksen is just such a business. We are able to use land that is currently occupied by one business and with little to no interference with that business, add another business that over time will grow to support additional jobs within the community. This with limited impact on City infrastructure.

CERTIFICATE OF SURVEY

MILNER W. CARLEY & ASSOCIATES

CONSULTING CIVIL ENGINEERS LAND SURVEYORS

500 W. HWY. 96
ST. PAUL 12, MINN.
484-3301

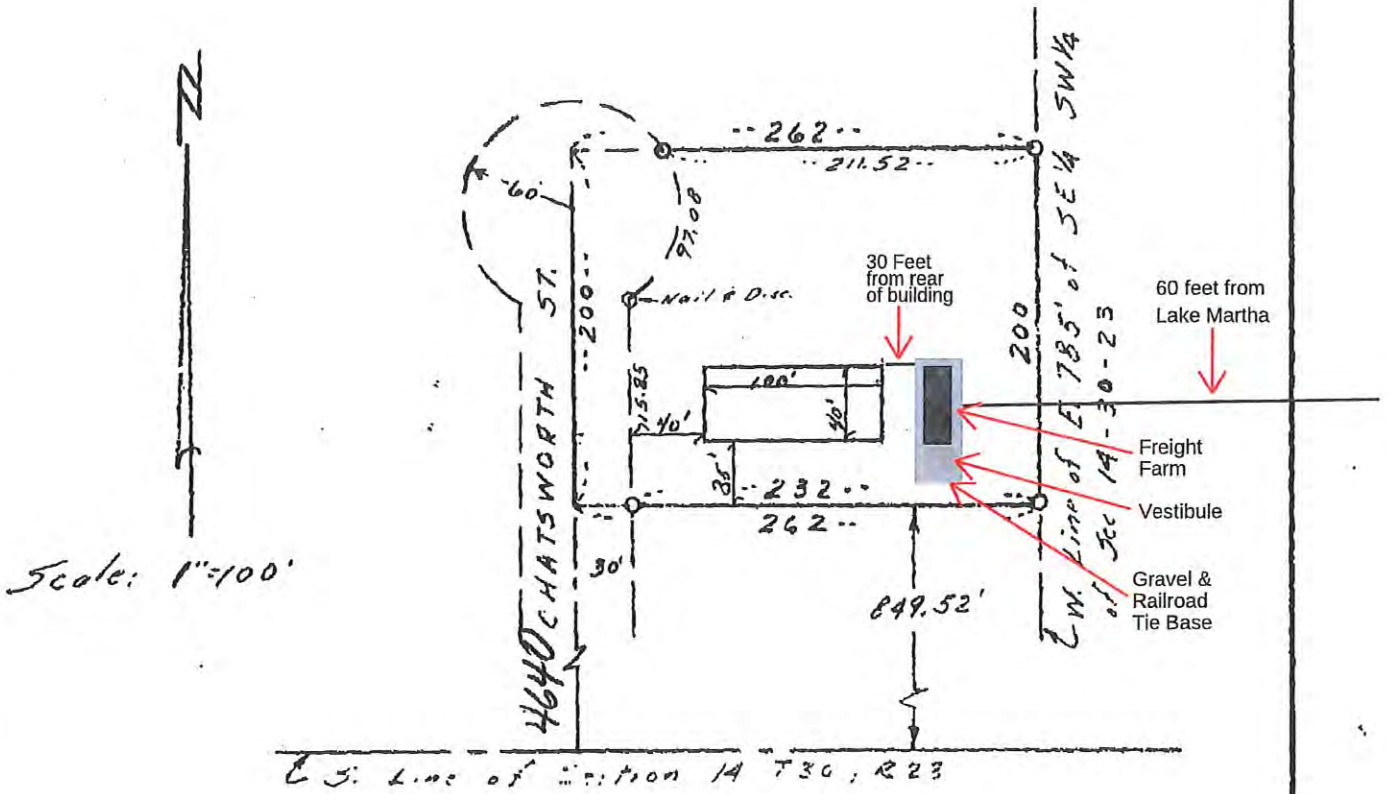
314 OAK ST.
SAUK CENTRE, MINN.
352-3664

18 4TH AVE. S.E.
ST. CLOUD, MINN.
251-7751

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Ronald F. Meyer

Reg. No. 9051 Date May 15, 1970
Placed irons on March 26, 1971



The North 200 feet of the South 1049.52 feet of the East 262 feet of that part of the SE 1/4 of the SW 1/4 of Section 14, Town 30 N, Range 23 W, Ramsey County, Minnesota, lying West of the East 785 feet thereof; subject to that part for Chatsworth St.

Building permit - Authorized by CC on 5/3/1971 (see minutes)

70-167
350-7

1-6-71

SHOREVIEW (11015152)

.98 AC.

T/MC HOLDINGS LLC

4640 Chatsworth Street North

(14)

200

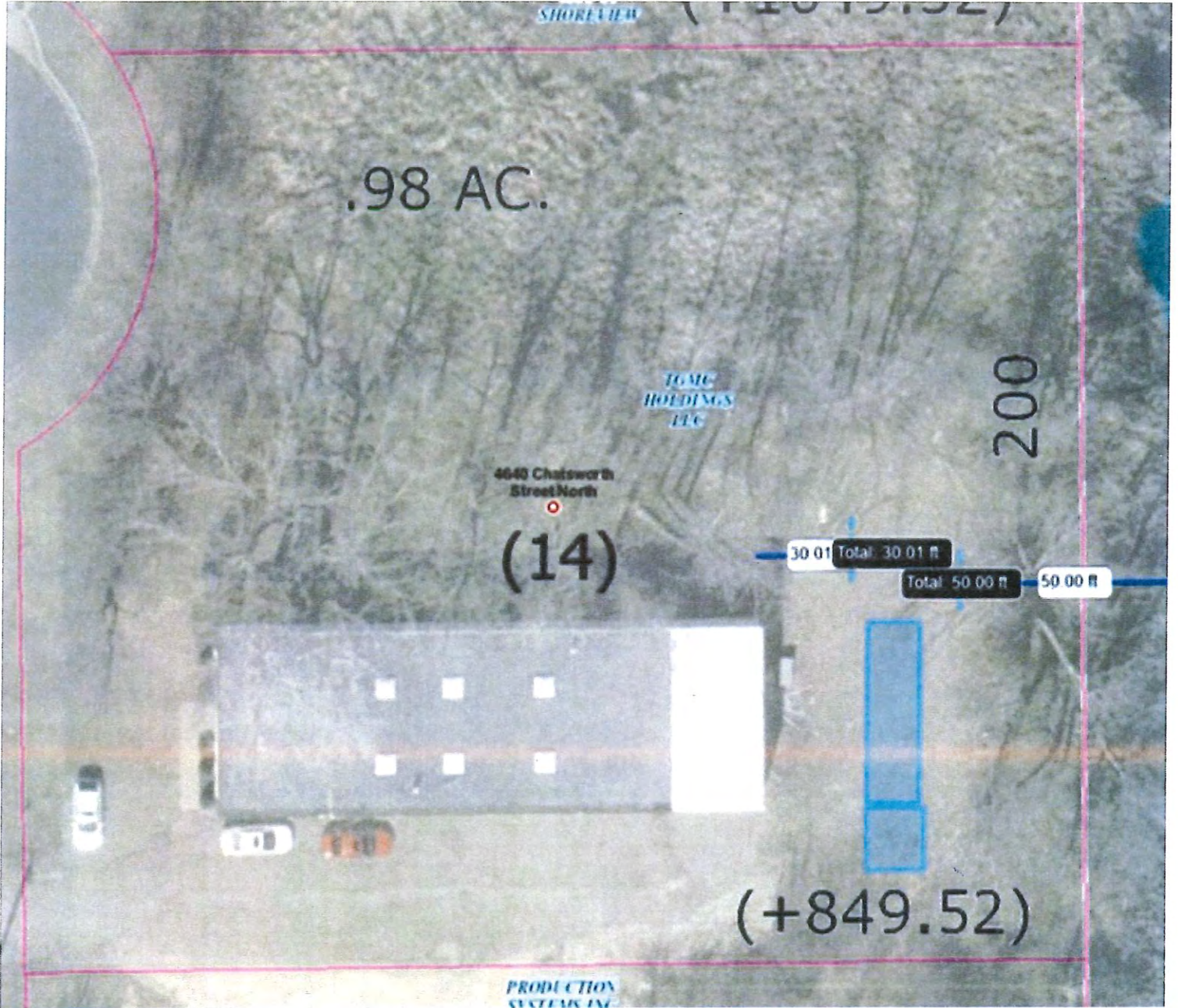
30.01 Total: 30.01 ft

Total: 50.00 ft

50.00 ft

(+849.52)

PRODUCTION SYSTEMS INC.





Design & Price Quote #: 1556742



Customer Information

Chris Glasoe
 237 Bridge St
 Shoreview, MN 55126
 chris@friskfraboksen.com

Shipping Information

Chris Glasoe
 237 Bridge St
 Shoreview, MN 55126

Description	Qty
TB-800 12 x 12	1/Ea
3068 L-In 6 Panel Residential Door	
Door - Drip Cap (3')	
2'x2' Horizontal Sliding Window	
3'x2' Horizontal Sliding Window	
House Wrap	
Paint - Delicate White	
PAINT TB-600,TB-700,TB-800 12' WIDE	
Metal Roof Upgrade - Forest Green	
Radiant Barrier Roof Decking	
6" Gable EW Eave Upgrade	
3/4" Treated Floor Decking Upgrade	
Shed Anchor into Dirt - Auger or MR88	
Shelving - 24" deep	
12"x12"Gable End Vent, White	
16"x8" Wall Vent - White	
Less than 18"/24" build space	
Delivery Fee	
List Price	
Discount	
Subtotal	

Steve made farming his second career...you can too! [Watch](#) our latest webinar to learn all about his business. ×



PRODUCTS

RESOURCES

BLOG

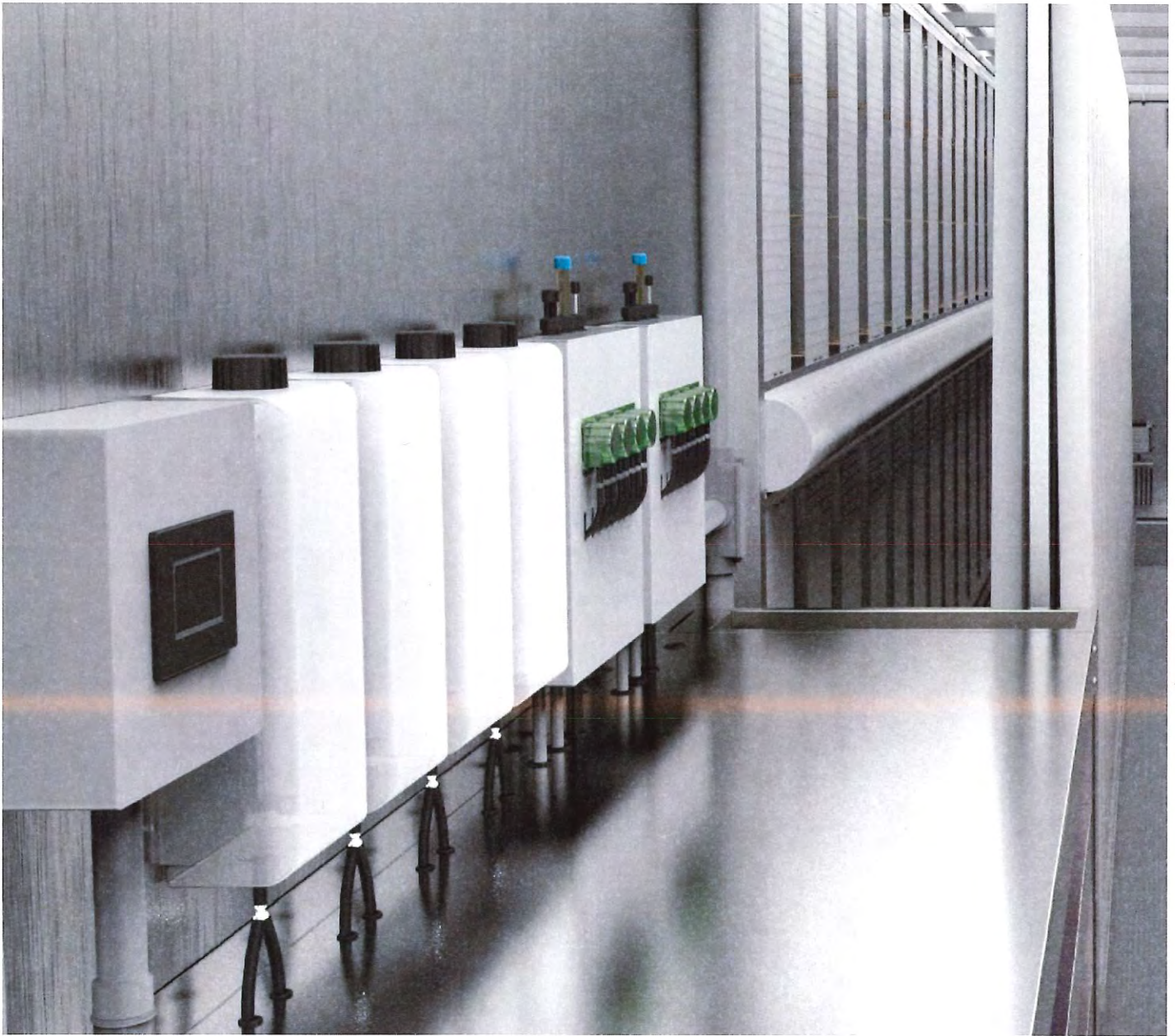


The next generation of container farming is here.

The Greenery™ is the culmination of years of development and learning from hundreds of farmers. Finely crafted from the bottom up with brand new technology, the Greenery is the most versatile, turnkey farming solution on the market.

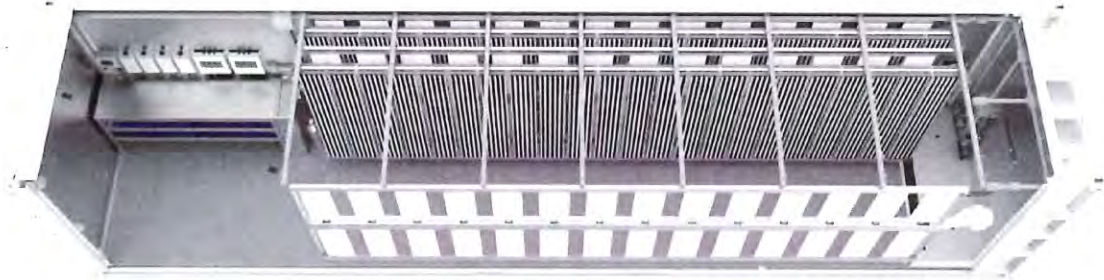
Explore the farm through our comprehensive webinar

WEBINAR

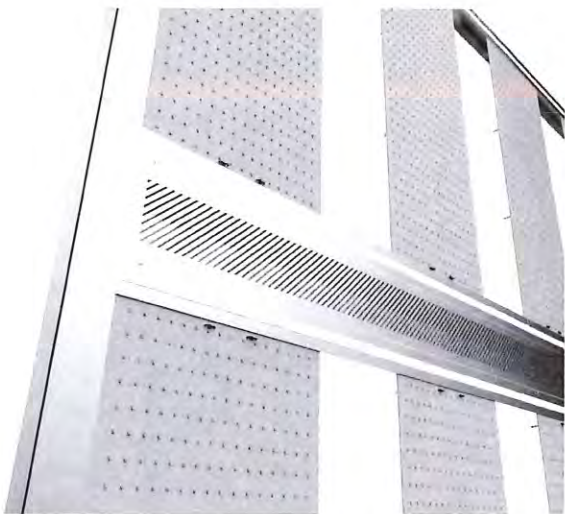


A FULLY **REIMAGINED** INTERIOR

The Greenery combines dynamic aisles with new plant panels and LED technology to boost yields and create streamlined operations for the farmer.



THE MOST PRODUCTIVE CONTAINER FARM



High-Efficiency LED Light Panels

3X LIGHT ENERGY OUTPUT

Bright and directional light from 112 rigid 5:1 red-blue LED panels provide plants with a triple the light energy, resulting in larger and fuller crops in less time.

☐☐☐☐ PPFD 200 $\mu\text{mol}/\text{m}^2/\text{s}$ at 18 inches.

☐☐☐☐ PPFD 260 $\mu\text{mol}/\text{m}^2/\text{s}$ at 9 inches.

120° Directional beam angle lighting

Intelligent LED Spectrum Control



Blue-dominant Array



Standard Red-Blue Array



Red-dominant Array

The LED's default 5:1 red-to-blue ratio is ideal for all stages of mature plant growth. Farmers can also switch between blue- and red-only spectrums to imitate sunrise and sunset.

Maximum Yield Plant Panels

70% INCREASE IN GROWING SPACE

Unique 5-channel plant panel design replaces traditional crop columns to unlock more growing space within the same small footprint. Unlike crop columns, plant panels reduce and repurpose unusable space, turning it into fertile ground.



36,960 inches of total linear growing space



User friendly and light weight



High-grade mesh foam growing medium



Advanced Intercropping Techniques

With their 5-channel design, plant panels create a unique opportunity to maximize production.



Row Cropping:
Lettuces

Larger crops are grown in traditional rows, but strategically alternated to maximize available space.



Mixed Cropping:
Large & Small Crops

Capitalize on the plant panel's unique design by interplanting smaller crops between larger ones.



Linear Cropping:
Herbs & Leafy Greens

Small herbs and leafy greens can take full advantage of the Greenery's 70% extra growing space.




The Integrated Hydroponic Nursery

4,608 POTENTIAL SEEDLING SITES

A stainless steel seedling table is engineered to safely house plants in their first 2-4 weeks of life while giving farmers a sturdy surface for seeding, transplanting, harvesting, and packaging.

