

**AGENDA
PLANNING COMMISSION MEETING
CITY OF SHOREVIEW**

DATE: OCTOBER 23, 2012
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

September 25th, 2012

Brief Description of Meeting Process – Chair Steve Solomonson

3. REPORT ON CITY COUNCIL ACTIONS

Meeting Date: October 1st 2012 & October 15th 2012

4. NEW BUSINESS

**A. PUBLIC HEARING – AMENDMENT TO PLANNED UNIT DEVELOPMENT –
DEVELOPMENT STAGE**

File.2462-12-25

Applicant: Heather Ridge Townhouse Association

Location: 013023330247 (Heather Ridge Court-Out Lot A)

B. VARIANCE

File No: 2465-12-28

Applicant: Alan D. Gaschott

Location: 565 Tomlyn Ave.

C. VARIANCE / RESIDENTIAL DESIGN REVIEW

File No: 2463-12-26

Applicant: Hamlin & Ruth Hagander

Location: 3194 West Owasso Blvd.

D. SITE & BUILDING PLAN REVIEW

File No: 2466-12-29

Applicant: Tom Houck

Location: 4610 North Milton Street

E. SITE AND BUILDING PLAN REVIEW

File No: 2464-12-27

Applicant: Buetow 2 Architects/Lake Johanna Fire Department

Location: 3615 Victoria Street – (Fire station No. 4)

5. MISCELLANEOUS

- A. City Council Assignments for *November 5th and November 19th*
Commission Members *Solomonson and Proud*
- B. City Council Assignments for *December 3rd and December 17th*
Commission Members *Ferrington and McCool*
- C. Planning Commission *Workshop before regular meeting December 18th @ 6:00 PM.*
- D. Community for the ages – Ecumen, October 25th

6. ADJOURNMENT

**SHOREVIEW PLANNING COMMISSION MEETING
MINUTES
September 25, 2012**

CALL TO ORDER

Chair Solomonson called the meeting of the September 25, 2012 Shoreview Planning Commission meeting to order at 7:00 p.m.

ROLL CALL

The following members were present: Chair Solomonson; Commissioners, Ferrington, McCool, Proud, Schumer, Thompson and Wenner.

APPROVAL OF AGENDA

MOTION: by Commissioner Proud, seconded by Commissioner Schumer to move item *B. Continuation of Public Hearing - Text Amendment - Sales*, under Old Business to the end of the meeting.

VOTE: Ayes - 7 Nays - 0

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to approve the August 28, 2012 agenda as amended.

VOTE: Ayes - 7 Nays - 0

APPROVAL OF MINUTES

August 28, 2012

MOTION: by Commissioner Schumer, seconded by Commissioner Proud to approve the August 28, 2012 Planning Commission minutes as submitted.

VOTE: Ayes - 7 Nays - 0

September 11, 2012 Special Meeting

MOTION: by Commissioner Proud, seconded by Commissioner Ferrington to approve the September 11, 2012 Special Meeting Minutes, as submitted.

VOTE: Ayes - 4 Nays - 0 Abstain - 3 (Solomonson, Schumer, Thompson)

REPORT ON COUNCIL ACTIONS

Presentation by City Planner Kathleen Nordine

The City Council approved the following, as recommended by the Planning Commission:

- Extension of approval for minor subdivision for Alysa B. DeLange, 5790 Fairview
- TSI Incorporated site and building plan review
- TIF District No. 9 - TSI Incorporated Expansion Project
- TCF Bank Comprehensive Sign Plan
- PaR Site and Building Plan Review

OLD BUSINESS

SITE AND BUILDING PLAN REVIEW/VARIANCE

FILE NO.: 2453-12-16
APPLICANT: TSI Incorporated/Loucks Associated
LOCATION: 500 Cardigan Road

Presentation by City Planner Kathleen Nordine

The Planning Commission reviewed the application for Phase 1 of this project (parking lot addition) at its August 28th meeting and recommended denial to the City Council because of concerns about storm water management. TSI is now requesting review of the entire expansion, Phases 1 and 2, which includes the parking lot improvements and building addition. A variance is requested to increase impervious surface from 80% to 84%.

The parking lot expansion will be on the west side of the property with an addition of 207 stalls. The building addition is on the south side of the building. It is two stories for a total of 58,000 square feet. The building addition does exceed minimum setback requirements and complies with height standards. The exterior is designed to match the existing building.

The storm water plan includes an underground infiltration chamber to capture runoff from a portion of the existing and new parking area and building addition roof. Management of the rate and volume of runoff will reduce overall the discharge of water during storm events. Any overflow will drain to City infrastructure at the south end of the property. The northwest portion of the parking area will be regraded to drain to Cardigan Road. The drainage plan includes elimination of the curb cut on the south side near the drainage basin to put in an earth berm in order to contain runoff on the site. The plan has been reviewed by the Public Works Director and City Engineer and found to be in compliance with Appendix C of the City's Development Guidelines as well as the Shoreview Surface Water Management Plan.

The applicant has submitted a statement indicating practical difficulty for the variance request due to the need to meet company growth objectives within the City's development standards. There are unique circumstances as a result of a confined land holding. No immediate adjacent parcel is available for expansion.

The impervious surface regulation is related to storm water runoff, green space and to reduce flooding. However, staff agrees with the applicant that there is practical difficulty. The proposed use is consistent with the land use and zoning. The addition on the south side of the building is away from single-family residents and adjacent to the parking area for multi-family housing. The added 4% would allow TSI to achieve its objective to have the ability to meet business needs. The infiltration chamber acts as pervious surface to collect site runoff. TSI does own land across Cardigan Road, which is being held for future growth.

Property owners within 350 feet were notified of the proposal. The majority of concerns expressed relate to storm water management and potential flooding of residential properties with increased use of the southeastern storm water pond.

Staff finds that the parking and building expansion are consistent with the Industrial land use and zoning. TSI's business needs and growth objectives define the building size and parking required, and staff supports the variance to add 4% impervious surface coverage. The storm water management plan complies with all City standards. Improvements will not have an adverse impact to surrounding properties. Therefore, staff is recommending approval of Phases 1 and 2 of the TSI Expansion Plan.

Mr. Peter Coyle, Larkin Hoffman, spoke for TSI. The plan achieves a reduction of rate of flow of water from the site. In regard to the variance, he stated that the expanded use is reasonable and does not have an adverse impact. TSI is growing and needs to grow, but they are landlocked. Technology allows construction of a pervious area that offsets the increase of impervious coverage.

Mr. Paul Girard, Project Manager introduced Mr. Chad Lockwood, Lockwood Associates, Project Engineer. The underground storage is a good option. It requires less maintenance. What is going to the storm water pond area has been greatly reduced. For 2-year, 10-year, and 100-year events the reduction is 19%, 24% and 27% respectively.

Commissioner Proud asked if there is a future failure with residents downstream being flooded, what would TSI do? **Mr. Girard** stated that he would be unable to answer that question because there is water from other areas that comes to this location. He agreed to have their alarm system notify the City if there is any flooding to residents.

Commissioner McCool asked how installation of the infiltration chamber changes the area to a pervious surface. **Mr. Lockwood** explained that the system is built over rock drainage bed. Commissioner McCool asked at what level there would be a discharge of water.

Commissioner Proud asked if there has been verification of the capacity of the City storm sewer system. **Mr. Lockwood** answered that he does not have that information.

Mr. Floyd Graebel, TSI General Counsel, clarified that this project improves the amount of water coming off this property. Efforts have been made to revise the plans and show creativity to alleviate water runoff issues. TSI has been a resident in Shoreview for 36 years and is a part of the community. Thirty-eight families who work at TSI live in Shoreview.

Mark Maloney was present to answer questions. Commissioner Proud asked if there were to be a future failure, what action would be appropriate to evaluate the system. Public Works Director Mark Maloney stated that it is difficult to assign fault for water management. For the last 14 months, he has been dealing with the rainfall event in July 2011, when the City experienced 5.4 inches of rain in 24 hours in southern Shoreview, with 4.5 inches falling in the first 90 minutes. Those numbers are off the charts. Some of that has been tied to this application, but it is important to understand that there was flooding in many parts of the City that July. It is possible to design for higher rainfall standards, but it is a matter of money. Drainage is complicated in this area. A significant amount comes from the west where there was a significant problem last July.

Commissioner Proud asked if there is an increase of volume of water that flows into the City system. Mr. Maloney stated that this plan is designed so less water to come into the public system from this site. Commissioner Proud asked if the City system can perform to its capacity. Mr. Maloney stated that all storm water infrastructure is inspected annually to insure proper functioning.

Chair Solomonson opened the discussion to public comment.

Mr. Michael Hendrickson, 3519 Cohansey Street, expressed concern about the pipe running from the southeast corner to provide relief with a heavy rain. There was a geyser from the manhole cover, and that is when water came into the house. There is a problem with the volume that pipe can handle. TSI owned land to the south that absorbed water, but that is all being developed now.

Commissioner Proud asked if there was an overflow from the pond. **Mr. Hendrickson** answered, yes. Water was backing up to the TSI building.

Ms. Mary Fenske, 3515 Cohansey Street, stated that the sewer capacity is not being addressed. This issue was raised at the last meeting. She received notice earlier in the day, when documents of the changes were posted on the website. It is unfair to the neighbors, especially as it is a complicated engineering issue. The problem is that there are drains that if backed up will overflow onto hers and the Hendrickson's properties. The variance is not a reasonable use of this property. There is nothing that she can see that Best Practices are going to be used. Therefore, there is a 9% differential--from 75% allowed to 84%. She does not understand how this can be a reasonable use when there has been substantial flooding to neighbors. Secondly, unique circumstances need to be based on not being created by the property owner. This is not the case. TSI is creating its own unique circumstances by not using property it owns to the south of this site. Impervious surface standards specifically state it will not be a credit, if it is used as a pervious surface. The character of the neighborhood will be impacted visually on the east. She is not convinced that the berm will prevent any overflow flooding from the storm water pond on the southeast corner. The added parking lot is still going into the same pipe. Flooding lowers property values, which has been ignored. There is no clear answer that TSI will address any future flooding. Residents are getting stuck repeatedly. If this variance is granted and there is more flooding, she and her husband are considering a legal action for punitive damages. Since

the last meeting, the City has not addressed the increased rainfall in single occurrences over the last decade. The City has not addressed the problem with the pipe along the southern boundary of TSI. The new plan will put water into that pipe. Maintenance has been a problem, and maintenance has not been addressed with residents. She asked the Commission to have TSI consider relocating the addition to their vacant property to the south. Other plans for that property do not constitute a unique circumstance that justifies the variance.

Commissioner McCool asked what report was not made available to residents. **Ms. Fenske** answered that in the City Planner's September 19th memo, reference is made to a completed application, and she does not know what is contained in that application. It was not posted.

Mr. Maloney asked if Ms. Fenske's property is currently being impacted. She answered, yes.

Ms. Nordine stated that notices to residents were sent out on September 12th. In the notice, it was stated that the plan was denied by the Planning Commission due to storm water drainage issues. It was also pointed out that TSI was looking into other options. Once the notice was sent to residents, she did not receive any request for further information. When an application is received, it is not posted on the website. What is posted is the Planning Commission packet and comments received. **Ms. Fenske** agreed that notices were sent, but in her September 20th letter, she foresaw that a new plan would be presented at this meeting that had not been reviewed by residents.

Commissioner McCool asked when the revised plan was received by the City. Ms. Nordine answered, September 19th.

Commissioner Wenner again asked about the capacity of the storm water management system not only from the subject property but from contiguous properties. Mr. Maloney explained that there are two systems. The applicant has proposed a contained on-site plan for storm water management. The City owns public infrastructure which is not under-designed. The Surface Water Management Plan for the City models storm water drainage conditions of major trunk lines. All information indicates that the public infrastructure is in compliance with standards. His understanding of the applicant's new plan is that it will reduce the amount of water draining off the site into the City infrastructure, which is good. At some level, all public infrastructure will fail.

Chair Solomonson asked the direction of flooding water during heavy rain events and whether there is a way for water to get to the street. **Ms. Fenske** stated that when the pond overflows, water runs down a steep slope to Cohansey Street between her property and her neighbor on the north side. The water is forceful enough to push landscaping rock across the street. She added that she has not seen any documentation that discusses the reduction in flow from TSI.

Mr. Hendrickson stated that when the water floods it runs down his back yard and across to the Fenskes.

Commissioner McCool asked if the pipe on the southern boundary has an easement from TSI. Mr. Maloney stated that the pipe is actually located just north of the TSI property line.

Commissioner Proud stated that he would support this proposal with an amendment to the conditions of approval listed with the motion. Approval would be based on an amendment that the certificate of occupancy should not be issued unless or until the City or the applicant verifies that the City's storm water system associated with this project performs in a manner that the present and proposed water volumes will be managed.

Mr. Maloney stated that the City Surface Water Management Plan includes a model of the major parts of the system. This segment of pipe has never been considered a major part of the system and no model has been done. The amendment seems to imply that a model would be done of the storm drainage capacity for this area. That is not something the City can do easily. System modeling is done by consultants. The pipe could be televised to check for possible obstruction.

Chair Solomonson stated that much has been done by the applicant to address concerns and, in fact, reduce water runoff from the site. This plan has been reviewed by two or three professional engineers, including from City staff.

Commissioner Ferrington expressed her concern of neighborhood issues, but she also appreciates the improvements and changes that TSI has made in the plan to address concerns. She stated that the underground chamber should be considered as pervious surface on the basis of how it will function. She will support the proposal.

Commissioner McCool stated that he also supports the application. It is important to understand what can and cannot be done by the Planning Commission regarding drainage and the TSI application. TSI is doing what is required. The larger drainage problem is a City-wide problem. He appreciates all that TSI has done with respect to drainage. However, he questions that practical difficulty exists to justify the variance. He will support the project because the applicant is implementing technology that is unique, which should be incorporated into the findings of unique circumstances. He would not support a condition of larger water study in order to obtain a Certificate of Occupancy. Imposing such a condition is outside the Code and not fair to TSI.

MOTION: by Commissioner Schumer, seconded by Commissioner Wenner to adopt Resolution 12-85 approving the requested variance to increase the maximum impervious surface from 80% to 84% and to recommend the City Council approve the Site and Building Plan request submitted by TSI Incorporated. Said approval is subject to the following:

Variance

1. Said approval is contingent upon City Council approval of the Site and Building Plan review.
2. The project must be completed in accordance with the plans submitted as part of the Variance application.
3. This approval will expire after one year if a building permit has not been issued for this project.
4. 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. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations. The proposed impervious surface coverage is reasonable based on the business needs and growth objectives for TSI and use of an underground infiltration chamber. The stormwater management plan has been designed to manage the run-off with the proposed 84% impervious surface coverage and complies with Appendix C of the Surface Water Management Plan.
3. The plight of the property owner is due to circumstances unique to the property not created by the property owner. Unique circumstances warrant the variance. The constrained lot area and the need for the business to expand the structure and provided the parking required for the employees working on the site. Existing development to the west, east and south prohibit opportunities to increase the lot size and reduce impervious surface coverage.
4. The variance, if granted, will not alter the essential character of the neighborhood. The proposed improvements will not affect the character of the neighborhood. There are several other industrial uses along Cardigan Road. The proposed building addition is consistent with the architectural character of the existing building, has a height less than 35' and will not visually impact nearby residential properties. In addition, the proposed parking area is on the west side of the property, away from the single-family residential neighborhood and adjacent to the parking area for the apartment complex to the south.

Site and Building Plan Review

1. The site shall be developed in accordance with the plans submitted. Minor modifications may be made to the plans, subject to approval by the City Planner. Significant changes to the plans require review and approval through the Site and Building Plan review process.
2. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director. Items identified in the attached memo from the Assistant City Engineer shall be satisfied prior to the issuance of a building permit for the parking lot expansion.
3. Revisions to the tree preservation and landscape plans shall be made in accordance with the attached memo from the Environmental Officer prior to the issuance of a building permit for this project.
4. Lighting on site shall comply with Section 204.030, Glare, of the Development Code. Details of the proposed pole, pole height and light fixture shall be submitted to the staff prior to the issuance of a building permit.
5. The applicant shall enter into a Site Development Agreement prior to the issuance of any building permits for this project.
6. 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 land use is consistent with the designated Industrial land use in the Comprehensive Plan and I, Industrial zoning district.
2. The development supports the City's business retention and expansion goals by supporting the continued growth of a company that:
 - *Provides livable wage jobs that allow residents to support local businesses and participate in community activities*
 - *Maintains tax base to generate revenues*
 - *Supports the economic vitality of the City*

Discussion:

MOTION FOR AMENDMENT: by Commissioner McCool, seconded by Commissioner Wenner to amend Finding of Fact No. 3 to add the following two sentences: The applicant's utilization of an underground storage chamber to mitigate the impact of additional impervious surface on-site is unique. The City Code does not currently recognize the functionality of this new technology which creates a plight for the landowner not common to other landowners.