30% More seedlings sites

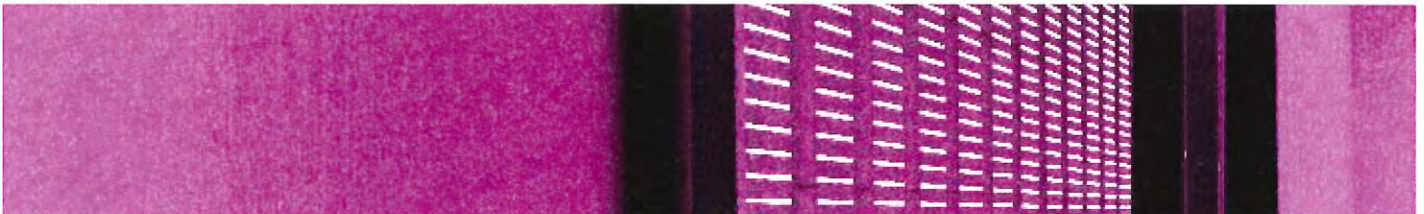
 Independent trough irrigation control

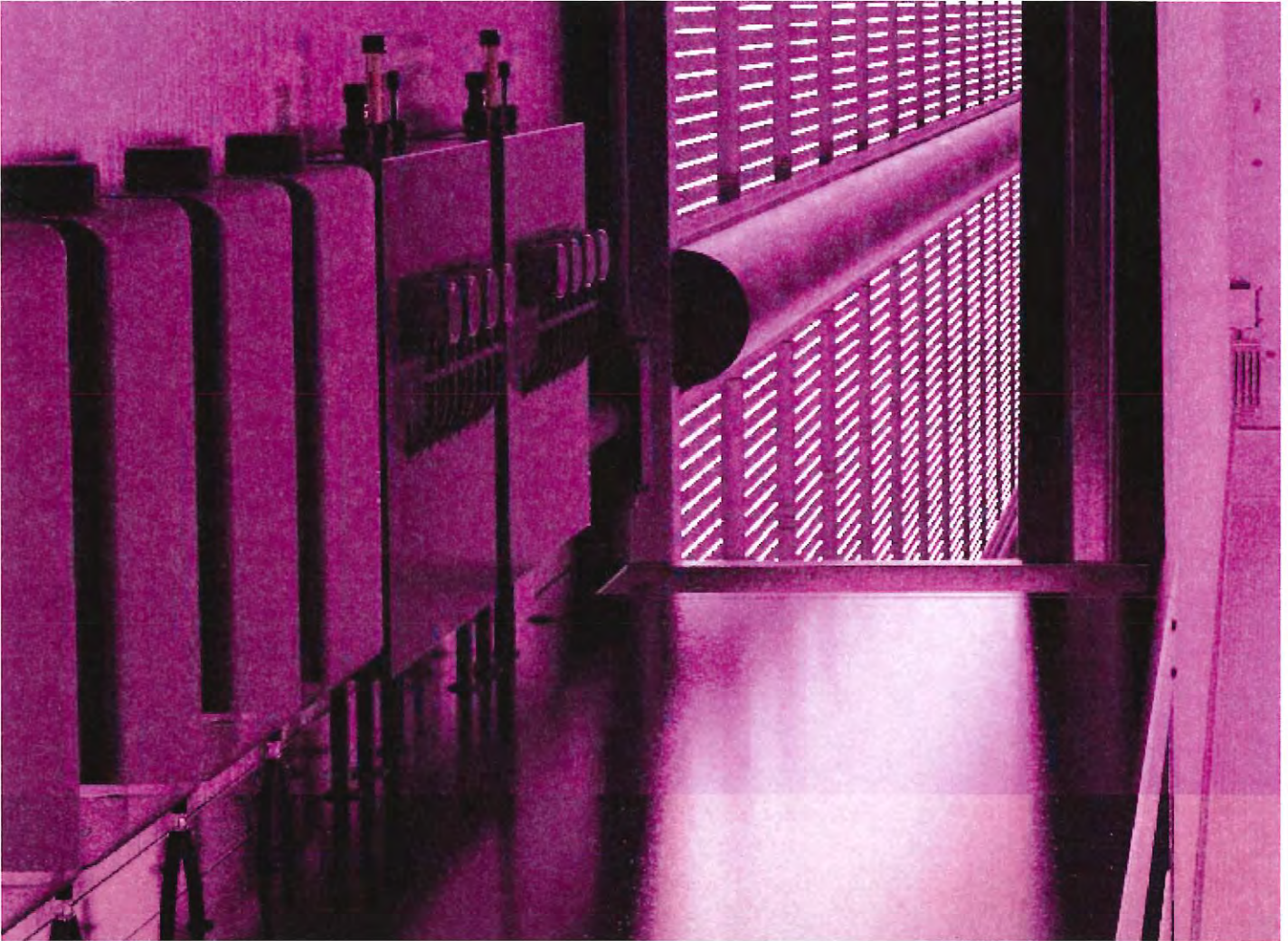
 Independent LED lighting control

 PPFD 200 $\mu\text{mol}/\text{m}^2/\text{s}$ at tray height



The seedling nursery and workstation features a vertically integrated 40-gallon water tank that is waist-high to make access and cleaning easier. Electrical plug-ins are conveniently located to the side of the table and a simple twist of table legs gets you a perfectly level work surface. Smooth flooring replaces grooved flooring throughout the entire container to make cleaning easier.





ADAPTABLE FARM DESIGN

Stationary rows are replaced with adjustable aisles where LED panels and crop rows are able to move laterally along a sliding rack system. The design maximizes space in the Greenery, optimizes workflows, increases production capacity, and gives plants greater freedom to grow.

Simplified Workflows



Moveable rows provide easy access to plants for convenient harvesting, pruning, cleaning, and maintenance. This drastically reduces labor and increases productivity.



In-row harvesting and direct transplanting



Streamlined workflow and operations



Customization & Versatility

With the sliding rack system, farmers can arrange the Greenery based on their needs, allowing them to grow larger plants without experiencing spacing or airflow problems.



Flexible and customizable spacing

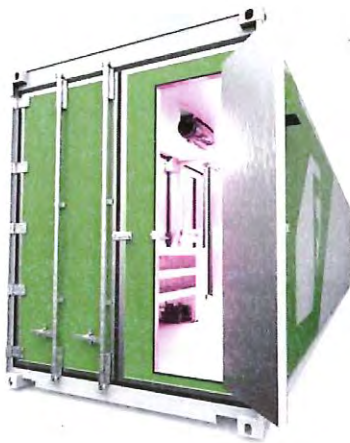


Grow more crop varieties (larger, rooted, vined)





SUPERIOR **CLIMATE CONTROL**



Climate Automation with farmhand®

The Greenery continuously relays all climate sensor data to farmhand®. With this information, farmers can remotely monitor and control the climate, or even replicate ideal environmental conditions for consistent crop quality on a large scale.



Replicate ideal environmental conditions, or "recipes," for consistent crop quality



Operate and monitor the Greenery remotely

Resource-Efficient Hydroponics

36,000 BTU CLIMATE CONTROL SYSTEM

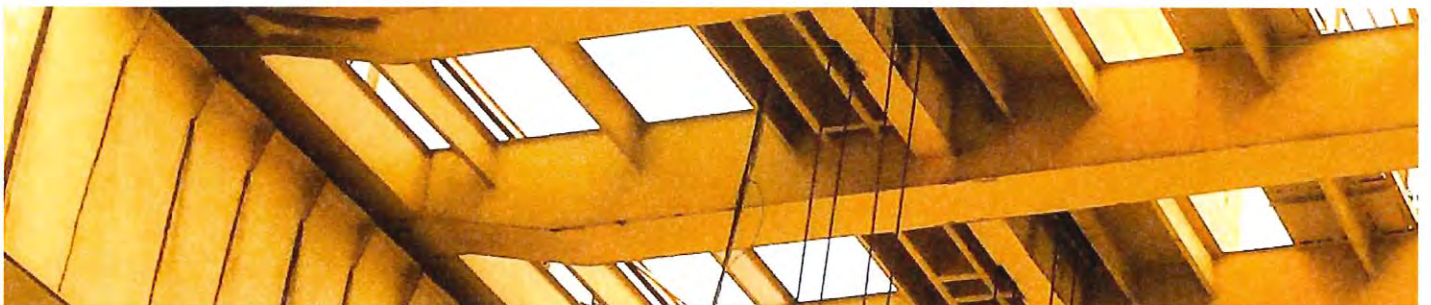
Updated systems throughout the Greenery, such as lighting and climate control, use and reclaim resources with unrivaled efficiency.



THE DEHUMIDIFIER Reclaims 1.88 gallons of moisture every hour (at typical in-farm conditions)



THE ECONOMIZER Senses and draws in cold outside air when appropriate, reducing the Greenery's overall energy consumption.





FREE BOOKLET

See the difference

The Greenery starts at \$104,000. Use the form below to download our feature-by-feature comparison between the Greenery and last year's model, the LGM '18. Inside you'll find details on the new plant panels, customizable aisles, LED array, and more!



^
TOP

**MOTION TO APPROVE
CONDITIONAL USE PERMIT
CHRIS GLASOE, FRISK FRA BOKSEN**

MOVED BY COMMISSION MEMBER:

SECONDED BY COMMISSION MEMBER:

To recommend the City Council approve the Conditional Use Permit application submitted by Chris Glasoe, Frisk Fra Boksen to establish a purposed container for an urban farm on a industrial lot as a secondary use 4640 Chatsworth Street. The following conditions are attached:

1. The urban farm utilizing a purposed container must be installed in accordance with the plans submitted with this application and approved by the City Council.
2. Applicable building permits are required before installation and operation.
3. Containers and vestibule must be maintained such that no rust, paint or mechanical defects are present.
4. Equipment and supplies must be fully enclosed in the structure.
5. A current license from the State or County must be current while in operation.
6. No retail sales are permitted onsite.
7. Said signage is shown in the plan submittal is approved as part of this CUP.
8. No more than one container is permitted.

This recommendation is based on the following findings of fact:

1. The use is permitted in the I, Industrial Zoning District with a Conditional Use Permit.
2. The Conditional Use Permit criteria as stated in Section 203.032 (D) are satisfied.
3. The outside storage area complies with the performance standards stated in Section 205.050 (C).

VOTE:

AYES:

NAYS:



**Production
Systems,
Inc.**

4620 Chatsworth Street N., Shoreview, MN 55126 USA
Phone: 651/483-6708 Fax: 651/483-6709 Email: psimn@comcast.net

August 16, 2019

To: Aaron Sedey, Associate Planner
City of Shoreview
4600 Victoria Street North
Shoreview, MN 55126
(651) 490-4600
asedey@shoreviewmn.gov

Regarding: Conditional Use Permit for a Container at 4640 Chatsworth Street.

Dear Aaron,

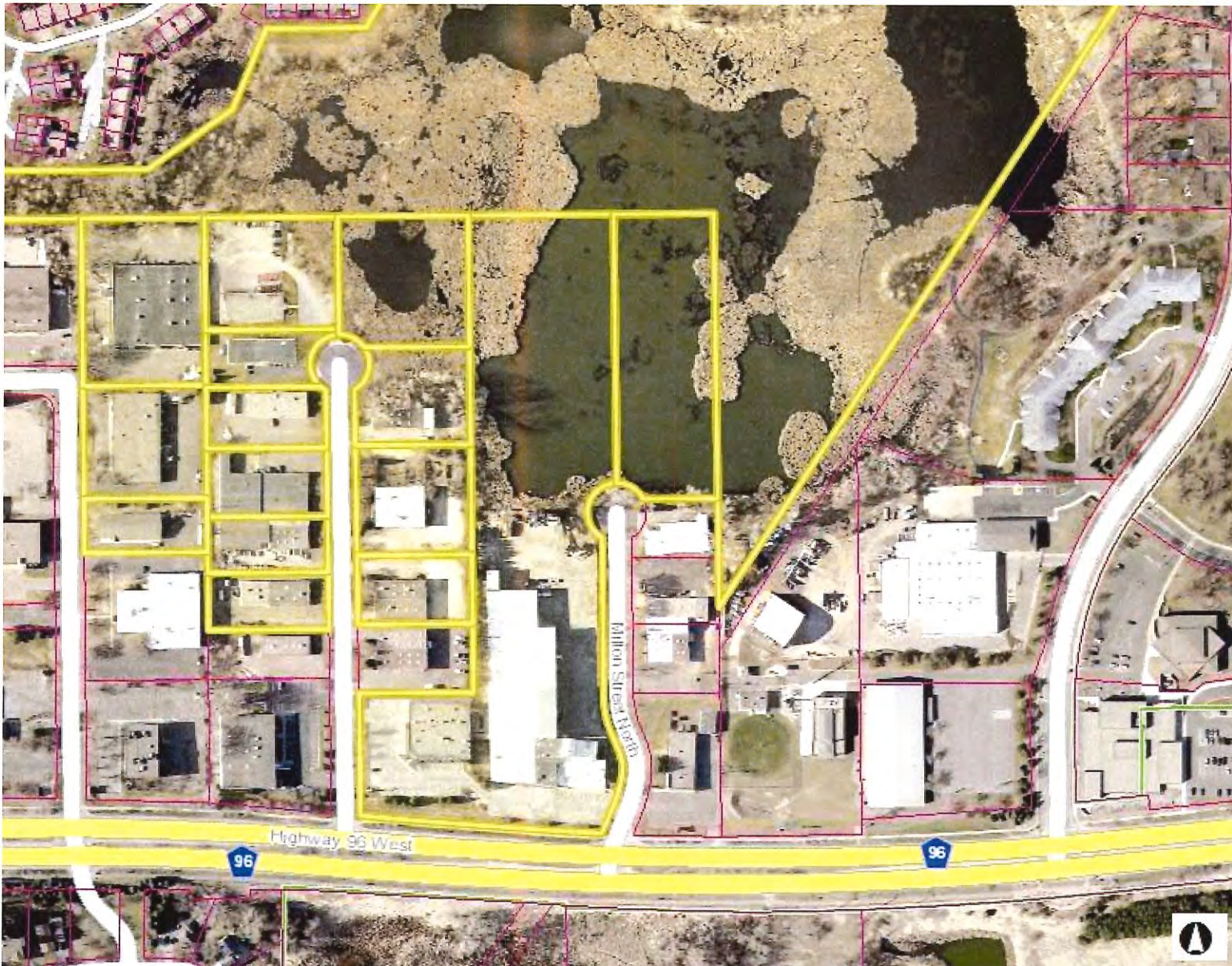
I own the property next door to the proposed container site.
It is my understanding that the Conditional Use Permit is for a container that is not to be used for storage, but instead will be used as a business/production facility.

Below are my questions:

1. Does the city consider the item being permitted as a "Container" or as a "Pre-Fab structure" for a production facility?
2. What are the conditions for licensing and permitting this new business?
 - Will additional permits be required for site preparation, structure installation and for utility hookups?
 - Will this structure require a building permit?
3. How will this new business be taxed with regards to property use?
4. What codes are affected by this proposed secondary use/conditional use application?
5. What utility resources will be used and what waste will be generated, and how will it be handled?
6. Will the proposed structure be in compliance with DNR and Watershed District requirements?
7. How will permitting a business in a container affect the adjacent properties, specifically their market valuation?









Thank you very much for including this in the agenda packet for the city staff and planning commission for consideration.

Yours Truly,
David Aamodt



Legend



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

Notes

Enter Map Description

600.0 0 300.00 600.0 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
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TO: Planning Commission
FROM: Aaron Sedey, Associate Planner
DATE: August 21, 2019

SUBJECT: File No. 2730-19-17, Variances – Eric and Mary Snustad, 815 Lakeview Drive

INTRODUCTION

Variance requests have been submitted by Eric and Mary Snustad the homeowners of 815 Lakeview Drive, to replace and enlarge a deck and extend a patio underneath the proposed deck. The current deck is short of the required OHWL setback, which is based off the neighboring two properties and encroaches in the side yard setback. The proposed deck encroaches and patio encroaches in the required OHWL setback variances and the increase of impervious surface of the patio, three total variances are required.

SITE CHARACTERISTICS

The property located on the south side of Turtle Lake on Lakeview Drive and is accessed through a private driveway easement. It is zoned R1 – Detached Residential and is within the Turtle Lake Shoreland Overlay District. The surrounding properties are used for detached single family residential.

The lot has an area of .35 acres. It is a substandard riparian lake parcel with width of 50 feet, an average depth of 313 feet. The required minimum lot size of a riparian lot is 15,000 square feet and 100 feet wide.

The lot is developed with a single-story walkout house and detached garage. The current deck is located on the lakeside of the house and was setback 113.1 feet from the OHW at its nearest point. There is also a concrete patio under the deck that is contained underneath the deck.

Since the addition is an attached deck and patio, administrative Residential Design Review is allowed in lieu of the full Planning Commission Residential Design review (203.034(A)(1)(d)).

PROJECT DESCRIPTION

The current deck is a nonconforming structure as the City does not have record of the deck, which could have been included in the building of the home or previous permitted additions. The proposed deck will come out sixteen feet from the house with a staircase on the west side of the deck. An eight by eight lookout platform will be above the deck. A variance is required since the deck encroaches into the required setback as a 107.4 foot setback is proposed. A setback range is 112.75-132.75 feet is required from the OHWL.

From the OHWL, the current deck is setback at 113.1 feet as measured to the stairs, with the deck being roughly 10 feet out from the house to the water.

The current deck is in line with the eastern portion of the home at 4.4 feet, which is closer than the minimum 5 foot is allowed. The applicant has proposed to keep this setback with the new deck, which also requires a variance.

The applicants also wish extend a patio that is currently underneath the deck, to the full size of the proposed deck, which will increase the impervious from the current 29.3% to 30.54% of hard cover. Since this exceeds the existing coverage a variance is needed.

DEVELOPMENT CODE

Nonconformities

Nonconforming uses and structures are regulated in Section 207.050. This section addresses lawfully established structures that do not currently comply with the City's development regulations. If a structure was lawfully established, then it can remain in its current size and location and may be structurally altered, including an area expansion, provided the alteration complies with the City's regulations. Normal repairs and maintenance is also permitted so the structure can remain in sound condition.

Shoreland Standards

Section 209.080(F)(1)(b), which addresses principal structure setback from the OHW, states that where two or more existing adjacent dwellings, including attached structures, have lakeside setbacks which exceed the minimum lakeside setback by ten (10) or more feet, the lakeside setback for an addition to a dwelling shall not be less than the average of the lakeside setbacks for such existing adjacent dwellings, including attached structures, minus 10 feet. In any event, 50 feet shall be the minimum setback. In this case, the setback range is 112.75-132.75 feet.

Section 205.080(D)(h)(ii), which address side yard encroachments for decks, open terraces and balconies are permitted provided they are no closer than five feet to any property line.

Section 209.080(J)(1), which address impervious surface area within shoreland areas. Impervious surface shall not exceed 25% unless there is no water-oriented structure. If the existing coverage exceeds the amount permitted, then the existing coverage can remain but not be increased.

Shoreland Mitigation

A shoreland mitigation plan must be submitted for residential development that requires a land use approval, including a variance. The intent of the plan is to mitigate the adverse effects land development has on water quality and the lake environment. The applicants are proposing to use architectural mass and buried perforated pipe to disperse the water caught from the gutters.

Variance Criteria

When considering a variance request, the Commission must determine whether the ordinance causes the property owner practical difficulty and find that granting the variances is in keeping with the spirit and intent of the ordinance. Practical difficulty is defined as:

1. *Reasonable Manner.* The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.
2. *Unique Circumstances.* The plight of the property owner is due to circumstances unique to the property not created by the property owner.
3. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of the neighborhood.

For a variance to be granted, all three of the criteria need to be met.

APPLICANT’S JUSTIFICATION OF PRACTICAL DIFFICULTY

The applicant states that the request of from the OHWL is a small request that is still over a 100 feet from the OHWL and that the deck portion in front of it makes it a difference of 5.7 feet. The reinvestment in the property with a deck that is more usable for their purposes than the old deck. There is a current patio underneath, is also used for recreation and the proposed would increase to the whole deck as it is now, but not extend farther than the proposed deck to allow to continue as a recreational space. See applicant’s full statement.

STAFF REVIEW

Staff as a whole has reviewed the plans in accordance with the variance criteria. Staff is unable to make findings that practical difficulty is present and not all three criteria are met.

1. *Reasonable Manner.* The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations. In Staff’s opinion, the variance request to build a larger deck and move the staircase and extend the patio is a personal preference of the homeowners. The current deck is still 32 feet by 10 feet is still a reasonably sized deck for the property. Staff believes that the current deck footprint is a reasonable manner.
2. *Unique Circumstances.* The plight of the property owner is due to circumstances unique to the property not created by the property owner. Unique circumstances stem from the personal preference of the homeowners. There are options to get a little larger deck while bringing the deck into conformance with the code.
3. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of the neighborhood. The current character of the existing neighborhood have more modest decks, however this may be first of many to be changed. However, the current character of the neighborhood, the decks don’t extend that far into the OHWL.

PUBLIC COMMENT

Property owners within 150 feet were notified of the applicant’s request. One comment in support has been received.

STAFF RECOMMENDATION

Staff is appreciative of the reinvestment effort of the homeowners, but Staff is not able to make affirmative findings regarding practical difficulty and recommends the approval of the motion to deny the requested Variances.

However if the Planning Commission is able to make findings that practical difficulty is present and all three variance criteria are met, the Commission can make a motion to approve a resolution approving the requested variances. Staff asks that the following conditions be attached to an approval:

1. The deck and patio must be built as shown in the survey within the footprint and description depicted on the submitted survey and is no closer than 107.4 feet from the OHWL and 4.4 feet from the side property line.
2. The impervious must not exceed 30.54% on the lot.
3. The project must be completed in accordance with the submitted as part of the Variance application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
4. The existing vegetation on the lakeside of the property shall remain and not be removed or disturbed as a result of this project.
5. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
6. Shoreland Mitigation Affidavit is required to be signed before the building permit is issued.
7. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.

Attachments

- 1) Location Map
- 2) Applicant's Statement and Submitted Plans
- 3) Motions
- 4) Comments
- 5) Buffer map

Legend



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



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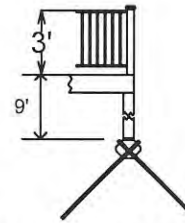
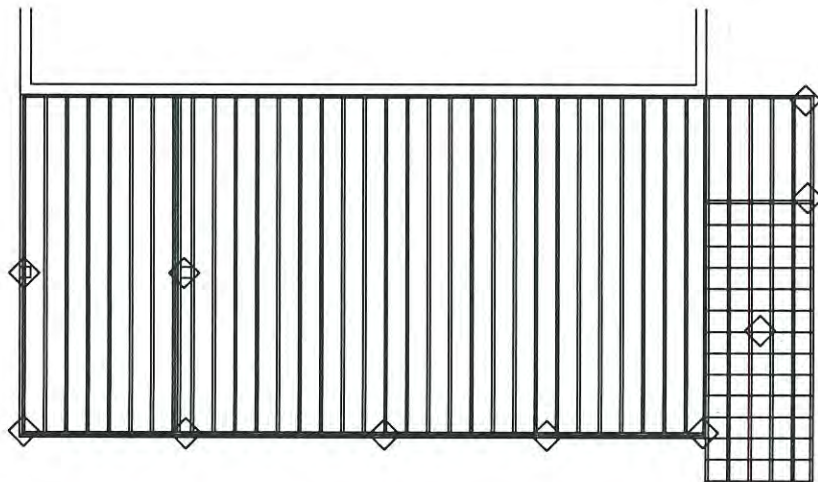
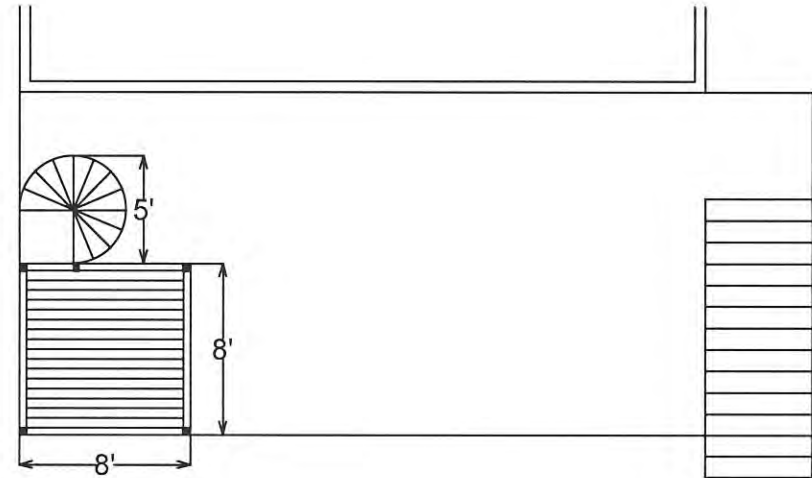
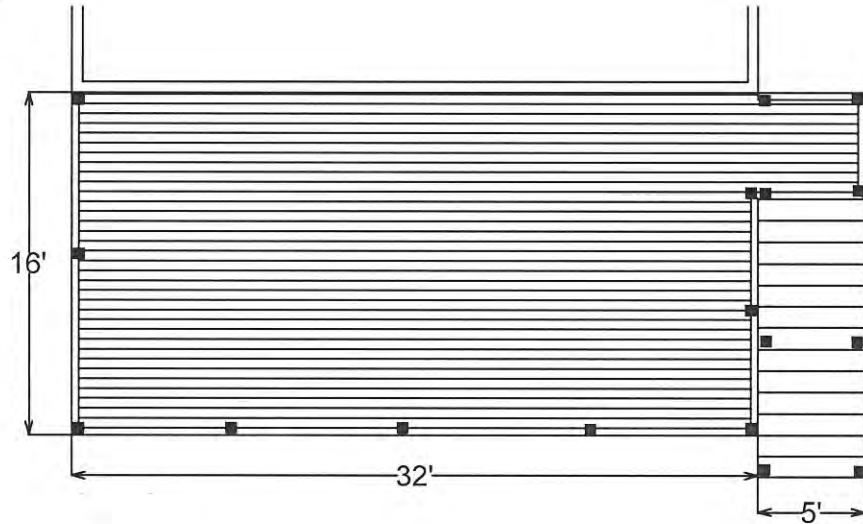
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Notes

Enter Map Description

Snustad Deck Design



Scope of Work:

- Remove the existing deck & dispose of in onsite dumpster
- 2x10 Treated Ledger with Rino PVC Flashing
- New Footings: DP50 Diamond Pin Piers
- 6x6 Treated Support Posts with Stand Off
- 2x10 Treated (Southern Yellow Pine) Joists 12" O.C. Joist Hangers
- Double 2x10 Flush Beam
- 2x12 Stair Stringers 12" O.C.
- New Decking will be $\frac{5}{8}$ " Zuri Pecan installed with hidden fasteners
- "Picture Frame" deck board with square edge trim Pecan
- Deck Skirting with 12" skirt board will match decking Pecan
- Railing Post will be Azek Premier 5x5 posts with LED Island Caps
- Low Voltage lighting package with LED Island Caps post cap, dimmer, transformer and remote
- Fortress Antique Bronze and FE26 welded railing

July 22, 2019

VIA EMAIL

Shoreview Planning Commission
4600 North Victoria Street
Shoreview, MN 55126
Attn: Aaron Sedey, Associate Planner

Re: Variance Application – 815 Lakeview Drive

Dear Commissioners:

On behalf of Eric and Mary Snustad, the owners of the property located at 815 Lakeview Drive, Shoreview, MN (the "Property"), we are submitting this letter to support the Snustads' application that they have submitted for two variances to allow them to construct a new deck at the Property.

By way of background, the Snustads have owned and resided at the Property since 2007. The Snustads have recently decided to invest into the enhancement of their Property by constructing a new deck on the lakeside of such property. Enclosed with this letter please find a plan sheet that shows the general design for the Snustads new deck. The Snustads have engaged a well-known and well-respected contractor, Lindus Construction, to complete this work. The Snustads hope to complete this work yet this summer.

In the process of seeking the permits needed for the work at the Snustads' property, Lindus Construction learned that the Snustads' plans will require the City to provide two variances for this project. The Snustads have now submitted an application for these variances and are respectfully requesting that the Planning Commission agree to grant such variances. This letter is intended to constitute the written statement of justification the Snustads are required to submit to support their application.

I. REQUESTED VARIANCES

Based upon our review of City Code and our discussions with City Staff, it is our belief that the Snustads require two variances for their deck project:

Attorneys & Advisors	Fredrikson & Byron, P.A.
main 612.492.7000	200 South Sixth Street, Suite 4000
fax 612.492.7077	Minneapolis, Minnesota
fredlaw.com	55402-1425

1. Reduction of Setback from OHW level of Turtle Lake
2. Increase of Amount of Impervious Surface Coverage

With respect to the first variance, the Snustads are proposing a setback of 107.4 feet from the OHW level of Turtle Lake for their new deck. Because the dwellings on the properties adjacent to the Property have setbacks greater than 50 feet (the standard minimum structure setback for Turtle Lake), the required setback for the Snustads' deck is the average of the lakeside setbacks for the dwellings on these adjacent properties, plus or minus 10 feet. The average of the setbacks of the adjacent dwellings is 122.8 feet, so the low end of the range of setbacks allowed on the Property is 112.8 feet. Thus, the Snustads are requesting a variance to reduce their lakeside setback by 5.4 feet.

With respect to the second variance, in connection with constructing a new deck, the Snustads will be adding a small amount of additional impervious surface underneath the new deck. This new impervious surface will simply match the footprint of the deck above and will be installed to provide usable space underneath the deck that would otherwise be challenging to maintain and landscape. The existing amount of impervious surface on the Property is 29.3%, which exceeds the 25% maximum that is generally allowed, but the Snustads are permitted to maintain, but not increase, the 29.3% existing coverage. The Snustads are requesting the second variance to slightly increase the amount of impervious surface coverage to accommodate the construction of their new deck and related improvements.

If, after reviewing the Snustads' application materials, City Staff determines that the Snustads' application generates the need for additional variances, please let this letter serve as the Snustads' request that their application be modified to also request any such additional variances.

II. STATEMENT OF JUSTIFICATION

The Snustads' application for the two variances required for the construction of their new deck satisfies the criteria set forth in City Code and applicable Minnesota law, as will be discussed in more detail below:

- 1. Compliance with City Code Section 201.010 and the Policies of the City's Comprehensive Plan.**

The Snustads' proposed project will constitute a reinvestment into the Property. This reinvestment will improve the value and condition of the Property, which will also have a positive impact on the neighborhood in which the Property is located. Additionally, because the existing deck is in poor condition, the aesthetics of the Property as viewed from Turtle Lake will also be improved by this reinvestment. In short, the Snustads' proposal complies with and advances several of the City's objectives identified in Section 201.010 of the City Code and the

policies and goals identified in the City's Comprehensive Plan, including the specific goal in Chapter 7 (Housing) of the Comprehensive Plan - "Goal - Neighborhoods and Housing Reinvestment" - that expressly encourages the type of reinvestment that the Snustads are proposing to make here.

2. Practical Difficulties

A. The Snustads are proposing to use the Property in a reasonable manner.

The Snustads' proposed deck would constitute a reasonable use of the Property. Lakeside decks are a common feature on lakefront properties, like the Property, so there is nothing unusual or unreasonable about the Snustads' desire to maintain a deck on the lakeside of the Property. The sole question here is whether the proposed size and location of the deck is appropriate.

The existing deck on the Property is set back 113.1 feet from Turtle Lake. The proposed deck will be 5.7 feet closer to the lake than the existing deck, although still more than 100 feet from Turtle Lake (or more than double the standard minimum 50 foot setback). Additionally, the new impervious surface that will be added underneath the deck will not materially alter the amount of impervious surface on the Property and, given the distance of such impervious surface from Turtle Lake, will not pose any new drainage or water quality concerns.

The Snustads' request for a reduction in the setback of their deck and increase in the amount of impervious surface on the Property is largely driven by their decision to move the location of the stairs for the deck. Currently, the deck stairs are oriented east-west on the north side of the deck. This orientation results in the deck stairs essentially serving as a barrier that significantly impedes the views out of the lower-level of the Property and reduces the amount of natural light that makes its way into such lower-level.

To remedy this situation, the Snustads are proposing to move the stairs to the far west side of the deck and to orient the stairs to run in north-south fashion. As is shown on the Certificate of Survey submitted with the Snustads' application, the relocated stairs and the accompanying landing at the top of such stairs extend out approximately 16 feet from the home, which is a few feet further than the existing deck and stairs. We note that the Snustads have designed the landing to be 4 feet by 4 feet to provide adequate room for elderly and disabled family members to be able to use the stairs with assistance. Ultimately, the change in the location of the stairs is the primary driver of the need for the requested variances. The Snustads' proposed modification to their deck to relocate the stairs so as to improve the usability and value of the lower-level of their home is an entirely reasonable use of the Property.

B. There are circumstances unique to the Property that create the need for the variances.

For General Development Waters, like Turtle Lake, City Code generally requires a minimum structure setback of 50 feet. However, because of the location of the dwellings that are adjacent to the Snustads' home, the minimum setback on the Property has more than doubled to 112.8 feet. Importantly, the Snustads have done nothing to create this situation, as this setback is entirely the result of the construction activities on their neighbors' properties. Thus, this unique circumstance has created the need for the setback variance requested here.

As noted above, the setback of the Snustads' existing deck is 113.1 feet from the OWH level of Turtle Lake. Even if the Snustads' elected to remove their existing deck and replace it in the exact same location, this would require a variance to reduce the lakeside setback due to the location of the dwellings on the adjacent properties. This, of course, would not address the Snustads' primary motivation in constructing the new deck, as it would not allow them to relocate their deck stairs – any relocation of the deck stairs results in the need for an additional setback. This is why the Snustads are requesting a slightly larger reduction in the permitted setback so as to allow the movement of the deck stairs.

It should also be noted that the owners of the property to the east of the Property are also considering reinvesting into their property and building a new deck. The proposed location for such new deck is shown on the Certificate of Survey submitted with the Snustads' application. If this neighbor's project proceeds as proposed, this would reduce the setback from the OWH level on that property, which, in turn, would change the calculation of the minimum setback required on the Property. That revised calculation would reduce the minimum setback on the Property to nearly, if not entirely, eliminate the Snustads' need for a variance for their deck project. We understand that the Planning Commission may not rely on this future project on the neighbors' property in making its decision relating to the Snustads' current application, but we wanted to highlight this potential project, as it only further demonstrates that the Snustads' request is not significant, will not cause the lakeside view of the Property and the neighboring properties to be changed in any material way, and is being driven by circumstances beyond the Snustads' control – namely what their neighbors choose to do on their properties.

Finally, with respect to the circumstances that are generating the need for the increase in the amount of impervious surface on the Property, the Snustads' lot is quite small. The existing home on the Property is modestly sized and there is not an unusually large amount of impervious surface on this property. Instead, the small lot size is a unique circumstance that is causing an otherwise reasonable amount of impervious surface on the Property to exceed the maximum amount allowed under City Code.

C. The variances, if granted, will not alter the essential character of the neighborhood.

The Snustads' request, if granted, will not alter the Property or the Snustads' use of the same in any meaningful manner. To the contrary, the Snustads are merely replacing an existing deck on their property. The slight decrease to the lakeside setback of the deck will be imperceptible from Turtle Lake and will not materially change the aesthetics of the neighborhood. The same is true for the small amount of additional impervious surface that the Snustads propose to add here. Because that impervious surface will be underneath the deck, it will not change the appearance of the Property. Additionally, because, as noted above, this impervious surface will be more than 100 feet from the lake, it also will not harm or impact the lake. In short, the Snustads' proposed deck project will not alter the essential character of the neighborhood and, instead, will benefit the neighborhood because the overall value and quality of the Property will be improved by this project.

Based on all of the foregoing, we believe that the Snustads have demonstrated that their application satisfies the applicable criteria for the granting of variances as established under the City Code and Minnesota law. Accordingly, the Snustads respectfully request that the Planning Commission grant the Snustads' application for the two requested variances.

Thank you in advance for your thoughtful consideration of the Snustads' request.

Regards,



Brian S. McCool
Attorney at Law
Direct Dial: 612.492.7309
Email: bmccool@fredlaw.com

BSM
Enclosures

cc: Eric and Mary Snustad (via email)



Aaron Sedey <asedey@shoreviewmn.gov>

Supplement to Variance Application - 815 Lakeview Drive

1 message

McCool, Brian <bmccool@fredlaw.com>
To: "asedey@shoreviewmn.gov" <asedey@shoreviewmn.gov>
Cc: "Snustad, Eric" <esnustad@fredlaw.com>

Thu, Aug 15, 2019 at 10:11 PM

Aaron –

Good evening. I am writing to follow-up on our recent discussions regarding the above-referenced matter.

As you have identified, the Snustads' plans for the new deck at their property will result in such deck having a 4.4 foot setback from the property line on the east side of the property. Because this is less than the 5 foot setback required under the City Code, this will require a variance. We apologize that we did not raise this issue earlier in our application materials – we misread the survey and didn't understand what the surveyor had shown regarding the location of the proposed deck. In any event, we are writing to request that the City permit the Snustads to supplement their pending variance application to add a request for this additional variance.

Initially, we note that the proposed setback of the Snustads' new deck will match the setback of the existing deck, which setback also matches the setback of the house on the property. As such, this new deck will not be any closer to the property to the east than the existing deck. Based on this alone, we are hopeful that the Planning Commission will determine that the requested variance is appropriate. To be certain that we satisfy the City's requirements regarding this additional variance, though, below please find a discussion of the relevant criteria set forth in City Code and applicable Minnesota law as applied to this additional variance request:

1. Compliance with City Code Section 201.010 and the Policies of the City's Comprehensive Plan

For the same reasons set forth in our letter dated July 22, 2019, the Snustads' investment in the new deck will improve the value, condition, and aesthetics of the Property. This reinvestment complies with and advances the City's objectives identified in Section 201.010 and the goals identified in the City's Comprehensive Plan.

2. Practical Difficulties

Like with the other variances the Snustads have requested, there are practical difficulties in complying with the City Code that justify the Planning Commission's grant of this requested variance to the applicable setback requirement.

The Snustads' proposal to locate their new deck in the same location as the existing deck on their home is imminently reasonable. It would look odd and create other challenges on the site if the deck was moved to 5 feet from the east property line.

The existing conditions on the Property create the need for this variance. The existing deck, which has been in place for many years, is located 4.4 feet from the property line. There is a concrete slab under the existing deck that will be retained as part of this project. Because of the location of the concrete slab, if the deck was installed with a 5 foot setback from the east property line, it would be extremely difficult, if not impossible, to install the footings and posts for the new deck without tearing up a portion of the existing concrete slab. Additionally, because of the age of this existing deck, the Owner anticipates that there would be discoloration of the stucco exterior of the home that would be exposed if the deck was not flush with the east side of the home on the Property. The aesthetics of the home would be harmed as a whole if the deck was offset from the edge of the home.

Because the new deck will be located in the same location as the existing deck, allowing the new deck to be constructed in such location will not alter the essential character of the neighborhood.

In sum, the Snustads have demonstrated that there are practical difficulties that warrant them receiving the requested variance so they may construct a new deck 4.4 feet from the eastern property line. As a result, the Snustads respectfully request that the Planning Commission support the Snustads' request for this minor variance.

If you need any additional information to formally supplement the Snustads' variance application to include this additional request, please let me know.