VOTE ON AMENDMENT

Ayes - 7 Nays - 0

MOTION: by Commissioner Proud to amend the motion to add condition No. 7 to the Site and Building Plan Review that states the certificate of occupancy should not be issued unless or until the City or the applicant verifies that the City's storm water system associated with this project performs in a manner that is adequate for the present and proposed water volumes and design volumes of this sewer system.

The motion died for lack of a second.

Commissioner Proud stated that he believes the application is the same as previously presented but with different expected results.

VOTE ON MOTION AS AMENDED.

Ayes - 6 Nays - 1 (Proud)

VARIANCE / MINOR SUBDIVISION-EXTENSION

File No.: 2427-11-20
Applicant: Jereen Rasmussen
Location: 4877 Nottingham Place

Presentation by City Planner Kathleen Nordine

The Planning Commission approved this variance and minor subdivision in September 2011 to reduce the 125-foot lot depth to 104.44 feet for a minor subdivision. The applicant has requested that the approval be extended for one year due to financial issues and delayed closings on the property. Such extension will not have any adverse impact on adjoining properties. The extension will provide time for a new appraisal and closing proceedings on the house and adjacent lot.

MOTION: by Commissioner Proud, seconded by Commissioner Schumer to extend the variance approved for Jereen Rasmussen, to reduce the minimum 125-foot lot depth to 108.44 feet for the proposed lot. The Resolution has been not been recorded at Ramsey County. Said extension is for a one-year period to September 25, 2013. Conditions attached to the variance approval shall remain in effect.

VOTE: Ayes - 7 Nays - 0

NEW BUSINESS

PUBLIC HEARING - PLANNED UNIT DEVELOPMENT-DEVELOPMENT STAGE REZONING / PRELIMINARY PLAT

File No.: 2458-12-21
Applicant: Clyde & Arlene Rehbein
Location: 5618 Heather Ridge Court

Presentation by Senior Planner Rob Warwick

The property consists of 11.7 acres. This plan would result in four lots. The existing house sits on 6.5 acres. Three lots would be developed with new single-family homes. The applicant developed Heather Ridge in the 1970s and 1980s. The east six acres were purchased in 2006 through a subdivision at 5625 Turtle Lake Road. At that time, the property was not rezoned and remained UND, Urban Underdeveloped.

The three lots would consist of 1.5, 1.8 and 1.9 acres. Lot widths vary being narrower at the street and widen out at the rear property line. Access to all lots will be from Heather Ridge Court with shared driveways to minimize impact to the wetland areas. Adjacent properties are developed with single-family residents, townhouses and the City of North Oaks. The former St. Paul Water Utility has property to the east.

Rezoning to PUD is requested because development of the proposed lots does not follow a typical residential subdivision pattern due to the configuration of the lots and environmental constraints. The underlying zoning for this PUD will be RE, Residential Estate, a minimum of 60,000 square feet per lot. RE lots must have 100 feet in width, and houses must have a front yard setback of 30 to 40 feet from the front property line. A 30-foot rear setback is required and side setbacks must be 15 feet. Lot coverage cannot exceed 15%.

The preliminary plat divides the property into four RE lots. All lots comply with RE lot requirements. The building pads proposed for each lot are setback further than required at a point where each lot exceeds 125 feet in width. Lot depth of each is at least 490 feet. The drainage and utility easements will be dedicated along property lines. Wetland drainage easements have not yet been finalized, but are required. Private easements will be required for the shared driveways, including a maintenance agreement. Lots 1 and 2, and Lots 3 and 4 would share the two proposed driveways. Each lot is required to connect to City sewer and water.

The property is located in PDA #4 of the Comprehensive Plan. The proposed development is consistent with City policies for this area to maintain low density residential land use for minimum impact to environmental features. The Rice Creek Watershed District (RCWD) must issue a permit for development. The wetland delineation has not yet been submitted to RCWD. Storm water runoff will be small in the overall area. A grading plan is required with each building permit.

Staff does not believe there will be any adverse impact with this development. The existing wetland provides a buffer between the proposed development and adjoining land uses. The dwelling density is under 4 units per acre. The applicants are willing to enter into a Development Agreement with the City.

The PUD will address shared driveways and utilities. The City will grant flexibility in return for minimum impact to the environment and wildlife. The applicant is use a larger setback standard to preserve wetland features and minimize development impacts.

A tree inventory has been submitted. Loss of trees will be determined when building permits are received. Three replacements per removal of one landmark tree will be required.

Property owners within 350 feet were notified of the proposal. One written and one phone call were received. No concerns were expressed. A neighborhood meeting was held in summer.

Staff finds that the proposed development is consistent with City land use and housing policies. The proposal meets criteria for rezoning to PUD, the preliminary plat. It is recommended the application be forwarded to the City Council with a recommendation for approval.

Commissioner Wenner asked if there would be any net loss of wetland. Mr. Warwick stated that potentially there will be impact to approximately 2,000 square feet for a driveway that would cross wetland to the west. Commissioner Wenner asked the direction of flow of water on this property. He further asked what is to comprise the buffer zone to the wetland. Mr. Warwick answered that the east 6 acres drains north to Kerry Lake. The remaining property drains south to Charlie Lake. He stated that the buffer will covered with an easement. The buffer will be designed to assure that vegetation remains and not be disturbed by development.

Commissioner Ferrington asked if a PUD can be considered without a wetland delineation when Rice Creek Watershed District indicates that development could be significantly impacted. Mr. Warwick stated that the only crossing over wetland is the one driveway. Utilities can be bored

without excavation, which would minimize any disturbance. All the house pads are well above any wetland areas.

City Attorney Filla reported that the affidavit of notice for the public hearing has been given, and the public hearing is in order at this time.

Chair Solomonson opened the public hearing.

Mr. Clyde Rehbein, Applicant, stated that he would like to answer any questions from Commissioners.

Commissioner Ferrington asked if there will be enough land for yard space with wetlands and required buffer. Mr. Rehbein stated that the wetland delineation has been done and turned out to be the same as was done in 2006. He believes the wetlands will be an asset because the building sites are large enough that they will be appreciated for wildlife.

MOTION: by Commissioner Schumer, seconded by Commissioner McCool to close the public hearing.

VOTE: Ayes - 7 Nays - 0

Chair Solomonson asked if it would be possible to subdivide the six-acre lot in the future. Mr. Warwick stated that there would not be sufficient frontage on Heather Ridge Court, although there is frontage on Turtle Lake Road. However, further subdivision would be limited because of the wetlands.

Commissioner McCool expressed concern about timing and lack of completed wetland delineation. However, because of the large lots he believes there will be sufficient space for development and will support the application.

MOTION: by Commissioner Ferrington, seconded by Commissioner Wenner to recommend the City Council approve the following requests submitted by Clyde and Arlene Rehbein for the subdivision of their property at 5618 Heather Ridge Court into four single-family residential lots. Said recommendation for approval is subject to the following conditions

Rezoning

1. This approval rezones the property from UND, Urban Underdeveloped to PUD, Planned Unit Development.
2. The underlying zoning district for this PUD is RE (60), Residential Estate, with a minimum lot area of 60,000 square feet.
3. Rezoning is not effective until approvals are received for the Final Plat, PUD - Final Stage and development agreements executed.

Preliminary Plat

1. A public use dedication fee shall be submitted as required by ordinance prior to release of the final plat by the City.

2. The final plat shall include drainage and utility easements along the property lines and wetland areas. Drainage and utility easements along the roadway shall be 10' wide and along the side lot lines these easements shall be 5' wide and as required by the Public Works Director.
3. Private agreements shall be prepared for recording the regarding joint driveway, parking and maintenance agreements. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's release of the Final Plat.
4. The Final Plat shall be submitted to the City for approval with the Final Stage PUD application.

Planned Unit Development – Development Stage

1. This approval permits the subdivision of the property into four single-family residential lots.
2. The underlying zoning for the PUD is RE (60), Residential Estate with a minimum lot area of 60,000 square feet.
3. Access to Lot 1 is prohibited from Turtle Lake Road. Access to the site shall be provided only via the shared driveways as indicated in the application submittal.
4. Tree Preservation and Replanting plan shall be submitted with each building permit application for Lots 2, 3 and 4. Replacement trees shall be planted in accordance with the City's Woodlands and Vegetation Ordinance.
5. The applicant and future property owners shall maintain a 16.5' buffer along the perimeter of the all wetland areas. Signs marking this buffer area shall be installed to inform future owners that this area is to be protected and not disturbed.
6. Grading, Drainage and Erosion Control shall be submitted with each building permit application for Lots 2, 3 and 4.
7. The structure setbacks from the front property line for the planned unit development shall be a minimum of 200 feet and a maximum of 260 feet.
8. No detached accessory structures shall be permitted on Lots 2 and 3 south of the wetland area.
9. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.
10. This approval shall expire after two months if the Planned Unit Development - Final Stage application has not been submitted for City review and approval, as per Section 203.060 (C)(6).

This approval is based on the following findings:

1. That the proposed development is consistent with the policies of the Comprehensive Plan and with the general purpose and intent of the development regulations.
2. That the development facilitated by the proposed rezoning will not significantly and adversely impact the planned use of the surrounding property.
3. That the applicant is willing to enter into a development agreement as a condition of the rezoning approval.
4. The proposed deviations permit development that retains the natural features of the property and minimizes development impacts on the adjoining residential land uses.

Discussion:

Commissioner Proud noted that a wetland delineation has been done but not yet approved by Rice Creek Watershed District. He agrees that the building pad size will not pose a problem.

VOTE: Ayes - 7 Nays - 0

**PUBLIC HEARING - PLANNED UNIT DEVELOPMENT- DEVELOPMENT
STAGE/REZONING**

File No. 2459-12-22
Applicant: Joycelyn Company, LLC / House of Dreams
Location: 4001 Rice Street

Presentation by City Planner Kathleen Nordine

Joycelyn Company, Ltd. has submitted an application to convert the existing office building at 4001 Rice Street to a mixed use of office and residential. The request is to rezone the property from OFC, Office to PUD, Planned Unit Development. The property currently consists of 0.75 acres with an office building of 5,160 square feet and parking area with 25 stalls with access from both Rice Street and Hodgson. A dwelling unit would be made from 2,960 square feet of office space that would include one bedroom, kitchen, bath and loft area on a second floor. Parking for this unit would be in the existing parking lot. The owner plans to live in the unit and continue operating the business. The unit may be rented in the future. Adjacent land uses are Commercial, Institutional and Low/High Density Residential. The application also includes an application for Development Stage Review of the PUD. There is access off Hodgson Road and Rice Street.

Staff has reviewed the criteria for a PUD rezoning and although a mixed use is not specifically permitted in property zoned OFC, Office, the primary use will continue to be office. Staff believes the use is compatible and a PUD is suitable. Adjacent land uses will not be impacted by the change, and the applicants have agreed to execute a Development Agreement with the City. As long as the space meets code requirements, the loft may be used for a sleeping area. This would be considered a live/work unit, where people live and work in the same location and reflects the changing economic housing climate. Staff believes this is consistent with the Comprehensive Plan.

Property owners within 350 feet of the property were notified of the proposal. One response was received indicating no concerns. The Fire Marshal and Building Official reviewed the application. Compliance with Building Code requirements for the bathroom, kitchen and egress is required, and a building permit will be required for the remodeling work. Staff is recommending approval with the conditions listed in the staff report.

Commissioner Wenner asked if there is a garage on the site. Ms. Nordine answered that there is no garage. What is required is two parking spaces for the residential unit. An accessory structure is not required. Commissioner Wenner noted that residential use brings a need for

storage. Ms. Nordine stated that a management company handles maintenance. The question is whether the resident would want to store a vehicle outside.

Commissioner Proud asked if a garage could be added without a variance. Ms. Nordine answered that there will be enough room to build a garage. Commissioner Proud suggested time be taken to see how other cities handle such a mixed use request to be sure all conditions are included to cover future possibilities. Ms. Nordine stated that she looked at research on live/work units on the American Planning Association level, but she did not look at other cities' regulations.

Commissioner Ferrington asked how the loft can be prevented from being used as a sleeping area. Ms. Nordine stated that it will be difficult to enforce. The reason for this condition is that there is not sufficient egress from the loft area. Should the unit be rented, a rental license will be required which would also stipulate the loft to not be a sleeping area.

Commissioner McCool stated that he does not see how this can be allowed without an amendment to the Comprehensive Plan. Office zoning does not allow mixed use. Ms. Nordine explained that she interprets mixed use as not parcel related, but as a project. The designation is not appropriate because of the scale of this project. Office will remain the main use.

Commissioner McCool asked if a precedent is being set allowing this office space to be converted. He would not want to see higher tax based properties converted.

Chair Solomonson asked what types of businesses could operate in this space with mixed use zoning. Ms. Nordine stated that only businesses in Office zoning would be allowed.

City Attorney Fills stated that notice was properly given and the public hearing is in order.

Chair Solomonson opened the public hearing. There were no comments or questions.

MOTION: by Commissioner Schumer, seconded by Commissioner McCool to close the public hearing.

VOTE: Ayes - 7 Nays - 0

MOTION: by Commissioner Ferrington, seconded by Commissioner Wenner, to approve the requests submitted by Joycelyn Company, LTD for the proposed mixed residential/office use of the property at 4001 Hodgson Road and recommend the City Council rezone the property from OFC, Office to PUD, Planned Unit Development and approve the development stage of the PUD. Said approval is subject to the following:

Rezoning

1. This approval rezones the property from OFC, Office to PUD, Planned Unit Development.
2. The underlying zoning district for this PUD is OFC, Office.

3. Rezoning is not effective until approvals are received for the, PUD - Final Stage and development agreements executed.

This approval is based on the following findings of fact:

1. That the proposed mixed residential/office use is consistent with the policies of the Comprehensive Guide Plan and with the general purpose and intent of the development regulations. Office will remain the primary use of the property.
2. The proposed mixed residential/office use will not significantly and adversely impact the planned use of the surrounding property.
3. That the applicant is willing to enter into a development agreement with the City as a condition of rezoning approval

Planned Unit Development – Development Stage

1. The PUD permits the mixed use of this property as Office and Residential. Uses within the building will consist of approximately 2,400 of office space and 3,000 for residential. The residential unit is limited to one-bedroom and shall have separate bath and kitchen facilities from the office use. The space shall not be used for sleeping/bedroom purposes.
2. Parking for the residential unit shall be identified on-site with signage. A minimum of two-stalls must be provided.
3. The structure and uses must comply with the Building Code. A Building Permit is required prior to commencing any remodeling work.
4. A rental license is required for the residential dwelling unit if it is occupied by a person other than the legal owner thereof, pursuant to a written or unwritten agreement, whether or not a fee is required by the agreement.
5. The property owner shall enter a site development or use agreement with the City, clearly specifying the use of the property.

This approval is based on the following findings of fact:

1. The proposal supports the policies in the City’s Comprehensive Plan relating to land use, housing and economic development.
2. The proposed mixed residential and office land use will not adversely impact the planned land use of the surrounding property.
3. The proposal supports the changing needs of the economic and housing community.

VOTE: Ayes - 7 Nays - 0

PUBLIC HEARING - VARIANCE /CONDITIONAL USE PERMIT

File No. 2459-12-23
Applicant: Brad & Elena Oren / Imperial Homes, Inc.
Location: 5277 Hodgson Road

Presentation by Senior Planner Rob Warwick

This application is to demolish the existing 1.5 story home and two accessory structures in order to construct a new two-story house with a 4-car attached garage. The variance would reduce the front setback to 641.1 feet rather than the 680 feet required that is based on the front setbacks of the houses on the two adjoining properties. The lot has an area of 3.97 acres with a width of 200 feet. The Conditional Use Permit, on lots over one acre, is used to allow an attached accessory structure to exceed the maximum area allowed and exceed the combined floor area for all accessory structures. The total floor area of all accessory structures would be 1,891 square feet.

The property is in the RE zoning district . Attached accessory structures can be 1,000 square feet or 80% of the dwelling foundation area. The proposal is for 1,292 square feet or about 54% of the foundation area. Total square feet of accessory structures cannot exceed 90% of the foundation area. The total of 1,891 square feet is 79% of foundation area. The house remains the dominant structure on the property.