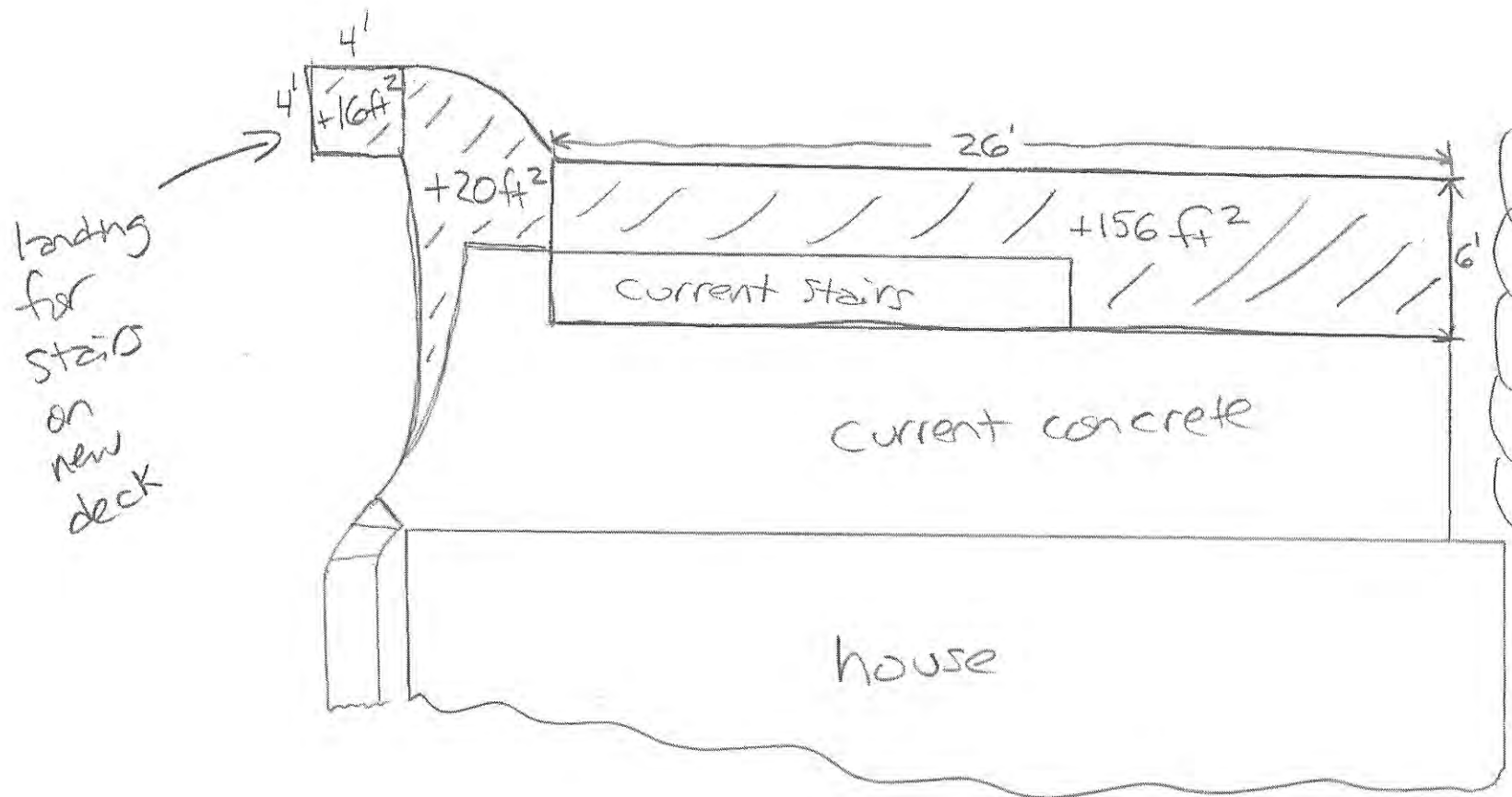
Thank you for your continued cooperation with this matter.

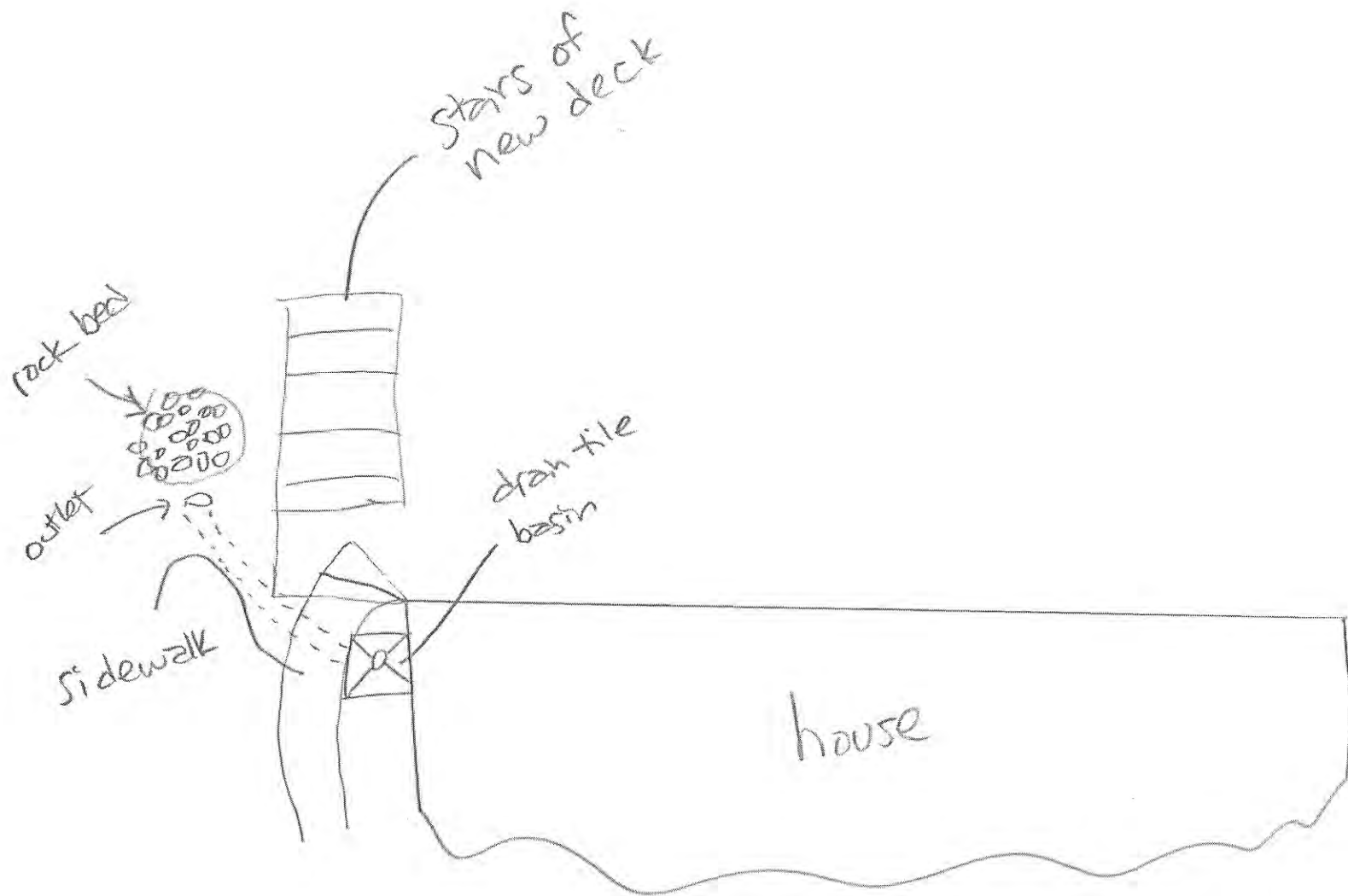
Brian

Brian S. McCool
Fredrikson & Byron, P.A.
Suite 4000
200 South Sixth Street
Minneapolis, MN 55402-1425
bmccool@fredlaw.com
Direct Dial: 612.492.7309
Main Phone: 612.492.7000
Fax: 612.492.7077

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total increase $\approx 192 \text{ ft}^2$



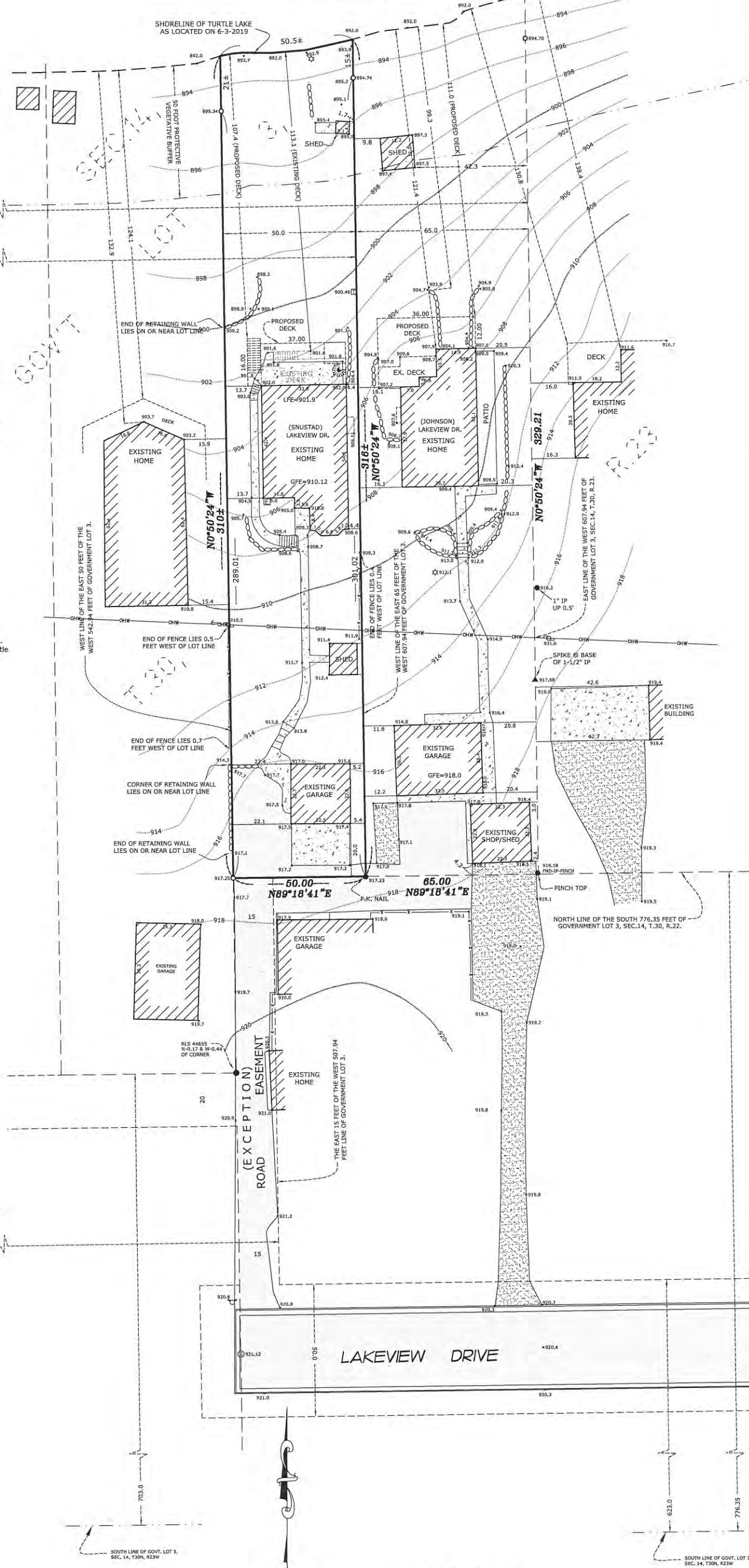


CERTIFICATE OF SURVEY

~for~ ERIC SNUSTRAD
 ~of~ 815 LAKEVIEW DRIVE
 Shoreview, Mn 55126

TURTLE LAKE
 OHW = 891.97 (N.A.V.D. 1988)

WEST LINE OF GOVERNMENT LOT 3, SEC. 14, T.30, R.22.



PROPERTY DESCRIPTION:

The East 50 feet of the West 542.94 feet of Government Lot 3, Section 14, Township 30, Range 23, except the South 776.35 feet thereof, together with an easement for ingress and egress in common with others over the South 776.35 feet of the East 15 feet of the West 507.94 feet of said Government Lot 3, Ramsey County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/04/2019.
- Property Address: 815 Lakeview Drive, Shoreview, Minnesota.
- Parcel ID Number: 14.30.23.13.0020
- Boundary area of surveyed Parcel: 0.36 acres or 15593± Sq. Ft.
- Bearings shown are on Ramsey County assumed datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

IMPERVIOUS SURFACE

EXISTING:
 TOTAL LOT AREA----- 15,593± S.F.
 BUILDINGS -----2,234 S.F.
 BITUMINOUS ----- 958 S.F.
 CONCRETE SURFACES-----1,378 S.F.
 TOTAL IMPERVIOUS AREA: 4570 S.F. OR 29.3%±

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊕ DENOTES POWER POLE
- ⊖ DENOTES ELECTRIC METER
- ⊞ DENOTES TELEPHONE PEDESTAL
- ▭ DENOTES FENCE
- ▭ DENOTES RETAINING WALL
- ▭ DENOTES BITUMINOUS SURFACE
- ▭ DENOTES GRAVEL SURFACE
- ▭ DENOTES CONCRETE SURFACE
- ▭ DENOTES PAVER SURFACE
- ▭ DENOTES LIDAR CONTOURS
- DENOTES EXISTING SPOT ELEVATION

BENCHMARK

RAMSEY COUNTY GEODETIC STATION 9153,
 ELEVATION = 898.765 (N.A.V.D. 1988).

VICINITY MAP

PART OF SEC. 14, TWP. 30, RNG. 23

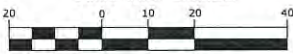


RAMSEY COUNTY, MINNESOTA
 (NO SCALE)

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

NORTH

GRAPHIC SCALE



1 INCH = 20 FEET

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 Date: June 24, 2019 License No. 41578

DRAWN BY: CJT	JOB NO: 19409BT	DATE: 06/24/19	
CHECK BY: JER	SCANNED		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

**MOTION
TO DENY VARIANCES
ERIC AND MARY SNUSTAD
815 LAKEVIEW DRIVE**

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To deny requested variances for OHW setback, side yard setback and impervious limit increase for a proposed deck rebuild at 815 Lakeview Drive, subject to the following conditions:

This denial is based on the following findings of fact:

1. In Staff's opinion, the homeowners are using the property in a reasonable manor, as they could still expand the deck within setbacks.
2. Unique circumstances stem from the personal preferences of the homeowner and not tied to the land.
3. The most of the homes here have more modest decks that don't extend far into the OHWL.

VOTE:

AYES:

NAYS:

**MOTION
TO APPROVE VARIANCES
ERIC AND MARY SNUSTAD
815 LAKEVIEW DRIVE**

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To approve requested variances for OHW setback and side yard setback for the proposed deck rebuild at 815 Lakeview Drive, subject to the following conditions:

Variances

1. The deck and patio must be built as shown in the survey within the footprint and description depicted on the submitted survey and be no closer than 107.4 feet from the OHWL and 4.4 feet from the side property line.
2. The impervious must not exceed 30.54% on the lot.
3. The project must be completed in accordance with the submitted as part of the Variance application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
4. The existing vegetation on the lakeside of the property shall remain and not be removed or disturbed as a result of this project.
5. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
6. Shoreland Mitigation Affidavit is required to be signed before the building permit is issued.
7. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.

This approval is based on the following findings of fact:

1. Reasonable use of the property,
2. Unique circumstances
3. Character of the Neighborhood

VOTE:

AYES:

NAYS:

Comments:









THIS LOOKS LIKE A GREAT PROJECT.

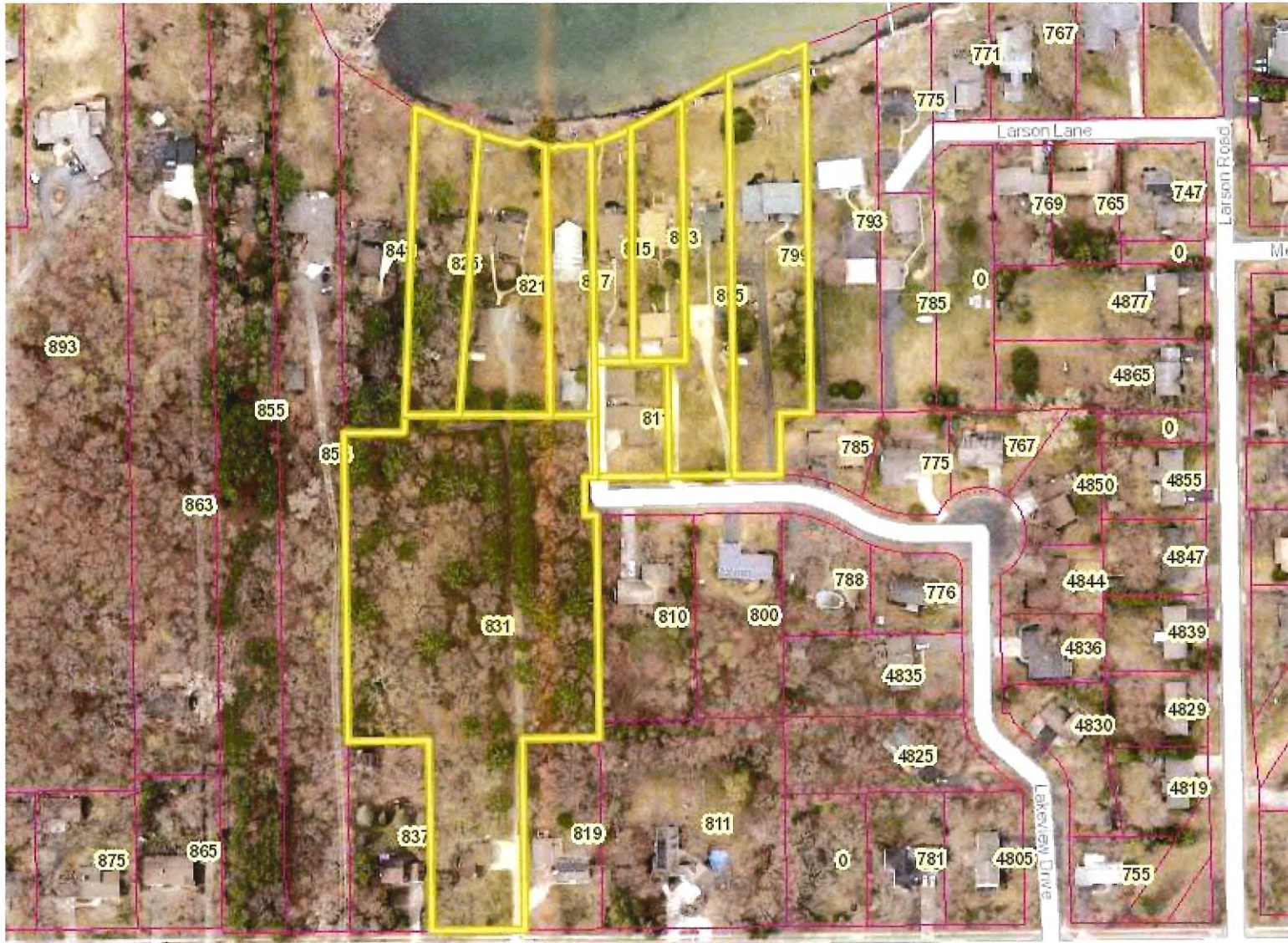
I SEE NO PROBLEMS AND WE ARE IN FAVOR OF THE CHANGES.

Name: SCOTT & JANE DEMING
Address: 821 TANGLEWOOD DR

Legend



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



Notes

Enter Map Description

400.0 0 200.00 400.0 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

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

TO: Planning Commission

FROM: Niki Hill, AICP, Economic Development and Planning Associate

DATE: August 22, 2019

SUBJECT: File No. 2731-19-18 Shepherd of the Hills Lutheran Church, 3920 Victoria St, Comprehensive Sign Plan

INTRODUCTION

Shepherd of the Hills Lutheran Church, 3920 Victoria St N, submitted an application for a Comprehensive Sign Plan to utilize color on their electronic message center sign. This application has been submitted because an amendment was made to the City Code allowing color on electronic message center signs on public/quasi-public properties zoned residential. Color is permitted with a Comprehensive Sign Plan provided there are no adverse affects on the adjacent residences.

SITE CHARACTERISTICS

The property is zoned R1, Detached Residential and is located on the southeast corner of Victoria St North and Gramsie Road. It has an area of 4.72 acres and a width of 616' along Victoria St. The property is developed with the church structure and off-street parking lot. Signage on the property includes an existing electronic messaging sign along Victoria St and minimal wall signage on the building elevation.



Location Map

Churches are considered quasi-public uses and are permitted in this zoning district through the site and building plan review process upon the finding that the use will not impede or otherwise conflict with the planned use of the adjoining property. The church is surrounded by low-density residential.

DEVELOPMENT CODE REQUIREMENTS

Signs are regulated in Section 208 of the Development Code. Section 208.040(8)(c)(vi) Permitted Signs and Sign Standards, states that full color displays are permitted upon the finding that said display will not have an adverse impact on the adjoining residential land uses.

STAFF REVIEW

The proposed sign size, location and orientation were reviewed and approved in December 2018 as part of a Comprehensive Sign Plan. With the changes in technology and available settings, there should be no adverse impacts to the adjacent homes by allowing color display on

this sign. Additionally, the sign is perpendicular to the road and the nearest residential property is over 100 feet away.

Our existing sign code section 208.030 regulates the lighting of signage which includes brightness levels, automatic dimming for ambient conditions and that it should not illuminate any adjacent residential property. The applicant has provided the City with the manufacturer's information that states it has the capabilities to comply with City Code.

REQUEST FOR COMMENT

Property owners within 350 feet were notified of this request. No comments were received.

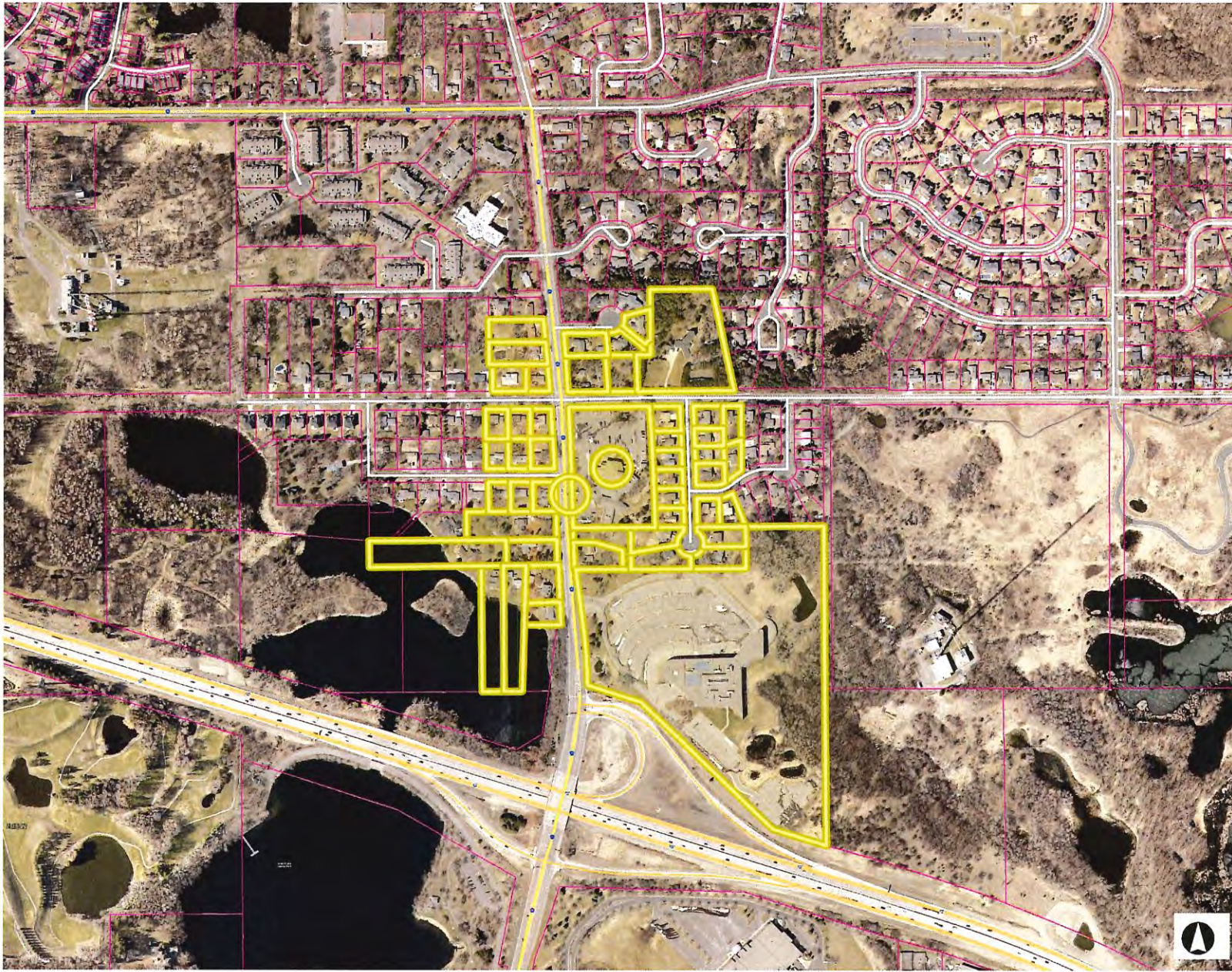
RECOMMENDATION

Staff reviewed the proposal in accordance with the requirements for a Comprehensive Sign Plan. Staff recommends the Planning Commission recommend the City Council approve the Sign Plan, subject to the following:

1. The message center sign shall:
 - a. Display text shall be use a minimum 6-inch character height to be readable by passing motorists without distraction.
 - b. Messages shall be displayed in their entirety to allow passing motorists to read the entire copy.
 - c. Messages shall not include telephone numbers, email addresses or internet urls.
 - d. Messages shall be displayed for a minimum of 8 seconds, and shall change instantaneously.
 - e. Messages be presented in a static display, and shall not scroll, flash, blink or fade.
 - f. Advertisement is limited to the goods and services offered through the church. Text shall be the dominant feature of the display.
 - g. The message center sign shall not be operated between the hours of 11:00 pm and 6:00 am.
 - h. Said sign shall comply with the City's standards regarding brightness and dimmer control.

Attachments

1. Submitted Plans
2. Request for Comment
3. Proposed Motion



Legend



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

1,333.3 0 666.67 1,333.3 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

Notes

350 Foot Buffer Map



Example when full color is displayed.

GALAXY® GS6 15.85 MM PRODUCT SPECIFICATIONS

The GS6 is the best full-feature, high-quality Galaxy series yet. This product provides users a display that runs outstanding graphics and animations using the best contrast in the industry. The 15.85 mm pixel pitch is the highest resolution 16 mm LED display in the industry.

15.85 MM TECHNICAL SPECIFICATIONS

Character Height:

4.4" (7 pixel font)

Line Spacing:

15.85 mm (0.62")

Pixel Configuration:

Monochrome: 1 red or 1 amber

RGB: 1 red, 1 green, 1 blue

Maximum Brightness:

Monochrome red: 4,500 nits

Monochrome amber: 6,000 nits

RGB: 12,000 nits

Monochrome Color Capability:

4,096 shades of red or amber

Full Color Capability:

RGB: 281 trillion colors

Optimal Viewing Angle:

140 degrees horizontal x 70 degrees vertical

Readability Angle:

160 degrees horizontal x 90 degrees vertical

Min Viewing Distances:

PRODUCT FEATURES

- All sealed components
- Quick connects
- Mounting clips
- High-contrast louvers
- Redundant module signal
- Large sections for fast installation
- Front ventilation on displays less than seven feet tall
- No spreader beam required for displays greater than seven feet tall
- Same module size and cabinet size for all pixel pitches
- Single-step module removal
- Shallow cabinet depth
- Narrow cabinet borders

MODEL NUMBER GUIDE

100	x	250	-	15.85	-	RGB	-	SF
Lines High		Columns Wide		Line Spacing		LED Color Red, Amber, or RGB		Single Face or Two View



GS6 SERIES SPECIFICATIONS

Estimated LED Lifetime:

100,000+ hours

Contrast Enhancement:

Non-reflective black louvers and module face grooves disperse light

Message Capability:

Text, graphics, logos, basic animation, video multiple font styles, and sizes

Control Software:

Venus® Control Suite

Power:

120, 120/240 VAC Single Phase

Display Dimming:

64 levels (Automatic, scheduled or manual)

Communication Options:

Ethernet Fiber Optic, Ethernet Bridge Radio, Remote Cellular, Ethernet CAT5

Operating Temperature:

-40°F to 120°F with 99% RH non-condensing

Compliance Information:

UL and cUL Listed, UL-Energy Verified, FCC compliance

Warranty Coverage:

5 years

Galaxy Product Support:

Parts support for 10 years

DISPLAY CONFIGURATIONS



Single-face (SF)
Available in all sizes



Two-view (2V)
Available in all sizes

MOTION
TO APPROVE AN AMENDMENT TO THE COMPREHENSIVE SIGN PLAN
SHEPHERD OF THE HILLS LUTHERAN CHURCH
3920 VICTORIA STREET NORTH

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To recommend the City Council approve the Comprehensive Sign Plan Amendment submitted by Shepherd of the Hills Lutheran Church, subject to the following conditions:

1. The message center sign shall:
 - a. Display text shall be use a minimum 6-inch character height to be readable by passing motorists without distraction.
 - b. Messages shall be displayed in their entirety to allow passing motorists to read the entire copy.
 - c. Messages shall not include telephone numbers, email addresses or internet urls.
 - d. Messages shall be displayed for a minimum of 8 seconds, and shall change instantaneously.
 - e. Messages be presented in a static display, and shall not scroll, flash, blink or fade.
 - f. Advertisement is limited to the goods and services offered through the church. Text shall be the dominant feature of the display.
 - g. The message center sign shall not be operated between the hours of 11:00 pm and 6:00 am.
 - h. Said sign shall comply with the City's standards regarding brightness and dimmer control.

Approval is based on the following findings:

1. *Approving use of color will not have an adverse affect on the adjacent residential properties.* The nearest adjacent home is over 100 feet from the base of the sign and the existing sign code section 208.030 regulates the lighting of signage which includes brightness levels, automatic dimming for ambient conditions and that it should not illuminate any adjacent residential property. The applicant has provided the City with the manufacturer's information that states it has the capabilities to comply with City Code.

VOTE:

AYES:

NAYS:

TO: Planning Commission

FROM: Niki Hill, AICP, Economic Development and Planning Associate

DATE: August 22, 2019

SUBJECT: File No. 2732-19-19 New Life Evangelical Lutheran Church, 180 County Road F, Comprehensive Sign Plan

INTRODUCTION

New Life Evangelical Lutheran Church, 180 County Road F, submitted an application for a Comprehensive Sign Plan to utilize color on their electronic message center sign. This application has been submitted because an amendment was made to the City Code allowing color on electronic message center signs on public/quasi-public properties zoned residential. Color is permitted with a Comprehensive Sign Plan provided there are no adverse affects on the adjacent residences.



Location Map

SITE CHARACTERISTICS

The property is zoned R1, Detached Residential and the triangular property is bounded by County Road F, Hodgson Road, and Rice Street. It has an area of 4.99 acres and a width of approximately 500' along Hodgson Road. The property is developed with the church structure, detached garage and off-street parking lot. Existing signage on the property includes two monument signs - one along Hodgson Road and one along Rice Street. The one along Hodgson has the electronic message center sign.

Churches are considered quasi-public uses and are permitted in this zoning district through the site and building plan review process upon the finding that the use will not impede or otherwise conflict with the planned use of the adjoining property. The church is surrounded by low-density residential.

DEVELOPMENT CODE REQUIREMENTS

Signs are regulated in Section 208 of the Development Code. Section 208.040(8)(c)(vi) Permitted Signs and Sign Standards, states that full color displays are permitted upon the finding that said display will not have an adverse impact on the adjoining residential land uses.

STAFF REVIEW

The proposed sign size, location and orientation were reviewed and approved in February 2019 as part of a Comprehensive Sign Plan. With the changes in technology and available settings, there should be no adverse impacts to the adjacent homes by allowing color display on this

sign. Additionally, the sign is perpendicular to the road and the nearest residential property is over 200 feet away.

Our existing sign code section 208.030 regulates the lighting of signage which includes brightness levels, automatic dimming for ambient conditions and that it should not illuminate any adjacent residential property. The applicant has provided the City with the manufacturer's information that states it has the capabilities to comply with City Code.

REQUEST FOR COMMENT

Property owners within 350 feet were notified of this request. No comments were received.

RECOMMENDATION

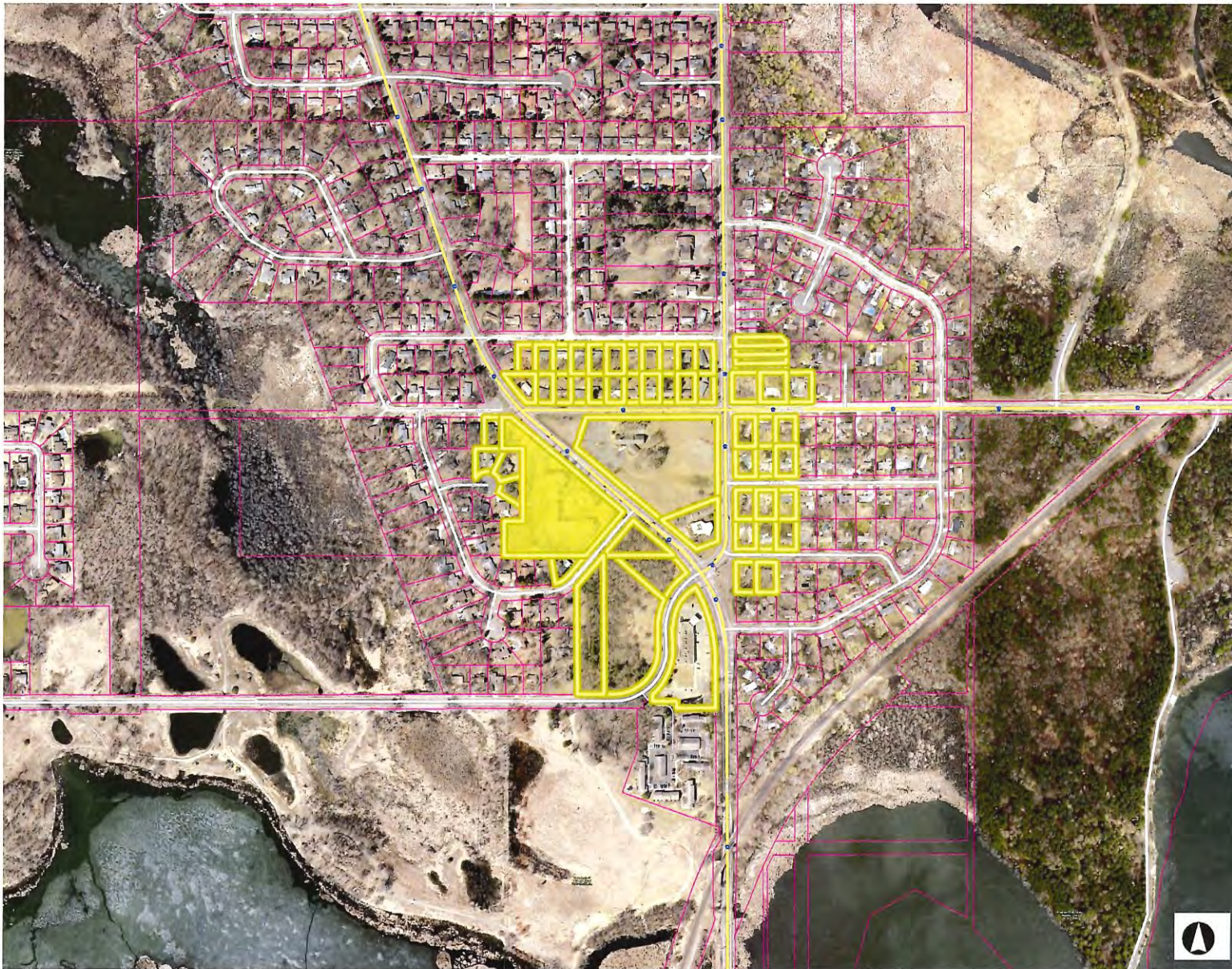
Staff reviewed the proposal in accordance with the requirements for a Comprehensive Sign Plan. Staff recommends the Planning Commission recommend the City Council approve the Sign Plan, subject to the following:

1. The message center sign shall:
 - a. Display text shall be use a minimum 6-inch character height to be readable by passing motorists without distraction.
 - b. Messages shall be displayed in their entirety to allow passing motorists to read the entire copy.
 - c. Messages shall not include telephone numbers, email addresses or internet urls.
 - d. Messages shall be displayed for a minimum of 8 seconds, and shall change instantaneously.
 - e. Messages be presented in a static display, and shall not scroll, flash, blink or fade.
 - f. Advertisement is limited to the goods and services offered through the church. Text shall be the dominant feature of the display.
 - g. The message center sign shall not be operated between the hours of 11:00 pm and 6:00 am.
 - h. Said sign shall comply with the City's standards regarding brightness and dimmer control.

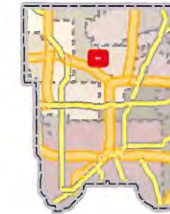
Attachments









1. Submitted Plans
2. Request for Comment
3. Proposed Motion

350 Foot Buffer



Legend



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

Notes

Enter Map Description

1,333.3 0 666.67 1,333.3 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

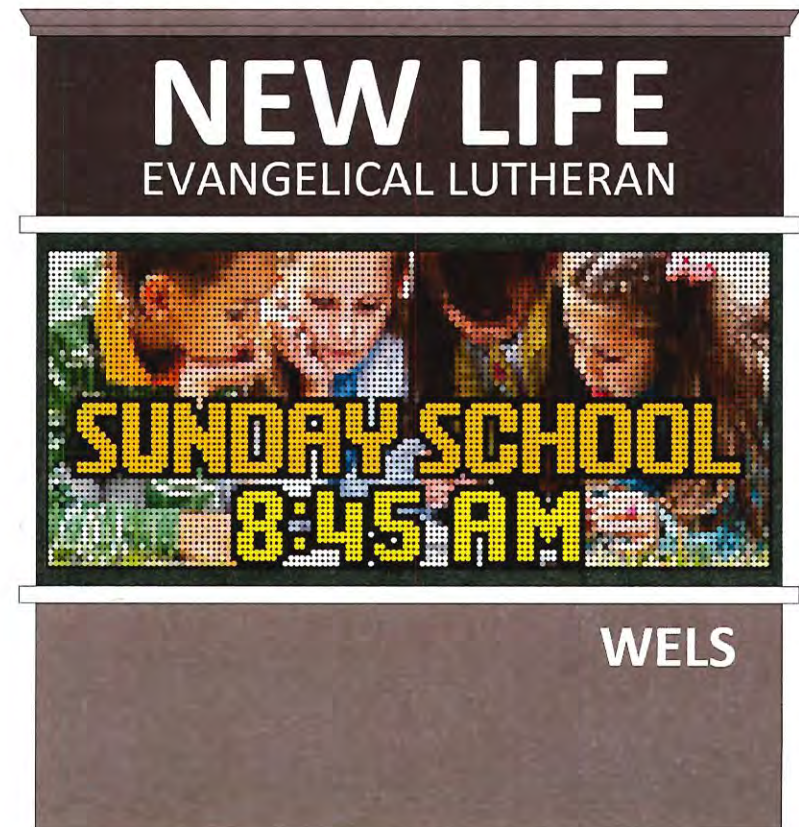
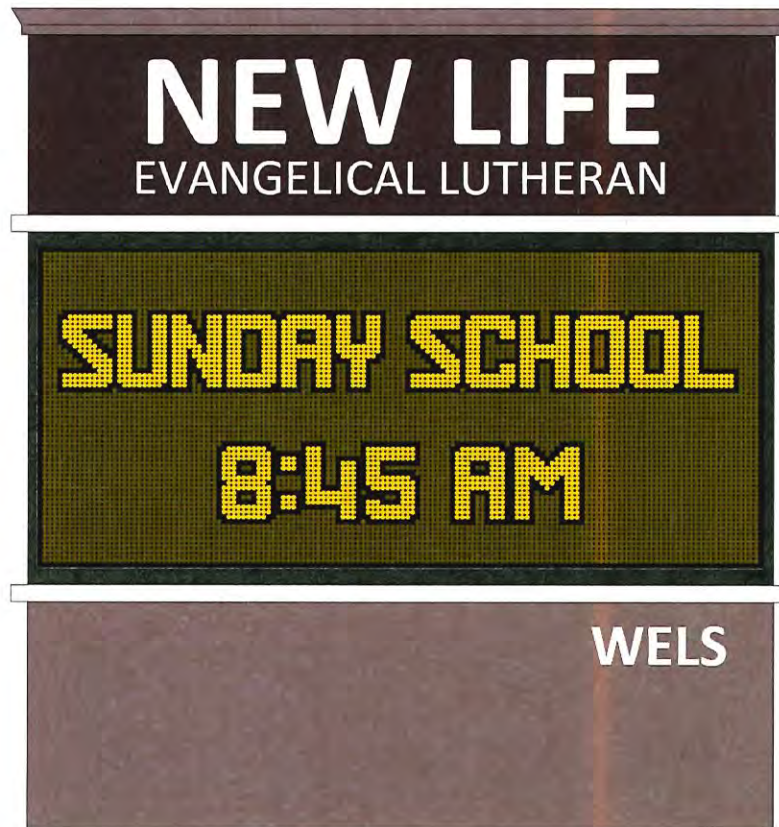
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

New Life Evangelical Lutheran Church: 4x9 Electronic Message Center

The brightness levels of the message center are the same whether the message is monochrome or full color. If New Life maintains the same brightness levels using full color messages versus monochrome messages, the light impact to surrounding properties will be the same.