The proposed house complies with the 30-foot setback from the top of the bluff. The house to the north is in compliance, but the house to the south predates this regulation and sits near the top of the bluff with no setback, which impacts the required minimum setback by about 15 feet. The garage is side-loaded and so nearer to the front lot line. The increased side setbacks reduce the impact of the proposed new house and garage. Both the house and garage are screened from Hodgson Road with vegetation .The side setbacks are 48 feet from the north and 33 feet on the south side.

The application complies with the Development Code standard and conditional use permit criteria.

Property owners within 350 feet were notified. Two comments were made with no concerns identified. A third comment expressed concern about the attached garage and bluff. That issue has been resolved by the applicant and neighbor.

Staff recommends approval of the variance request, as practical difficulties are present.

Commissioner Wenner asked what has been done to mitigate view of this large house from the lake. Mr. Warwick stated that the 30-foot setback from the bluff is more than the setback for the Ordinary High Water Mark (OHW). The applicant will also use natural colors and materials on the house. The bluff is 50 feet high. The location, trees and materials should be enough so the house will not stand out.

Commissioner McCool asked if a variance will be needed for the accessory structure in the front. Mr. Warwick explained that detached accessory structures are permitted in the front yards on riparian lots.

City Attorney Filla noted that the mailed notice for this public hearing lists an incorrect address of 5722 Hodgson Road instead of 5277 Hodgson Road. He suggested the public hearing be continued to the City Council meeting.

Chair Solomonson opened the discussion to public comments or questions. There were none.

MOTION: by Commissioner Proud, seconded by Commissioner Schumer to continue the public hearing to the October 15, 2012 City Council meeting.

VOTE: Ayes - 7 Nays - 0

MOTION: by Commissioner Schumer, seconded by Commissioner Proud to adopt Resolution 12-86, approving the variance request submitted by Imperial Homes to construct a new residence and attached garage with a front setback of 401.1 feet from the front lot line, and to recommend approval of the Conditional Use Permit to the City Council, subject to the following conditions:

Variance

1. The project must be completed in accordance with the plans submitted with the applications. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work commenced.
3. The project is subject to the permitting requirements of the Rice Creek Watershed District (RCWD), and a building permit shall not be issued by the City prior to satisfaction of the RCWD requirements.
4. Impervious surface coverage shall not exceed 20%.
5. The front setback shall not be less than 641.1 feet.
6. Prior to issuance of a building permit, the applicant shall submit a revised survey showing existing trees and identifying the trees that will be removed and the trees that will be retained. For each Landmark Tree removed, three replacement trees shall be planted. Retained trees shall be protected with protective fencing and a wood chip berm.
7. This approval is subject to a 5-day appeal period.

Conditional Use Permit

1. The project must be completed in accordance with the plans submitted with the applications. The attached garage shall not exceed 1,293 square feet in size, and the total floor area of all accessory structures shall not exceed 1,891 square feet. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The two sheds along the north side lot line shall be removed prior to the issuance of a Certificate of Occupancy by the City.
3. The accessory structures on the property shall be used for personal use only and no commercial use/commercial related storage is permitted.

This approval is based on the following findings:

1. The proposed improvement is consistent with the policies of the Comprehensive Plan, including the Land Use and Housing Chapters.
2. The proposal complies with the standards for a Conditional Use Permit for detached accessory structures on this lot larger than one acre.
3. **Reasonable Manner.** The proposed house and attached garage are in keeping with this large, deep lot riparian to Turtle Lake. The proposed house is located more than 600 feet from the front lot line, and more than 30 feet from all side lot lines and the top of the bluff.
4. **Unique Circumstances.** Due to lot depth, the proposed house is not visible from the abutting public road, and the alignment with the houses on adjacent properties relative to the front lot line is less important than compliance with the minimum setback from the bluff.
5. **Character of the Neighborhood.** The large setbacks and wooded nature of the lot minimize the effect the house will have on neighboring properties. Other houses nearby in the RE District are of a similar size and two-story design. The character of the neighborhood should not be altered.

VOTE: Ayes - 7 Nays - 0

VARIANCE / MINOR SUBDIVISION

File No. 2461-12-24
Applicant: Silverthorn Properties, LLC
Location: 3595Rice Street

Presentation by City Planner Kathleen Nordine

This application is to divide the property at 3595 Rice Street into two parcels. There is also a request for a variance for one lot to allow a 100 feet of depth rather than the required 125 feet. The current property is 100 feet wide and 282.5 feet deep. It consists of .6 acres. It is a corner lot, with frontage on both Rice Street and St. Marie Street. The site has an existing house, a detached two-car garage, driveway, sidewalk and patio. The garage setback is 17 feet, less than the required 30 feet. Access for the property and garage is off St. Marie Street.

Adjacent land uses are single family residential. Parcel A, the subdivided lot, is 119 feet wide and 100 feet deep. Parcels A and B meets standards in area for a minor subdivision, except for the lot depth variance. The applicant states that the 282-foot depth of the existing parcel does not allow reasonable use of the property. The proposed 100-foot depth continues to allow a 30-foot front and rear setback for the building pad, which is in keeping with the Code.

Staff finds practical difficulty to be present. Unique circumstances are that this property is a large corner lot with frontage on both Rice Street and St. Marie Street. The applicant discussed the purchase of 25 feet from the neighbor in order to eliminate the need for a variance, but due to

financing issues, the purchase was not possible. Staff believes there will be no adverse impact or change of character to the neighborhood. Staff is recommending a recommendation for approval from the Planning Commission to the City Council.

Property owners within 350 feet were notified. One response was received in strong support. Also, there was a telephone call stating no objections.

Chair Solomonson noted that many properties along Rice Street are long and narrow in configuration.

MOTION: by Commissioner Schumer, seconded by Commissioner Wenner to approve the variance and minor subdivision applications for 3595 Rice Street dividing the property into two parcels, creating a new parcel for single family residential use. The lot depth variance is justifiable due to the proposed parcel keeping with the spirit and intent of the Development Code, and that hardship exists due to the existing configuration of the parcel. The proposal supports the City's housing goals regarding reinvestment and neighborhood preservation. Said approval is subject to the following conditions:

Variance

1. This approval is subject to approval of the Minor Subdivision application by the City Council.
2. This approval will expire after one year if the subdivision has not been recorded with Ramsey County.
3. The approval is subject to a 5-day appeal period.

Minor Subdivision

1. The minor subdivision shall be in accordance with the plans submitted.
2. The applicant shall pay a Public Recreation Use Dedication fee as required by Section 204.020 of the Development Regulations before the City will endorse deeds for recording. The fee will be 4% of the fair market value of the property, with credit given for the existing residence.
3. Public drainage and utility easements shall be dedicated to the City as required by the Public Works Director. The applicant shall be responsible for providing legal descriptions for all required easements. Easements shall be conveyed before the City will endorse deeds for recording.
4. Payment for City water availability to the new lot in the amount of \$3,241.56. Municipal water and sanitary sewer service shall be provided to Parcel A.
5. An escrow for the work in the City right of way would be required in the amount of \$3,000.
6. The applicants shall enter into a Development Agreement with the City. This agreement shall be executed prior to the City's release of the deeds for recording.
7. Driveways and all other work within the Saint Marie Street right-of-way are subject to the permitting authority of the City of Shoreview.
8. A tree protection and replacement plan shall be submitted prior to issuance of a building permit for Parcel A. The approved plan shall be implemented prior to the commencement of

work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.

9. An erosion control plan shall be submitted with the building permit application and implemented during the construction of the new residence.
10. A final site-grading plan shall be submitted and approved prior to issuance of a building permit.
11. This approval shall expire after one year if the subdivision has not been recorded with Ramsey County.