Brightness Levels: The message center brightness is measured in NITS (candela per square meter). The sign brightness operates between 100 and 10,000 NITS. The daytime default brightness level is 10,000 NITS. The nighttime default brightness level is 700 NITS. The sign software allows both the daytime and nighttime maximum brightness levels to be modified up and down.

If no neighbor has complained to New Life about the brightness of their sign, switching from monochrome messages to full color messages is very unlikely to create more light impact. If a neighbor should complain about the brightness level of the sign, New Life can use the sign software to lower the daytime or nighttime maximum brightness levels until the light impact is no longer causing a problem.



New Life: Current Sign Brightness Attributes/Settings

Sign Controller

Revision:	12.18 SP 1, 1.0 (12.18.400.242, 760 1218)	
Date and Time:	07/19/2019 13:10:04	← Statistics taken July 19, 2019
Temperature:	?	
Temperature Offset:	0F	
Photocell Average:	100% - Software Sunrise/Sunset	
Current Sign Brightness:	10,000 nits (100%)	← Current Brightness Level (Daytime)
Sign Dimming Settings:	Use Photocell	
	Maximum Day: 10,000 nits (100%)	← Maximum Daytime Brightness = 10,000 NITS
	Minimum Night: 700 nits (7%)	← Maximum Nighttime Brightness = 700 NITS
Daytime Brightness Times:	From 6:17 AM to 8:24 PM	
Nighttime Brightness Times:	From 8:55 PM to 5:45 AM	← Daytime/Nighttime changes with sunset and sunrise times based on sign location.
Ordinance Restrictions:	No restrictions	
Location:	SAINT PAUL, MN 55126	←
	Latitude: 45° 05' 05" N, Longitude: 93° 08' 09" W	
Time Zone:	Central Time (US & Canada), Central Standard Time (UTC-06:00), 2nd SUN in MAR, 1st SUN in NOV	
Current Schedule Entry:	20190606_Thursday_Worship	
Disk Space:	Free: 2,107,616 KB, Total: 2,125,152 KB	
Model:	Watchfire W16J - 16mm - J Series	
Matrix: Height x Width:	72 x 162	
Number of Faces:	2	

New Life: Maximum and Minimum Brightness Levels

Day and Night Brightness

Daytime Brightness: 10000 nits max

Nighttime Brightness: 700 nits max

Send Settings To Sign Close

Stop

This screenshot shows the 'Day and Night Brightness' control panel. The 'Daytime Brightness' is set to 10000 nits max, and the 'Nighttime Brightness' is set to 700 nits max. The panel includes a 'Send Settings To Sign' button, a 'Close' button, and a 'Stop' button. A red arrow points from the 'Daytime Brightness' slider to the text 'Daytime maximum brightness ranges from 100 – 10,000 nits.' A green arrow points from the 'Nighttime Brightness' slider to the text 'Nighttime maximum brightness ranges from 100 – 700 nits.'

Daytime maximum brightness ranges from 100 – 10,000 nits.

Nighttime maximum brightness ranges from 100 – 700 nits.

Day and Night Brightness

Daytime Brightness: 100 nits max

Nighttime Brightness: 100 nits max

Send Settings To Sign Close

Stop

This screenshot shows the 'Day and Night Brightness' control panel with the 'Daytime Brightness' and 'Nighttime Brightness' both set to 100 nits max. The panel includes a 'Send Settings To Sign' button, a 'Close' button, and a 'Stop' button. A red arrow points from the 'Daytime Brightness' slider to the text 'Daytime maximum brightness ranges from 100 – 10,000 nits.' A green arrow points from the 'Nighttime Brightness' slider to the text 'Nighttime maximum brightness ranges from 100 – 700 nits.'

MOTION
TO APPROVE AN AMENDMENT TO THE COMPREHENSIVE SIGN PLAN
NEW LIFE EVANGELICAL LUTHERAN CHURCH
180 COUNTY ROAD F

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To recommend the City Council approve the Comprehensive Sign Plan Amendment submitted by New Life Evangelical Lutheran Church, subject to the following conditions:

1. The message center sign shall:
 - a. Display text shall be use a minimum 6-inch character height to be readable by passing motorists without distraction.
 - b. Messages shall be displayed in their entirety to allow passing motorists to read the entire copy.
 - c. Messages shall not include telephone numbers, email addresses or internet urls.
 - d. Messages shall be displayed for a minimum of 8 seconds, and shall change instantaneously.
 - e. Messages be presented in a static display, and shall not scroll, flash, blink or fade.
 - f. Advertisement is limited to the goods and services offered through the church. Text shall be the dominant feature of the display.
 - g. The message center sign shall not be operated between the hours of 11:00 pm and 6:00 am.
 - h. Said sign shall comply with the City’s standards regarding brightness and dimmer control.

Approval is based on the following findings:

1. *There is no change to the existing approved sign sizes and locations.* The existing sign package will remain and no changes are being proposed at this time. The updated Comprehensive Sign plan is to specifically allow the use of color on the existing electronic message center sign.
2. *Approving use of color will not have an adverse affect on the adjacent residential properties.* The nearest adjacent home is over 100 feet from the base of the sign and the existing sign code section 208.030 regulates the lighting of signage which includes brightness levels, automatic dimming for ambient conditions and that it should not illuminate any adjacent residential property. The applicant has provided the City with the manufacturer’s information that states it has the capabilities to comply with City Code.

VOTE:

AYES:

NAYS:

TO: Planning Commission
FROM: Kathleen Castle, City Planner
DATE: August 20, 2019
SUBJECT: File No. 2733-19-20, Site and Building Plan Review, LSE Architects – 955 County Road D West

INTRODUCTION

On behalf of the Roseville Area School District, LSE Architects submitted a Site and Building Plan Review for building and site improvements at Emmet D Williams Elementary School, 955 County Road D West. The following improvements are proposed:

- 1) Two building additions for an expanded gymnasium and enhanced entryway.
- 2) Minor changes to sidewalks and exterior entries.



Location Map

Please see the attached plans.

BACKGROUND AND PROJECT DESCRIPTION

The property is located on County Road D West, east of Lexington Avenue. The property is 13.4 acres in size and has a width of 628.17 feet along County Road D West. The site is developed with the school building, parking and recreational facilities. A stormwater ponding area is located on the west side of the property. Primary access to the site is off County Road D West and there is a secondary access off of Richmond Avenue.

A bond referendum that previously passed has enabled the School District to reinvest in their facilities. A number of projects are underway throughout the school district that involve remodeling, additions and other improvements. The proposed improvements at Emmet D. Williams Elementary are intended to improve security and better address their programming and curriculum. The additions include the expansion of the gymnasium on the northwest corner of the school and enhancement of the entryway on the southwest corner of the school. In addition, some areas of the school will be remodeled. New pathways or walkways will be installed to those areas where access and egress is being changed.

COMPREHENSIVE PLAN

The 2018 *Comprehensive Plan* designates this property for Institutional use. Uses within this category include public and private schools, fire and police stations, city hall, water towers and other public or quasi-public uses. Surrounding planned land uses include low and medium-density residential, institutional, and natural.

As the expansion will be used for school use, it is compatible with the institutional land use designation and surrounding low density residential land uses.

DEVELOPMENT ORDINANCE REQUIREMENTS AND REVIEW

The property is zoned R1, Detached Residential which allows schools as a permitted use. The Site and Building Plan review process enables the City to publicly review the plans and determine the impacts on the planned land use of adjoining properties. The City Council has the authority to approve the proposed use upon the finding that it will not impede or otherwise conflict with the planned use of adjoining property (Section 205.044 (B)). Conditions may be attached to site and building plan approval by the City Council to ensure compatibility with adjacent land uses.

SITE AND BUILDING PLAN REVIEW

The submitted plans have been reviewed in accordance with the Code standards. In the past, school uses have been reviewed in accordance with the standards of the O, Office District rather than the R-1, Detached Residential District, due to the nature of the use. The Office District standards (Section 205.044) have been used as a guide in Staff’s review of the proposal.

Site Plan

The proposal is to expand and remodel this building to better meet the needs of the student population. The building additions exceed the minimum structure setbacks required from a property line. Again, the OFC, Office Zoning District standards have been used as a guide for this proposal.

Property Line	Minimum Structure Setback Required (Office District, Section 205.044(D))	Current Setback	Proposed
Front (W County Road D)	50 feet	159 feet	159 feet
Side Richmond Avenue	30 feet	126.5 feet	119.9 feet

Architectural Design

The additions are each one story and are consistent with the height of the existing building. The exterior of the proposed entryway addition will blend in with the existing front building façade using a combination of brick, metal and glass. The gymnasium addition will be constructed with glass and a pre-cast concrete wall panel colored to match the existing gym.

The City’s architectural design standards (Section 206.050) do not allow the use of concrete panels unless permitted through the site and building plan review process. This type of material has been permitted in the past for gymnasiums. The plans do propose blending in these panels with the existing gym by using a color finish that matches. The upper portion of the panels have

a ribbed design and glass which add visual interest to the addition. This proposed addition is also located to the rear of the existing building and will not be visible from County Road D. Further, the ponding area and existing vegetation provide a separation of the structure from the adjoining single-family residential neighborhood to the west. The proposed use of the concrete panels is reasonable because of the gymnasium use, location on the rear of the building and separation from the adjoining neighborhood. The design will not detract from the existing building nor have a negative visual impact on the neighborhood.

Parking and Access

No changes are proposed to the parking areas. Primary access to the property is gained from two driveways off of County Road D West which are used for bus service. There is a secondary driveway off of Richmond Avenue that is used for parent pick up and drop off and employees. The parking lot contains 83 parking stalls exceeding the minimum 53 stalls required.

Development Code (206.020 (B))	Classrooms	Required	Existing	Proposed
1.5 stalls per classroom	35	53 stalls	83	83

Grading/Stormwater Management

The property is located in the Rice Creek Watershed District. Since the proposal will disturb less than 10,000 square feet of area, a permit is not required. The property will be regarded in the area of the new gym with the grade elevation being raised. A retaining wall will be constructed to the north and west of the gym addition to manage the change in grade.

There is an existing stormwater pond located in the west central area of the property that will be used for this project. Stormwater from the two additions will be directed to this pond through existing stormwater infrastructure. The pond does have sufficient capacity to accommodate the additional runoff. Historical drainage patterns will not change as a result of this addition.

Tree Removal

A small area of trees will be removed for the gymnasium addition. Trees preserved on site will need to be protected. Any landmark trees removed will need to be replaced at a 6:1 ratio.

PUBLIC/AGENCY COMMENTS

Property owners within 350 feet were notified of the applicant's request. No written comments have been received. One phone call was received asking for additional information regarding the stormwater management plan. Concern was raised regarding the impact of runoff on the neighborhood to the east. The City Engineer reviewed this matter and concluded that the proposal should not impact this neighborhood.



Notification Map

STAFF RECOMMENDATION

The proposed plans conform to the requirements of the City’s development regulations and the policies of the *Comprehensive Plan*. Staff is asking the Planning Commission hold the hearing and take testimony from all interested parties. Per Staff’s review, the proposal is consistent with the Comprehensive Plan policies and the Development Code standards. Also, these improvements should not impede or conflict with the surrounding residential land uses. Staff is asking the Commission to forward the Site and Building Plan Review application to the City Council with a recommendation of approval. The approvals are subject to the following conditions:

Site and Building Plan Review

1. The project must be completed in accordance with the submitted site and building plans. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission and the City Council.
2. The approval will expire after one year a building permit has not been issued.
3. A tree preservation plan shall be submitted and identify the trees to be preserved and protected.
4. A tree replanting plan shall be submitted for the removal of any landmark trees. Landmark trees removed shall be replaced at a ratio of 6:1.
5. Any work in the County Road D West right-of-way will require a permit from the City.
6. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to the issuance of a building or grading permit for this project.
7. The Building Official is authorized to issue a building permit for the project, upon satisfaction of the conditions above.

Attachments

1. City Engineer Comments
2. Applicant’s Statement and Submitted Plans
3. Motion Sheet

File 2733-19-20
LSE Architects/Roseville Area School District
Emmet D Williams Elementary School, 955 W County Road D





Kathleen Castle <kcastle@shoreviewmn.gov>

Site and building plan Review application - 955 County Road D

Tom Wesolowski <twesolowski@shoreviewmn.gov>
To: Kathleen Castle <kcastle@shoreviewmn.gov>

Tue, Aug 20, 2019 at 3:23 PM

Kathleen,

Reviewed the proposed building expansion plans for Emmet D Williams Elementary School and have the following comments:

- 1 - The project is located within the Rice Creek Watershed District, but the amount of impervious surface created is below the Watershed limits and a permit from the Watershed is not required.
- 2 - The amount of impervious created is also below the limits of the City's Stormwater Management Standards and volume control or water quality standards do not apply.
- 3 - Grading on the site will not alter the historic drainage pattern and the site will be graded to direct the runoff from the new impervious areas to the existing treatment pond located on the site.
- 4 - Given the size of the disturbed area on the site, the project will require a Grading & Erosion Control permit.

Please contact me if you have any questions or require additional information.

Thank you, Tom

Tom Wesolowski, P.E. | City Engineer

City of Shoreview

4600 Victoria St. N.

Shoreview, MN 55126

twesolowski@shoreviewmn.gov

Direct Tel: 651-490-4652

Fax: 651-490-4696

[Quoted text hidden]

MOTION
SITE AND BUILDING PLAN REVIEW - LSE ARCHITECTS
EMMET D. WILLIAMS ELEMENTARY SCHOOL
955 COUNTY ROAD D WEST

MOVED BY COMMISSION MEMBER:

SECONDED BY COMMISSION MEMBER:

To recommend the City Council approve the Site and Building Plan Review for the proposed improvements at Emmet D. Williams Elementary, 955 County Road D West. The approvals are subject to the following conditions:

1. The project must be completed in accordance with the submitted site and building plans. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission and the City Council.
2. The approval will expire after one year a building permit has not been issued.
3. A tree preservation plan shall be submitted and identify the trees to be preserved and protected.
4. A tree replanting plan shall be submitted for the removal of any landmark trees. Landmark trees removed shall be replaced at a ratio of 6:1.
5. Any work in the County Road D West right-of-way will require a permit from the City.
6. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to the issuance of a building or grading permit for this project.
7. The Building Official is authorized to issue a building permit for the project, upon satisfaction of the conditions above.

This approval is based on the following findings of fact:

1. The proposed improvement is consistent with the policies of the Comprehensive Plan.
2. The proposed improvements are consistent with the Development Code Standards.
3. The proposed improvements will not impede or conflict with the surrounding residential land uses.

VOTE:

AYES:

NAYS:

ZONING ORDINANCE ANALYSIS

Date: July 22, 2019
 Prepared by: Carleton Crawford

A. PROJECT INFORMATION

- a. Project name: Emmet D. Williams Elementary
- b. Project number: 17-1040-09
- c. Client name: Roseville Area Schools, 1251 County Rd B, Roseville, MN 55113
- d. Project location/site: 95 West County Road D, Shoreview, MN 55128
- e. Description: Classroom/ gym expansion and renovation to existing school
- f. Building area:

- i. Main floor area (sheetprint): 67,044 sq ft
- j. Building height: 30' 0" +/-
- k. New expansion bldg. sq. ft: 207,427

- h. Jurisdiction: Allotment Landmark (by manner to) - also see 47- Street Neveve/Highway 651 - 650-6600

- c. EXISTING SITE ZONING: R1 (Detached Residential District)

- d. REQUIRED SITE ZONING: established district

- e. ZONING OF ADJACENT PROPERTIES: North R1 south City of Roseville Form: R1 with R1

- f. ZONING PROCESSES:
 - a. Conditional use permit (205.080.C) **Required** **not applicable**
 - b. Planning commission approval (see) **Required** **not applicable** (schools permitted use in Y)
 - c. City council approval **Required** **not applicable**
 - d. Land Commission **Required** **not applicable**

- g. MINIMUM LOT AREA (205.082 D.2): 10,000 sq ft **14,117 sq ft**

- h. MINIMUM LOT WIDTH (205.082 D.2): 75' **113.33' (average)**
- i. MAXIMUM LOT COVERAGE (205.082 D.4): 40% **44%**

- j. SITE REQUIREMENTS:
 - a. Parking (206.020)
 - i. Total: 1.5 vehicles (206) **83**
 - ii. accessible (ADA Chapter 119) **13**
 - iii. 2011 ADA Accessibility Code **6,497 sq ft total use** **5**
 - b. bicycle parking (see) **no requirements indicated**
 - c. visual screening (206.020 A.1) **Landscaping: equal to 20% of surface area**

- b. setback for parking (206.020 A.2)
 - i. front: **5'**
 - ii. side: **5'**
 - iii. rear: **5'**
 - iv. building: **5'**

- c. parking stalls/stems (206.020 A.4)
 - i. **21/26'**
 - ii. **10/14'**
 - iii. **10/14'**
 - iv. **10/14'**

- d. driveway side width (206.020 A.5)
 - i. **10/14'**
 - ii. **10/14'**
 - iii. **10/14'**

- e. exterior lighting (206.020)
 - i. site and building (206.020) **Direct lighting away from adjacent properties and streets**

- f. landscaping (206.020 A.1)
 - i. off street lighting (206.020 E) **lights not over 20 feet high**
 - ii. screening (206.020 E.4) **lights not over 10 feet high, not over 20 feet high**
 - iii. trash storage (206.020 B.1) **no trash can over 20 feet high**
 - iv. screening (206.020 B.4) **materials enclosed, not street**

- g. off street lighting (206.020 E)
 - i. screening (206.020 E.4) **no trash can over 20 feet high**
 - ii. trash storage (206.020 B.1) **materials enclosed, not street**

- h. trash storage (206.020 B.1)
 - i. screening (206.020 B.4) **no trash can over 20 feet high**

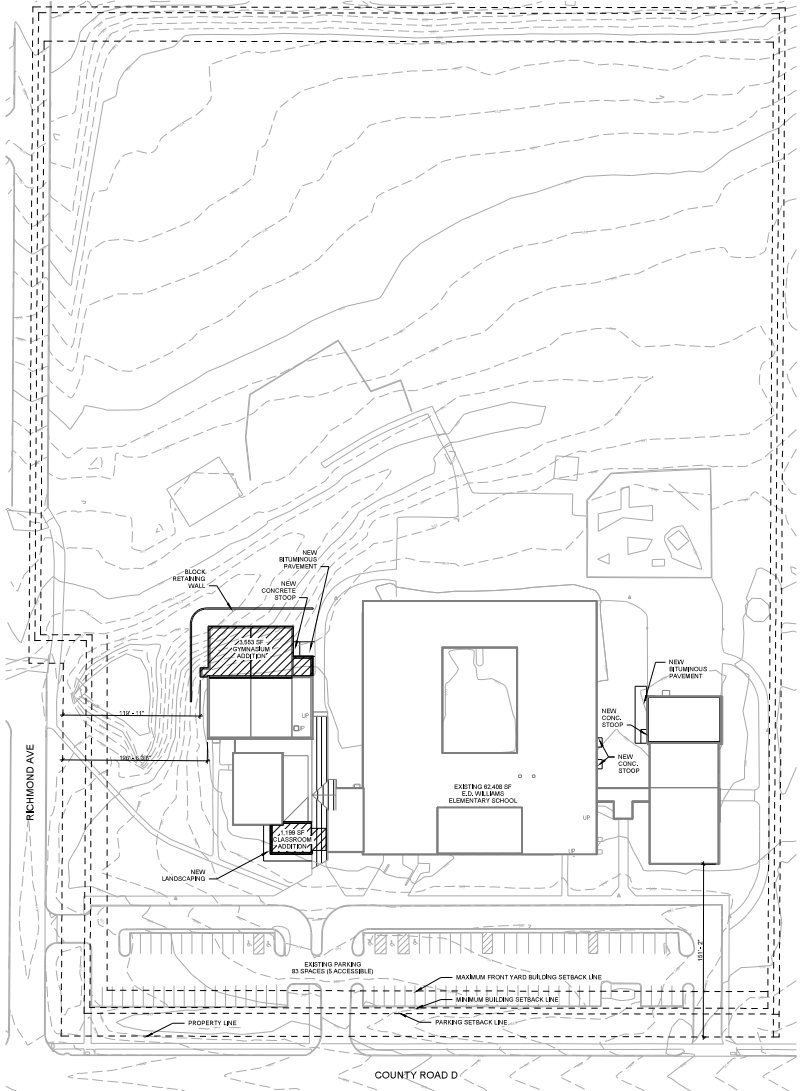
- i. roof-top mesh equip screening (206.020 B.1.4) **no trash can over 20 feet high**

- j. canopy projection from bldg. (206.020 J.1)
 - i. emergency vehicle access (206) **no trash can over 20 feet high**
 - ii. fire hydrant (206) **no trash can over 20 feet high**
 - iii. **2'**

- k. BUILDING REQUIREMENTS (205.082 D.2):
 - a. Min vertical/house **7'5" - 8'6"**
 - b. Min setback/side **setback: side: 8' to 10'; (minimum: 8')**
 - c. Min setback/rear **side: (minimum: 8')**
 - d. Max height/stories (205.080) **3C (maximum: 34.8')**

- l. SIGNAGE (205.080):
 - a. Free standing (205.080 B.12) **Monument style, not exceeding 40 sq. ft. 8' high**
 - b. Building (205.080 B.13) **no off street signage over 20 feet high**

- m. WATERSHED DISTRICT:
 - a. Environmental (DWA, ETL) **None**
 - b. easements **None**
 - c. Right of Ways **None**
 - d. Utilities **None**
 - e. Other **None**



ARCHITECTURAL SITE PLAN
 1"=40'

Key Plan

NO FOR CONSTRUCTION

Printed Date: 8/23/2019
 Project Number: 17-1040-09
 Drawing Number: 02

Signature: [Blank]
 License #: [Blank]

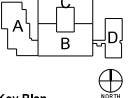
No.	Date	Revised Description

CONSTRUCTION DOCUMENTS

SITE PLAN

Project: 17-1040-09 Drawing Number: 02
 Date: 8/23/2019
 Drawn by: CC
 Checked by: [Blank]

A010



Key Plan

I hereby certify that the above specification was prepared by me or under my direct supervision and that I am a Licensed Professional Architect in the State of Minnesota.

Printed Name: _____ License No. _____

Signature: _____

NO FOR CONSTRUCTION

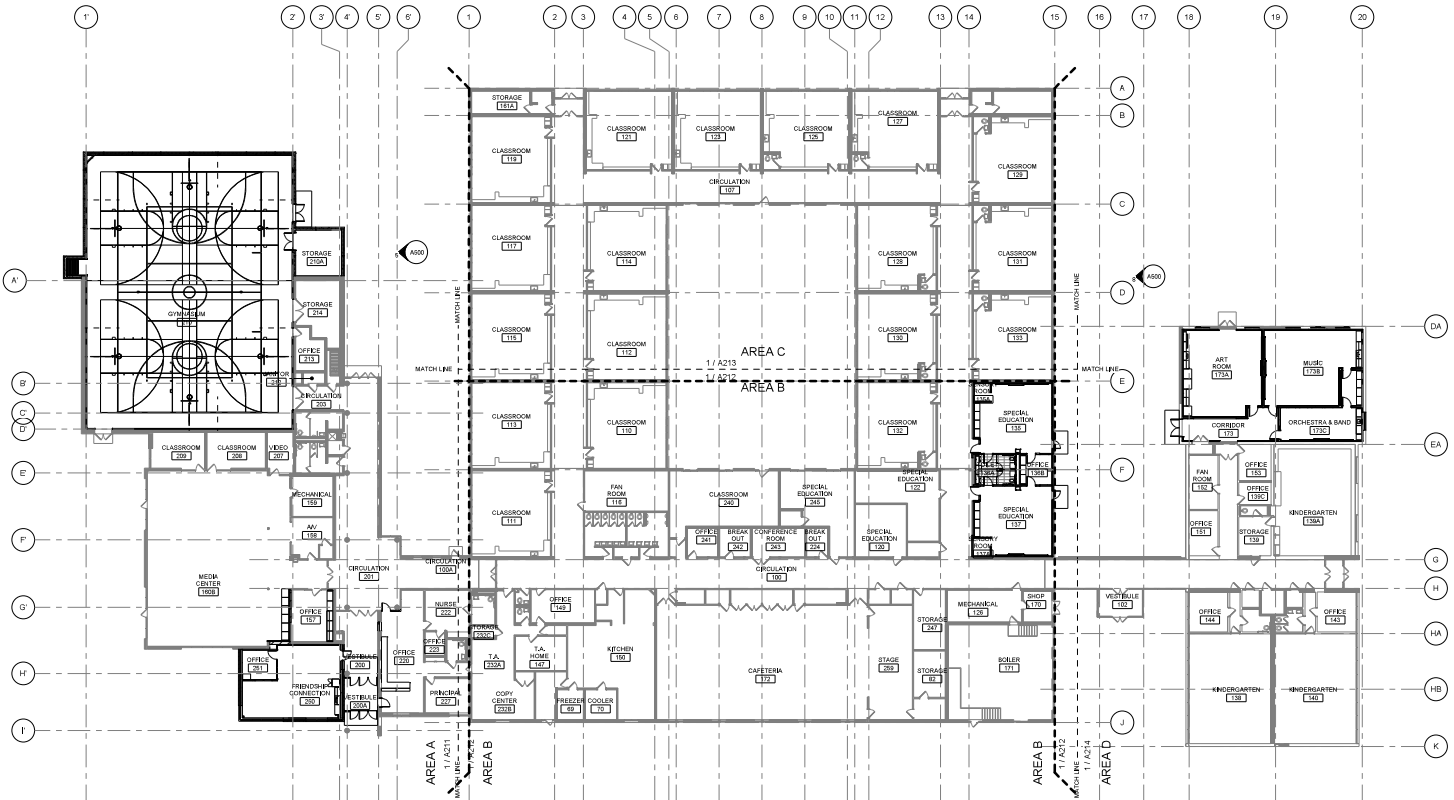
Doc. Date Revision Description

Doc.	Date	Revision	Description

CONSTRUCTION DOCUMENTS

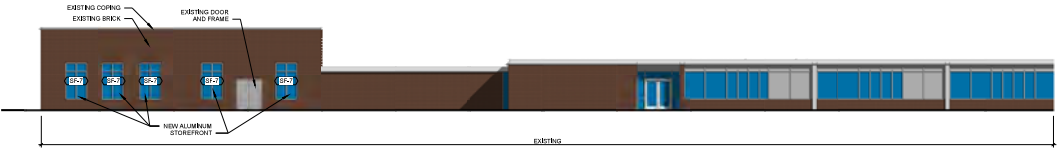
LEVEL 1 OVERALL FLOOR PLAN

Project	17-0042	Drawing Number	
Date	8/23/2017		
Drawn by	Asst	Check	A201
Checked by	Check		

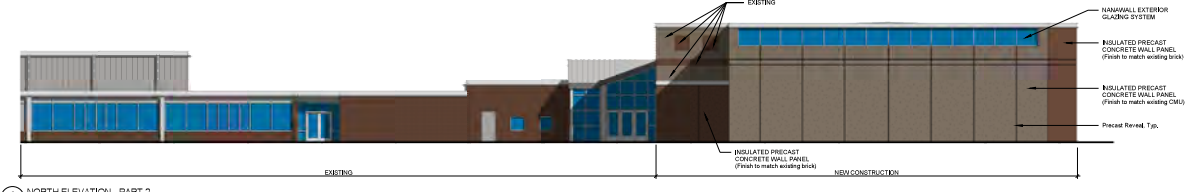


LEVEL 1 OVERALL FLOOR PLAN

118 - 147



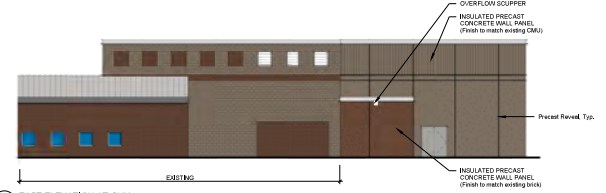
NORTH ELEVATION - PART 1
 332' x 140'



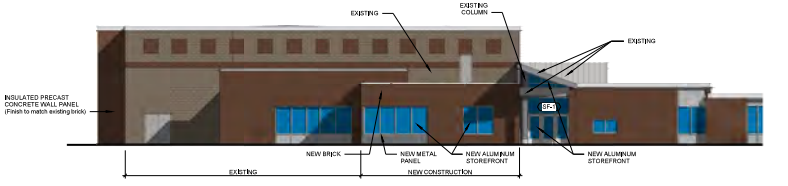
NORTH ELEVATION - PART 2
 332' x 140'



WEST ELEVATION
 332' x 140'



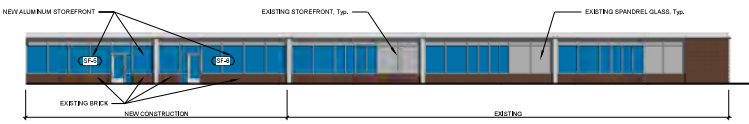
EAST ELEVATION AT GYM
 332' x 140'



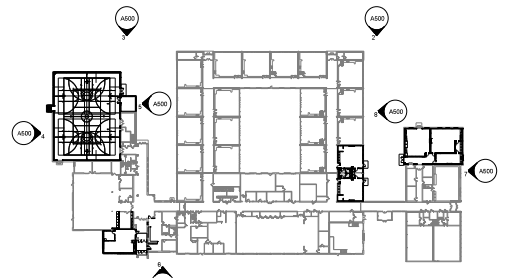
SOUTH ELEVATION
 332' x 140'



EAST ELEVATION
 332' x 140'



EAST ELEVATION AT SPECIAL EDUCATION
 332' x 140'



EXTERIOR ELEVATION KEY PLAN
 1" = 164'

Key Plan

I hereby certify that this plan, specification and contract documents were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

Printed Name: COLLEEN A. JENSON, A.E.
 Signature: _____
 License # _____

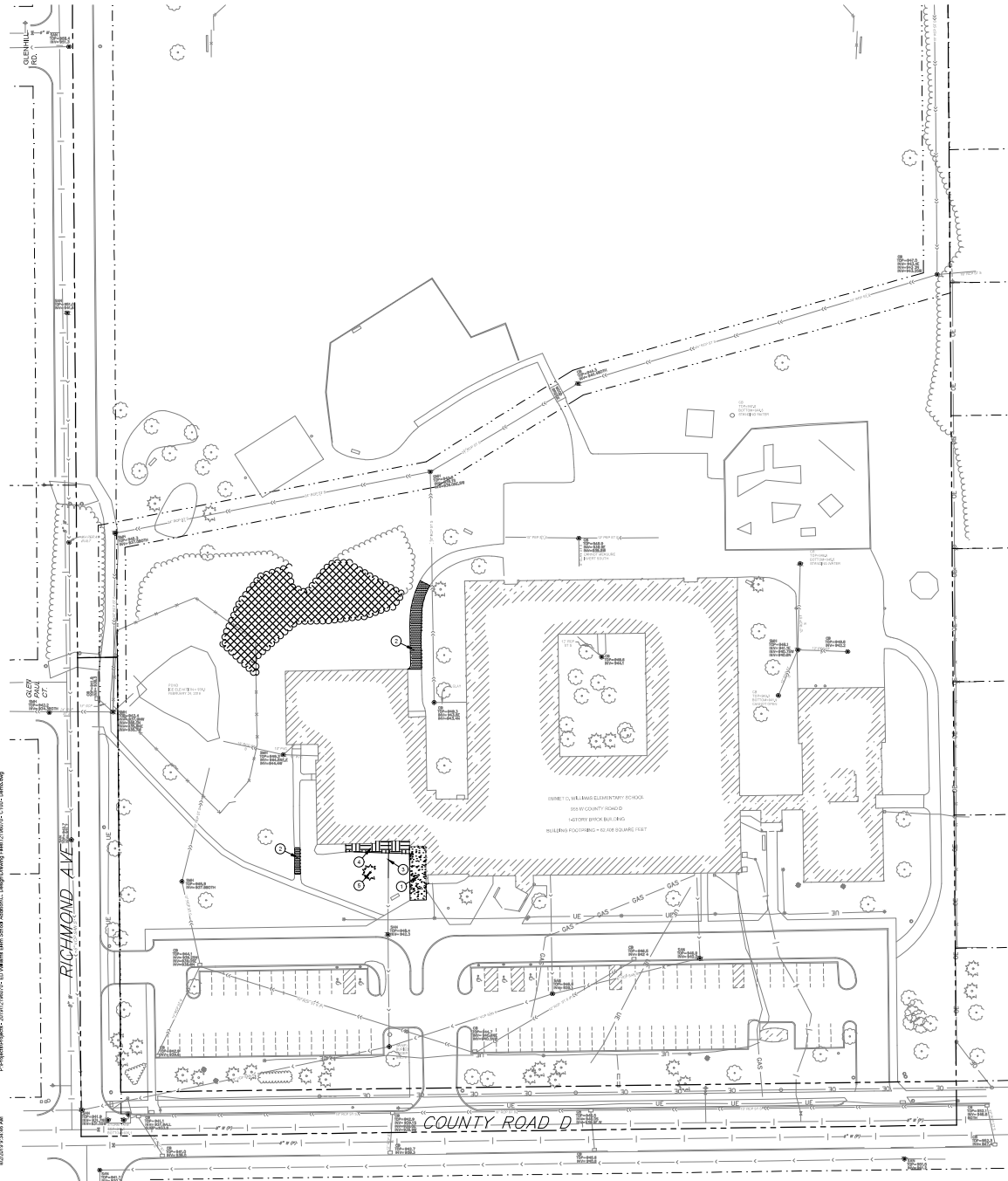
NO FOR CONSTRUCTION

No.	Date	Revised Description

CONSTRUCTION DOCUMENTS

EXTERIOR ELEVATIONS

Project	17JRMJ28	Drawing Number
Date	8/23/2018	
Drawn by	CC	
Checked by		A500



SYMBOL LEGEND

- REMOVE AND DEPOSE OF EXISTING CONCRETE PAVEMENT SECTION
- REMOVE AND DEPOSE OF EXISTING LANDSCAPING INCLUDING ALL MULCH, EDGING, & SHRUBS
- CLEAR AND GRUB

KEY NOTES

- 1 REMOVE AND DEPOSE OF EXISTING CONCRETE PAVEMENT.
- 2 REMOVE AND DEPOSE OF EXISTING BITUMINOUS PAVEMENT.
- 3 REMOVE AND DEPOSE OF EXISTING SANITARY SEWER UNDER ADDITION.
- 4 REMOVE AND DEPOSE OF EXISTING LANDSCAPING INCLUDING ALL MULCH, EDGING, & SHRUBS.
- 5 REMOVE AND DEPOSE OF EXISTING TREE AND STUMP.

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility disconnections and relocations from existing utility locations to all mobile amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable, telephone, gas, electric, etc. lighting, etc.
3. Prior to beginning work, contact Chapter State OneCall (651-545-4000) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.



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Minnetonka, MN 55040
612.350.0100 office
612.350.0300 fax
www.lsearchitects.com

EMMET D. WILLIAMS ELEMENTARY SCHOOL ADDITION AND REMODEL

955 County Road D West
Shoreview, MN 55125

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651-481-3170 (F) 651-481-1020
www.larsonengr.com

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Key Plan

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Printed Name: Eric D. Mynar, P.E.