This approval is based on the following findings:

Variance

1. *The property in question cannot be put to a reasonable use under the conditions allowed by the Development Ordinance.* The subdivision is a reasonable use of the property as both of the proposed lots comply with and exceed the minimum standards of the R-1, District, except for the depth of Parcel A. With a lot area over 11,000 square feet, a lot width of 119 feet and a lot depth of 100 feet, Parcel A does have adequate area for a single family residence. The front and rear setbacks conform to the setbacks of the R1 development district, which are 30 feet. Using those setbacks the building pad for a future house would be about 40 feet deep and 99 feet wide. This pad size is ample for a future house.
2. *The hardship is created by circumstances unique to the property and was not created by the landowner.* The unique circumstance to the property is that it is a corner lot with 100 feet of frontage on Rice Street and 282 feet of frontage on Saint Marie Street. The property's large lot frontage is unique to the surrounding residential development pattern and contributes the need for a variance. The proposed depth of the property, though less than the minimum 125 feet required, is not out of character for the neighborhood.
3. *The variance will not alter the essential character of the neighborhood.* The proposed subdivision does not alter the existing lot configuration as the parcel now meets the definition of a Key Lot. The south rear lot line of the proposed lot abuts the side lot line on the adjacent parcel. The parcel immediately to the west, 176 St. Marie Street, has a similar development pattern in that it is a Key Lot that with the rear lot line abutting the side lot of the property to its south.

Minor Subdivision

1. The subdivision is consistent with the policies of the Comprehensive Plan and in compliance with the regulations of the Development Code.
2. The proposed lots conform to the adopted City standards for the R1 District.

VOTE: Ayes - 7 Nays - 0

CONTINUATION OF PUBLIC HEARING- TEXT AMENDMENT – VEHICLE SALES

File No: 2454-12-17
Applicant: City of Shoreview
Location: City Wide

Presentation by City Planner Kathleen Nordine

This amendment was reviewed by the Planning Commission at the August 28, 2012 meeting. At that time, it was tabled because of questions regarding how vehicle and equipment sales would impact equipment rental businesses. The Amendment would prohibit vehicle and equipment sales in C2 Commercial areas. The intent is not to restrict rental of household equipment. Vehicle and equipment sales would be permitted as a conditional use.

Changes to the Code include the following:

Section 202. Definitions would be added for: 1) construction, 2) heavy equipment sales and rental, 3) vehicle sales and 4) automobile rental and service facility.

Section 203.035 Prohibited Uses would be for construction, heavy equipment sales and rental, and vehicle sales.

Section 205.040B9 would be deleted, as it is the same language as in Section 205.030.

Section 205.043C2 would be added to allow vehicle rental and rental services facilities as conditional uses with stipulated standards.

Staff is recommending forwarding the text amendment to the City Council for approval.

Commissioner McCool stated that he did not see language for outdoor lots. A building to sell ATVs or motorcycles would be prohibited. Secondly, he questioned the limit of five vehicles for rental. Ms. Nordine explained that the definition of vehicle sales would prohibit ATVs, motorcycles and automobiles in the C2 District. The reason for the limit of five rental vehicles is that staff's research showed that a typical suburban rental facility has five cars.

Commissioner McCool stated that he will vote against this amendment because anyone wanting to build a nice building for sale of vehicles similar to Tousley Ford, would be prohibited from doing so. The vehicle sales language should be modified. His preference would be to discuss this at another meeting.

Chair Solomonson reopened the public hearing. There were no comments or questions from the public.

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to close the public hearing.

VOTE: Ayes - 7 Nays - 0

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to table the text amendment to Chapter 200 of the Municipal Code pertaining to vehicle and equipment sales and rental to address comments raised during the public hearing.

VOTE: Ayes - 7 Nays - 0

MISCELLANEOUS

Commissioners Wenner and Schumer are scheduled to respectively attend the City Council meetings on October 1, 2012 and October 15, 2012.

ADJOURNMENT

MOTION: by Commissioner Schumer, seconded by Commissioner McCool to adjourn the regular Planning Commission Meeting of September 25, 2012, at 11:03 p.m.

VOTE: Ayes - 7 Nays - 0

TO: Planning Commission
FROM: Nicole Hill, Planning Intern
DATE: October 16, 2012
SUBJECT: File No. 2462-12-25, Amendment to PUD, Heather Ridge Townhouse Association –Donegal Circle – Outlot A

Request

The Heather Ridge Townhouse Association submitted an application to amend the Planned Unit Development previously approved for the Heather Ridge development. The Association is proposing to repurpose/redevelop one of the existing tennis courts located in the common area, Outlot A, on Donegal Circle in the Heather Ridge Townhouse Addition. As the tennis court on the property is part of the Planned Unit Development, an amendment is needed for the redevelopment.

Site History

In 1978, Clyde Rehbein, of C. R. Investments, approached the City with plans to develop a Residential Planned Unit Development (PUD) north of Turtle Lake Road and east of Hodgson Road. These plans were approved via the Planned Unit Development (PUD) process and Heather Ridge was developed with 218 dwelling units and has a density range of 2 to 4 units per acre. The styles of townhomes within the development vary and include ramblers, split entries and two-stories

A Special Use Permit, 685-78-26, was issued in 1982 for the development. Condition No. 6 of the permit states that the developer shall construct the tot lot and tennis courts in the location specified on the land use component and according to detail. The Outlot-A site was included in this PUD to provide common area and the tennis court recreational facility for properties in the development. These facilities are private and the Homeowner's Association was designated responsible for the maintenance of this site.

Project Description

The property is located on the southwest corner of Donegal Circle and has an area of 27,878 square feet with approximately 12,800 square feet of impervious surface with the two existing tennis courts. The location is surrounded by residential townhomes and the property is zoned Planned Unit Development.

The Heather Ridge Townhouse Association is requesting to demolish the existing west tennis court to prepare the site for redevelopment. After the demolition, the applicant is proposing to pour concrete which would be tinted tan and stamped to resemble slate. The existing fence will remain and a new fence will be installed to separate to the remaining tennis court from the passive recreation space. Two gazebos will then be installed and be available for use to Association members. The gazebos will have an area of 12ft x 16ft and have a height of 12 ft, 7

inches. A storage-shed with an area of either 12ft x 16ft or 12 x 18ft and a height of 10' ft is also proposed adjacent to this area.

Planned Unit Development – Development Stage

In accordance with the Development Code Requirements, the Development Stage of the PUD is intended to provide the City with detailed site and building plans. Development Stage PUD establishes a scheme or guideline for building design, lighting, landscaping, parking, access and signage. Any substantial changes to the previous approvals require review and approval through the PUD process again. An amendment to the PUD is required since the proposed change affects a condition of the special use permit and alters the character and use of the common space.

The applicant states that the existing complex is 25 + years old. They would like to develop a more desirable environment by creating a park like atmosphere for the homeowners. At their May 2011 Homeowners Annual Meeting, a committee was nominated to research different ideas to repurpose the tennis courts. At their May 2012 Homeowners Annual Meeting the committee presented several options and the result was overwhelmingly to vote on the park like areas on the west court as presented to them. The vote passed by a large majority. See the attached statement.

Staff Review

Planned Unit Development – Development Stage

Again, the applicant is seeking to amend the Planned Unit Development previously approved for the Outlot A property. They would like to repurpose/redevelop one of the existing tennis courts located on Donegal Circle in the Heather Ridge Townhouse Addition to meet the changing needs of their community. These recreational facilities were required as part of the Planned Unit Development previously approved for the Heather Ridge development; therefore, an amendment is needed to the PUD for the redevelopment.

As stated above, the adjacent land uses, as part of the Planned Unit Development, are residential townhomes. The demolition of the west tennis court and addition of the park-like environment is compatible with the adjoining land uses and will not have a significant adverse impact on them.

The original intent of the recreational facilities was to provide active recreation space for association residents. From Staff's perspective, the proposed change to the west tennis court supports the changing needs of the Heather Ridge community. There is no longer a need for both courts and the conversion of one of the courts to a passive recreation use will meet the needs of the residents. The proposed storage shed will provide storage space for equipment associated with the maintenance of the common space and facilities. In Staff's opinion, the proposal is consistent with the criteria for planned unit developments.

Public Comment

Property owners within 350' were notified of this request. Numerous comments were received from residents within the Heather Ridge Townhouse development. Of the comments that have been

received: six residents support the change, two are against, and six support of change to the tennis court(s) but not in the manner that is proposed. The comments are attached. The comments will also be shared with the Heather Ridge Townhome Association so they may be able to address the wants/needs of their members.

Recommendation

The redevelopment of the west tennis court supports the existing Heather Ridge Planned Unit Development common land use goals, in response to changing resident needs. In accordance with the approved special use permit, Outlot A must remain a recreational space for Association residents. While the change in use requires an amendment to the PUD, the Association needs to resolve the design details raised by residents prior to the submittal of the Final Stage PUD application. Staff is recommending the City Council approve the amendment to the PUD subject to the following conditions:

Planned Unit Development – Development Stage

1. The property shall be developed in accordance with the plans submitted as part of this application. Revisions to the submitted plans may be permitted to respond to comments received from the City. Said revisions shall be submitted as part of the Final Stage PUD application.
2. The applicant shall obtain a building permit for the construction of the gazebo's and storage shed. Structures shall comply with the Building Code.