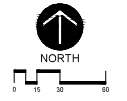
Signature: _____

Date: 02/25/19 License # 45552

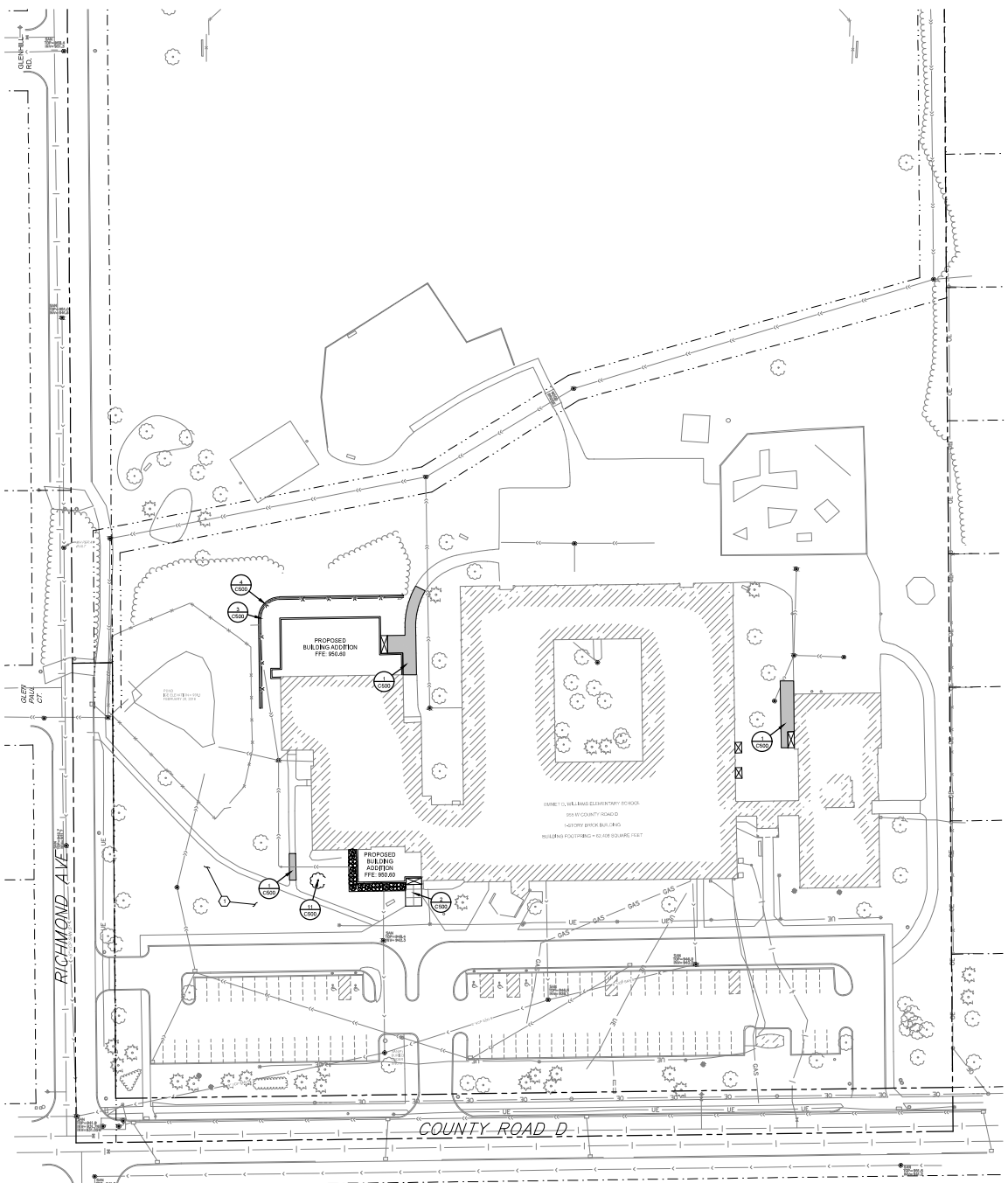
No.	Date	Revision Description

CITY SUBMITTAL 08-05-19

DEMOLITION PLAN



Project: 17188179.000 Drawing Number: 05-26-19
 Date: 02/25/19
 Drawn by: MJK
 Checked by: EMM
C100



SYMBOL LEGEND

- NEW MEDIAN/CUTWAY CONCRETE PAVEMENT SEE DETAIL 11C500
- NEW BITUMINOUS PAVEMENT SEE DETAIL 11C500
- SEE STRUCTURAL
- MAPLE, NORTHWOOD RED - 3" CAL. SEE DETAIL 11C500

KEY NOTES

RESTORE AREA RETURNED FOR CONSTRUCTION STAGING WITH 4" OF GOOD QUALITY TOPSOIL AND SEED.

LSE ARCHITECTS

LSE ARCHITECTS, INC.
 100 Fordland Ave. South, Suite 100
 Minneapolis, MN 55401
 612.338.0100 OFFICE
 612.338.0330 FAX
www.lsearchitects.com

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EMMET D. WILLIAMS
 ELEMENTARY
 SCHOOL ADDITION
 AND REMODEL

955 County Road D West
 Shoreview, MN 55128

Larson Engineering, Inc.
 3524 Lacore Road
 White Bear Lake, MN 55110
 651.481.3120 (F) 651.481.0201
www.larsonengr.com

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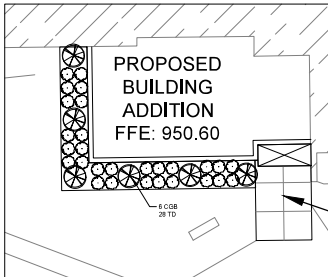
Key Plan

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Printed Name: **Eric G. Nyquist, P.E.**
 Signature: _____
 Date: **03/26/18** License #: **44532**

No.	Date	Revision Description

CITY SUBMITTAL 08-05-19



SYMBOL LEGEND

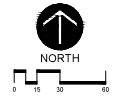
- CHICAGO/SLAT GREEN BOXWOOD - 2.5' HEIGHT SEE DETAIL 11C500
- TATARIAN DOGWOOD - 2.5' HEIGHT SEE DETAIL 11C500

LANDSCAPING NOTES

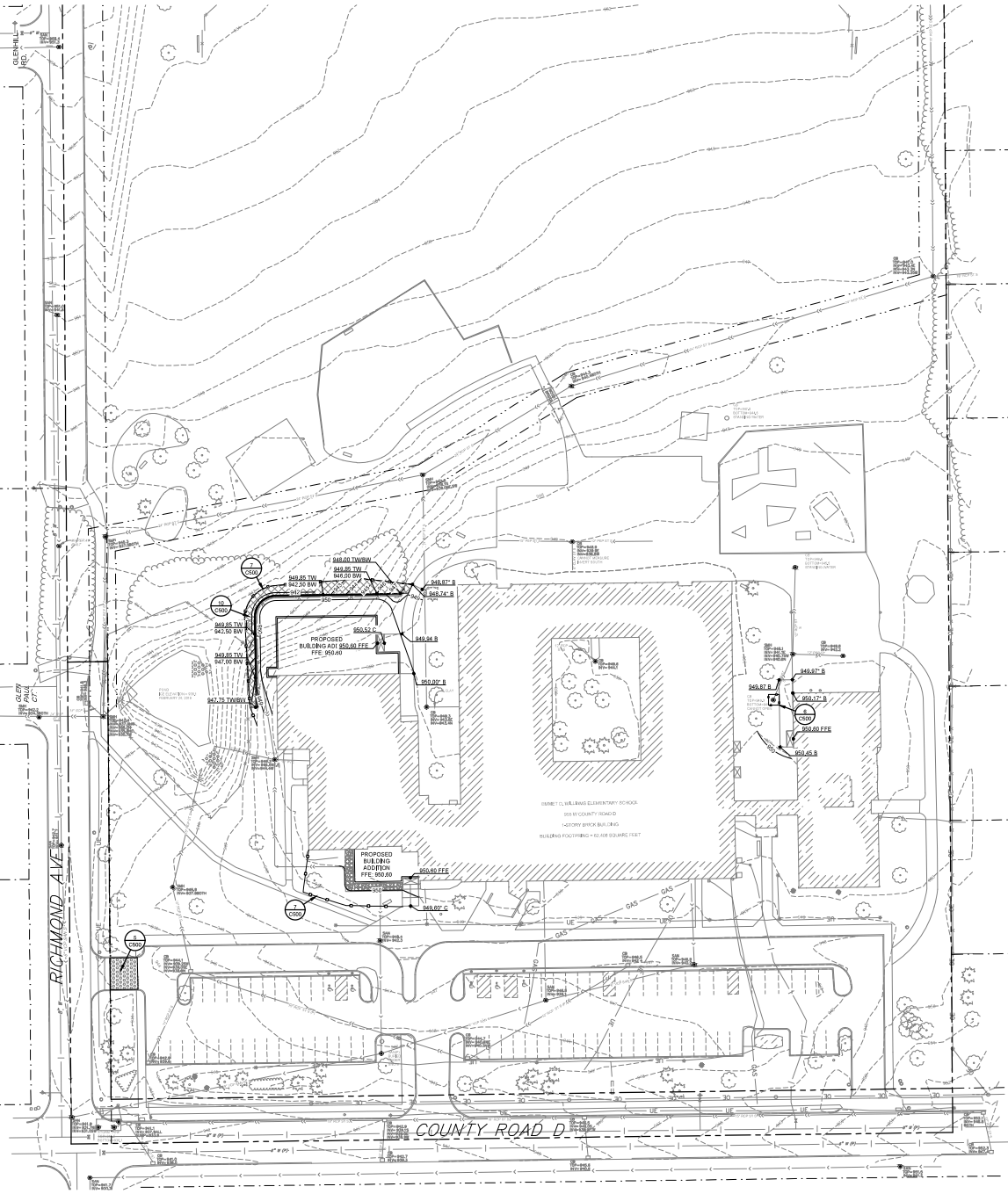
1. PLANTING AREAS SHALL BE EDGED WITH 6\"/>

CIVIL SITE PLAN

Project: 17188102000 Drawing Number:
 Date: 03/26/18
 Drawn by: JMK
 Checked by: EGN
C200



P:\Projects\94261_201812180702_03 Williams Elem School Addition_Civil\Engineering Plans\17188102000_C200_PropSite.dwg
 8/20/2019 9:24:43 AM



LEGEND

	EXISTING CONTOURS
	PROPOSED CONTOURS - MAJOR INTERVAL
	PROPOSED CONTOURS - MINOR INTERVAL
	GRADE BREAK LINE
	GRADE SLOPE

	SILT FENCE
	RM/RAP / ROCK CONST, ENTRANCE
	EROSION BLANKET AND NATIVE SEED
	INLET PROTECTION
	CONCRETE WASHOUT STATION (LOCATE DURING CONSTRUCTION)

SPOT ELEVATIONS

TD	TOP OF DRIVE
TL	TOP OF CURB
OL	OUTLET LINE
E	EMERGENCY OVERFLOW
C	CONCRETE
TW	TOP OF WALL
BS	BASE BOTTOM OF WALL (SD)
(V)	EXISTING TO BE VERIFIED

- GRADING NOTES**
1. Tree protection consisting of snow fence or safety fence installed on the drop line shall be in place prior to beginning any grading or demolition work at the site.
 2. All elevations with an asterisk (*) indicate high water. If elevations vary significantly, notify the Engineer for further instructions.
 3. Grades shown in paved areas represent finish elevation.
 4. Restore all disturbed areas with 4" of good quality topsoil and seed.
 5. All construction shall be performed in accordance with state and local standard specifications for construction.

- EROSION CONTROL NOTES**
1. Owner and Contractor shall obtain MPCA/JPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The permit shall be held onsite at all times.
 2. Install temporary erosion control measures prior to site preparation, all fence and rock construction (entrances) prior to beginning any excavation or demolition work at the site.
 3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary erosion control measures to ensure sediment does not leave the site and all the soil parallel to the contours as deemed necessary to further construction. All changes shall be recorded in the SWPPP.
 4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
 5. The toe of all fill shall be benched in a minimum of 6'. The trench backfill shall be compacted with a vibrating plate compactor.
 6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient clearing activities begin.
 7. All proposed soil areas must be established as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity that portion of the site has been completely or permanently graded. Temporary structures without significant clay or organic components (e.g., steel rebar, steel pipe, concrete) are acceptable. Temporary structures made of wood and plastic are not acceptable. Temporary structures and similar surfaces are exempt from this requirement.
 8. The normal outlet perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized with 200 lb/ft³ bank from the project site. The bank of the ditch or swale shall be constructed to a minimum of 200 lb/ft³ bank from the project site. The bank of the ditch or swale shall be constructed to a minimum of 200 lb/ft³ bank from the project site. The bank of the ditch or swale shall be constructed to a minimum of 200 lb/ft³ bank from the project site.

9. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
10. All pipes will be installed with a filter material or silt separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
11. All storm sewers discharging into wetlands or water bodies shall be set off or below the normal water level (the negative wet/dry or water body at an elevation when the downstream dips is 1 percent of slope. The normal water level shall be the lowest elevation of the outlet of the wetland or water body).
12. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be protected with silt protection.
13. In areas where concentrated flow occur (such as swales and areas in front of storm catch basins and manholes) the erosion control facilities shall be backed by stabilization structures to protect those facilities from the concentrated flow.
14. Inspect the construction site once every seven days during active construction and within 24 hours after a normal event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
15. All silt fences must be required, replaced, or supplemented when they become nonfunctional or the sediment reaches 100 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as safe conditions allow access. All repairs shall be recorded in the SWPPP.
16. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
17. All silt tracked onto pavement shall be removed daily.
18. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from construction dust by construction equipment driving across the infiltration area.
19. Temporary soil stabilization must have all fences or other effective sediment controls, and cannot be located in surface waters, including stormwater conveyances such as culverts and gutter systems, or conduits and ditches unless they are completely sealed.
20. Collected sediment, silt, and concrete silt/fines, existing debris, paper, plastic, fabric construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA/JPDES requirements.
21. Oil, grease, paint and any hazardous substances must be properly stored, including secondary containment to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent unauthorized access. Storage and disposal of hazardous waste must be in compliance with MPCA/JPDES requirements.
22. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and water properly disposed of. No engine idling or idling over 5 minutes.
23. All liquid and solid wastes generated by concrete washout operations must be contained in a leachate containment facility or impervious liner. A completed dry liner that does not allow washout liquids to enter ground water is considered an impervious liner. The liquid and solid wastes must not contact the ground, and there must be no runoff from the concrete washout operations or areas. Leachate and solid wastes must be discussed properly in compliance with MPCA/JPDES requirements. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
24. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
25. Permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
26. Contractor shall submit notice of Termination for MPCA/JPDES permit within 30 days after Final Stabilization.

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Key Plan

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a Licensed Professional Engineer under the laws of the State of Minnesota.

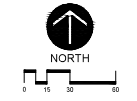
Printed Name: Eric S. Vilpas, P.E.
 Signature: _____
 Date: 03/22/2024 License #: 44522

No.	Date	Revision Description

CITY SUBMITTAL 08-05-19

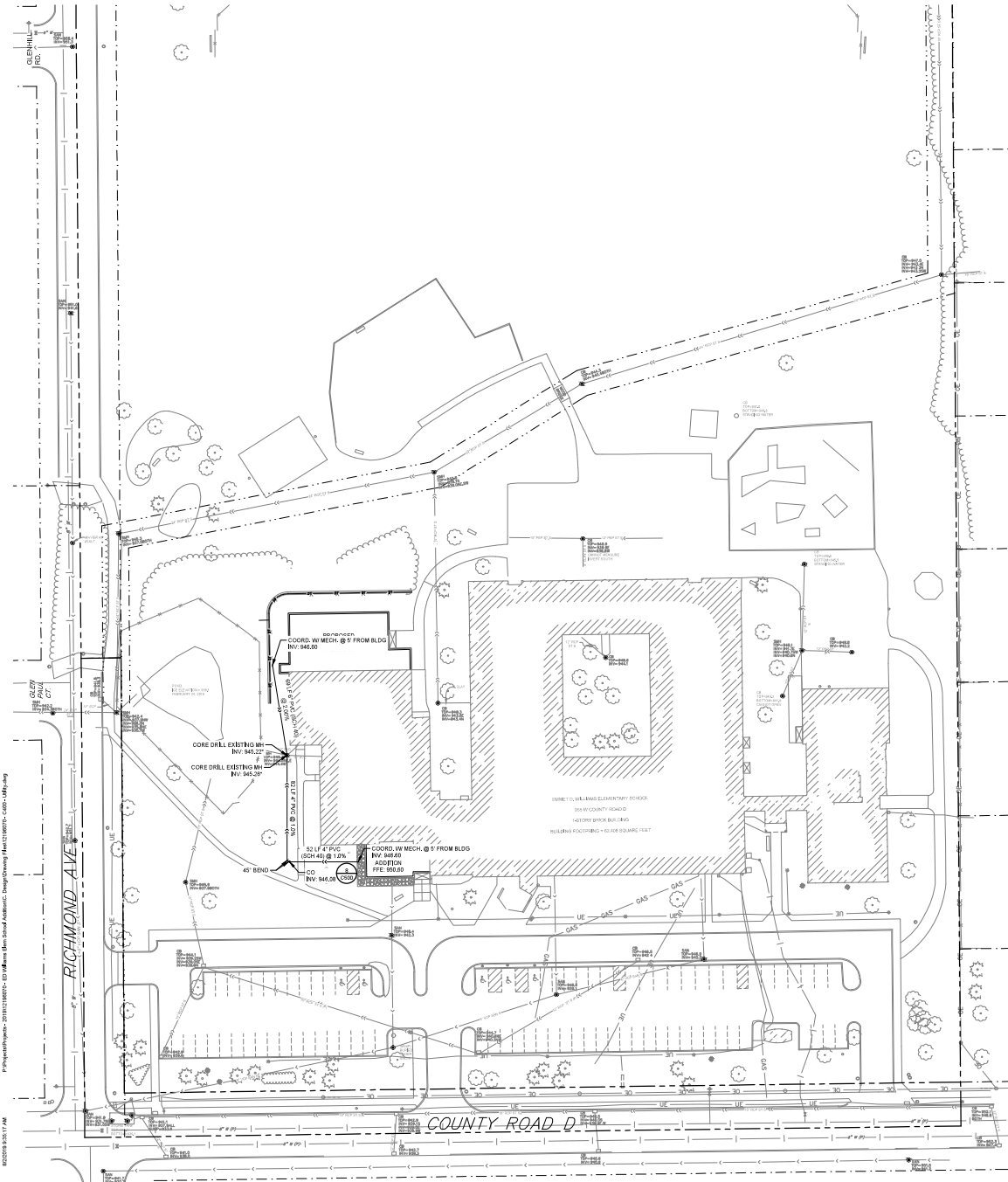
GRADING AND EROSION CONTROL PLAN

Project	1218812001	Drawing Number	
Date	03/22/24	Drawn by	MJK
Checked by	ESV	Scale	AS SHOWN
Checked by	ESV	Scale	C300



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LEGEND

○	STORM MANHOLE	——	CVT	——	CABLE UNDERGROUND LINE
□	CATCH BASIN	——	EC	——	ELECTRIC OVERHEAD LINE
⊞	CONCRETE	——	UE	——	ELECTRIC UNDERGROUND LINE
○	FLARED END	——	FD	——	FIBER OPTIC UNDERGROUND LINE
⊞	SANITARY MANHOLE	——	GAS	——	NATURAL GAS UNDERGROUND LINE
○	HYDRANT	——	T	——	SANITARY SEWER PIPE
⊞	GATE VALVE & BOX	——	WT	——	STORM SEWER PIPE
○	WATER SHUTOFF	——	BT	——	TELEPHONE UNDERGROUND LINE
⊞	LIGHT POLE	——		——	WATERMAIN PIPE
		——		——	DRAINTEE PIPE

UTILITY NOTES

- It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as all utility meterboxes. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, and lighting utility.
- All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
- The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
- The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
- Storm sewer requires testing in accordance with Minnesota plumbing code 474.1100 where located within 10 feet of waterlines or the building.
- HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Iron fittings shall meet ASTM A2321.
- All RCP pipe shown on the plans shall be MANDOT class 3.
- Maintain a minimum of 7 1/2' of cover over all water lines and sanitary sewer lines. Where 7 1/2' of cover is not provided, install 2" dual polyurethane insulator (MDUCT 2706) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 1/2" wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
- Install water lines 12" above sewers. Where the sewer is less than 12" below the water line (or where) install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
- All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
- See Project Specifications for bedding requirements.
- Pressure test and disinfest all new watermains in accordance with state and local requirements.
- Sanitary sewer piping shall be PVC 201-26 for depths less than 12"; PVC SD46-28 for depths between 12" and 30"; and class 52 RCP for depths of 30" or more.
- A structure alignment shall include removing and salvaging the existing ceiling assembly, removing existing concrete rings to the present section, install new rings and sloped ceiling to proposed grade, blocking ceiling frame by mechanical means to ensure a sound surface and install an existing chimney section from ceiling to present section. Chimney seals shall be 8x20-inches (including an approved seal).



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Key Plan

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Printed Name: Eric G. Magnus, P.E.

Signature: _____

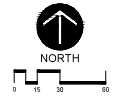
Date: XXXX/XX/XX License # 44552

No.	Date	Revision Description

CITY SUBMITTAL 08-05-19

UTILITY PLAN

Project: 12144812000 Drawing Number: _____
 Date: XX/XX/XX
 Drawn by: NIK
 Checked by: EGM
C400



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