Attachments

1. Location Map
2. Special Use Permit 685-78-26, including the Land Use Component
3. Applicants Description and Submitted Plans
4. Request for Comment
5. Proposed Motion



Outlot A - Heather Ridge Townhouse Association



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

Legend

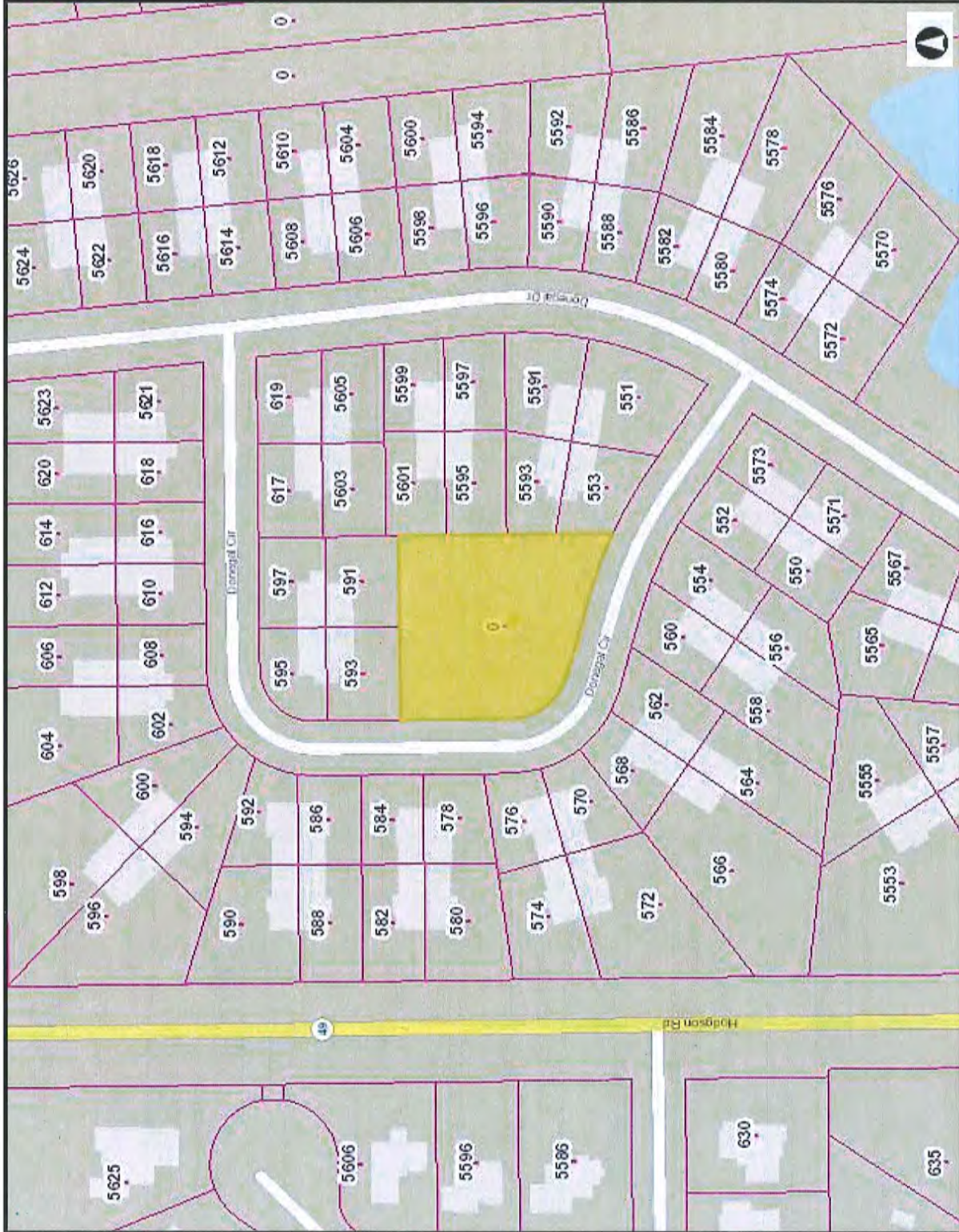
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- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcels
- GISRASTER.GISPUB.IMAGE
- High : 255
- Low : 0

Notes

Parcel for proposed redevelop / repurpose of West Tennis Court.



Outlot A - Heather Ridge Townhouse Association



270.9 0 135.45 270.9 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
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Legend

- County Offices
- City Halls
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- GISRASTER.GISPUB.IMAGE
- High: 255
- Low: 0

Notes

Parcel for proposed redevelop / repurpose of West Tennis Court.

ZONING DISTRICT	R-2, Single Family Residential
COMPREHENSIVE PLAN DESIGNATION	Residential, 2-4 units per acre
SPECIAL USES PERMITTED	Development of a Residential Planned Unit Development (PUD) in accordance with the PUD Plan (Land Use, Facilities, and Building Components) and Preliminary Plat dated _____ as prepared by James R. Hill, Inc., signed by the City Planner, and subject to the conditions of this Special Use Permit.

SPECIAL CONDITIONS OR RESTRICTIONS:

1. The applicant shall create a Homeowner's Association prior to final plat for the quad homes or carriage homes. The documents creating the homeowner's association and the association's bylaws shall be reviewed by the City Attorney prior to recording and shall include the following:
 - a. The homeowner's association shall be responsible for the exterior maintenance of all quad homes and carriage homes in the plat.
 - b. The homeowner's association shall maintain all open green space in common areas, including weed control, mowing, etc.
 - c. The homeowner's association shall be responsible for maintaining the central green islands in Heather Ridge Drive.
 - d. The homeowner's association shall be responsible for the maintenance of the tot lot and tennis courts.
 - e. Membership in the homeowner's association must be mandatory for each owner and any successive buyer. The dues for such membership must be established to adequately meet the expenses of maintenance and fulfillment of all responsibilities of the homeowner's association as set forth in this Special Use Permit.
 - f. The homeowner's association shall be responsible for the contracting one trash disposal company to remove refuse for the quad homes and carriage homes.
2. Prior to or at the time of final plat, the applicant shall cause restrictive covenants to be recorded against the subject property which shall be reviewed by the City Attorney prior to recording and shall include the following:
 - a. No boats, trailers, campers or motor homes shall be parked outside any quad home or carriage home, nor in the guest parking areas.

- b. No accessory structures shall be permitted on any quad home or carriage home lot.
- c. No parking shall be permitted in the common driveway approaches of the quad homes.
3. All quad and carriage home lots shall be sodded. All other areas shall be clearly designated on the Landscaping Plan as sodded or seeded.
4. All berming shall be according to the Grading Plan and all plantings shall be according to the Landscaping Plan submitted with the PUD proposal. As each Phase is completed, the Developer shall be required to complete all berming and landscaping.
5. The berming along Highway 49 shall be completed with Phase 1 construction and the area shall be seeded immediately. Landscaping in the area shall be completed as the units in Phase 2 and Phase 3 are constructed.
6. The developer shall construct the tot lot and tennis courts in the location specified on the Land Use Component and according to detail.
7. Adequate house number identification shall be provided for all homes that is uniform in design and visible from the street.
8. All mailboxes shall be constructed and installed in a uniform manner.
9. Except as provided in Section 214.025 (B) of the Shoreview Zoning Code, no dwelling units shall be constructed prior to Final PUD approval.
10. If the subject property is platted in phases, each plat shall be in accordance with the phasing plan submitted as part of the PUD Proposal.
11. Any attachments to this permit shall be considered as part of this permit and shall have the same force and effect as if fully set down herein.
12. Any request by the applicant for major deviation from the approved PUD Plans, as determined by the City Planner, shall require an amendment to the Special Use Permit.
13. In the event any real property in the Heather Ridge Addition is conveyed in total or in part, the buyers thereof shall be bound by the provisions of this Special Use Permit. Subsequent structure additions may be made provided the provisions of the Special Use Permit are adhered to.
14. This Special Use Permit shall expire according to Section 218.120, Ordinance No. 427, of the Shoreview Zoning Code.
15. In reference to Section 218.120, Ordinance No. 427 of the Shoreview Zoning Code pertaining to the expiration of this Special Use Permit, substantial construction shall be defined as the completion of the grading and utilities in Phase I.

16. It shall be the responsibility of the applicant, at least two months prior to the expiration of the Special Use Permit, to request in writing that the Planning Department investigate the need for an extension. The City Planner shall make a determination as to whether or not there has been substantial construction. If it is determined that there has not been substantial construction, the City Planner shall notify the City Council and the applicant.

APPROVED BY THE CITY COUNCIL OF SHOREVIEW, MINNESOTA, THIS 4th DAY OF
October, 1982.

APPLICANT

Clyde Rehbein, Pres.
Clyde Rehbein
C. R. Investments, Inc.

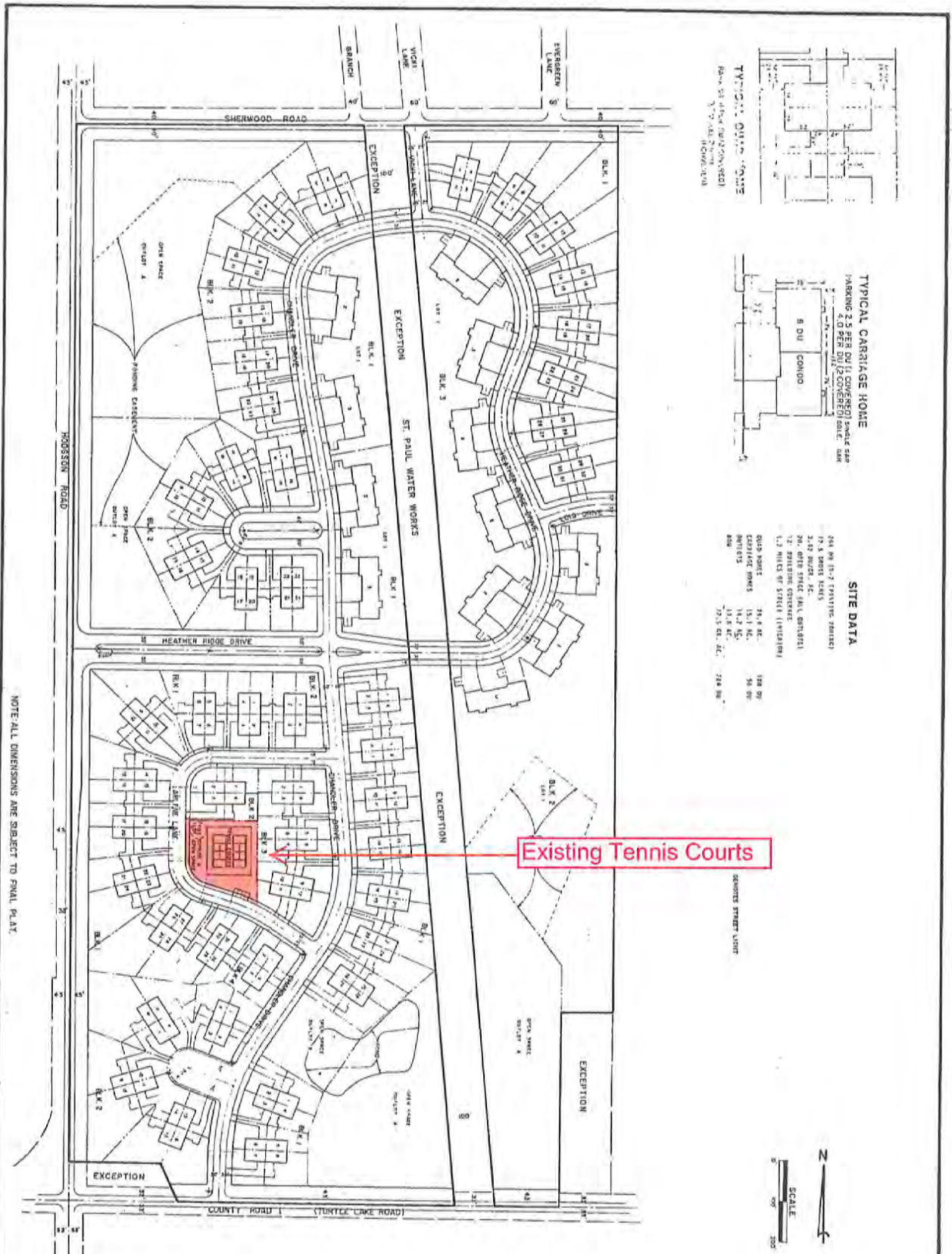
Lawrence M. Steiner
Lawrence M. Steiner

CITY OF SHOREVIEW

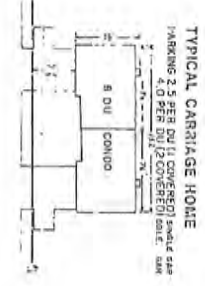
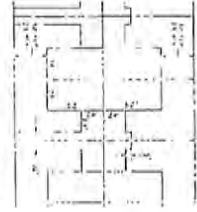
Richard A. Wedell
Richard A. Wedell, Mayor

Gary L. Dickson
Gary L. Dickson, City Manger

Date Prepared: 8/19/82
Date Revised: 9/28/82



TYPICAL DRIVEWAY
 PARKING 2.5 PER DU (CONVERTED)
 4.0 PER DU (2 COVERED) 1.0 PER DU



TYPICAL CARRIAGE HOME
 PARKING 2.5 PER DU (CONVERTED) 4.0 PER DU (2 COVERED) 1.0 PER DU

SITE DATA

- 944 SQ FT (2-FAMILY RESIDENT)
- 175.5 GROSS ACRES
- 242' 0" DRIVE STREET (AHL, GRINDILL)
- 12' PAVEMENT CONCRETE
- 1.7' THICKS OF STREETS (1910/100)
- GRID NORTH: 74.4' AC. 198.00'
- CORNER POINTS: 15.1' AC. 54.00'
- AREA: 11.8' AC. 408.00'
- 77.5' ST. AC. 274.00'

NOTE: ALL DIMENSIONS ARE SUBJECT TO FINAL PLAT.

Existing Tennis Courts



DRAWN BY	DATE
PROJECT NO.	REVISIONS
FILE NO.	
SHEET 2 OF 2	

HEATHER RIDGE
 SHOREVIEW, MN.
 P.U.D. PRELIMINARY PLAN - LAND USE COMPONENT
 FOR
C. R. INVESTMENTS, INC.
 810 BUCKER AVE, SHOREVIEW, MN. 55112

James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS
 8200 HUMBOLDT AVE S • BLOOMINGTON, MN 55425 • 612-894-3029

James R. Hill, Inc.
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Department of Community Development
City of Shoreview
4600 Victoria Street North
Shoreview, MN 55126

September 24, 2012

RE: PUD Development Stage submitted by Heather Ridge Townhouse Association

Attached please find our application and documents to redevelop/repurpose one of the existing tennis courts (hereafter referred to as the "west court") located on Donegal Circle in the Heather Ridge Townhouse Addition, in Shoreview, MN.

Our complex is 25+ years old. We would like to develop a more desirable environment by creating a park like atmosphere for our homeowners.

At our May 2011 Homeowners Annual Meeting, a committee was nominated to research different ideas to repurpose the tennis courts. At our May 2012 Homeowners Annual Meeting the committee presented several options and the result was overwhelmingly to vote on the park like areas on the west court as presented to them. The vote passed by a large majority.

We have bids on file to tear up the west court, haul away the asphalt, and to pour concrete in either 6' or 8' grids, with #3 rebar throughout on a 3' or 4' grid. The concrete would be tinted tan and stamped to resemble slate. No footings would be necessary as the shed and gazebos will be delivered already built and sit directly on the concrete.

The committee will discuss individually, the plans we are submitting with each homeowner on Donegal Circle that face the tennis court area. The fence will remain as is around both tennis court spaces. Rules and regulations for the use of the area are still pending, but we all agree that the space would be open from 10 a.m. to 10 p.m. The area will be locked from 10 p.m. to 10 a.m. Homeowners will be able to reserve the area(s) for family functions such as birthday parties, family reunions, picnics, etc. The space would be available from May 1st to October 31st depending upon the weather.

The landscaping will remain much the same with a few more shrubs along the fence on the south end and tall arborvitaes on the north end to insure privacy to those units. If the shed becomes a reality the landscaping around it will be done by Klein Design.

Respectfully submitted,

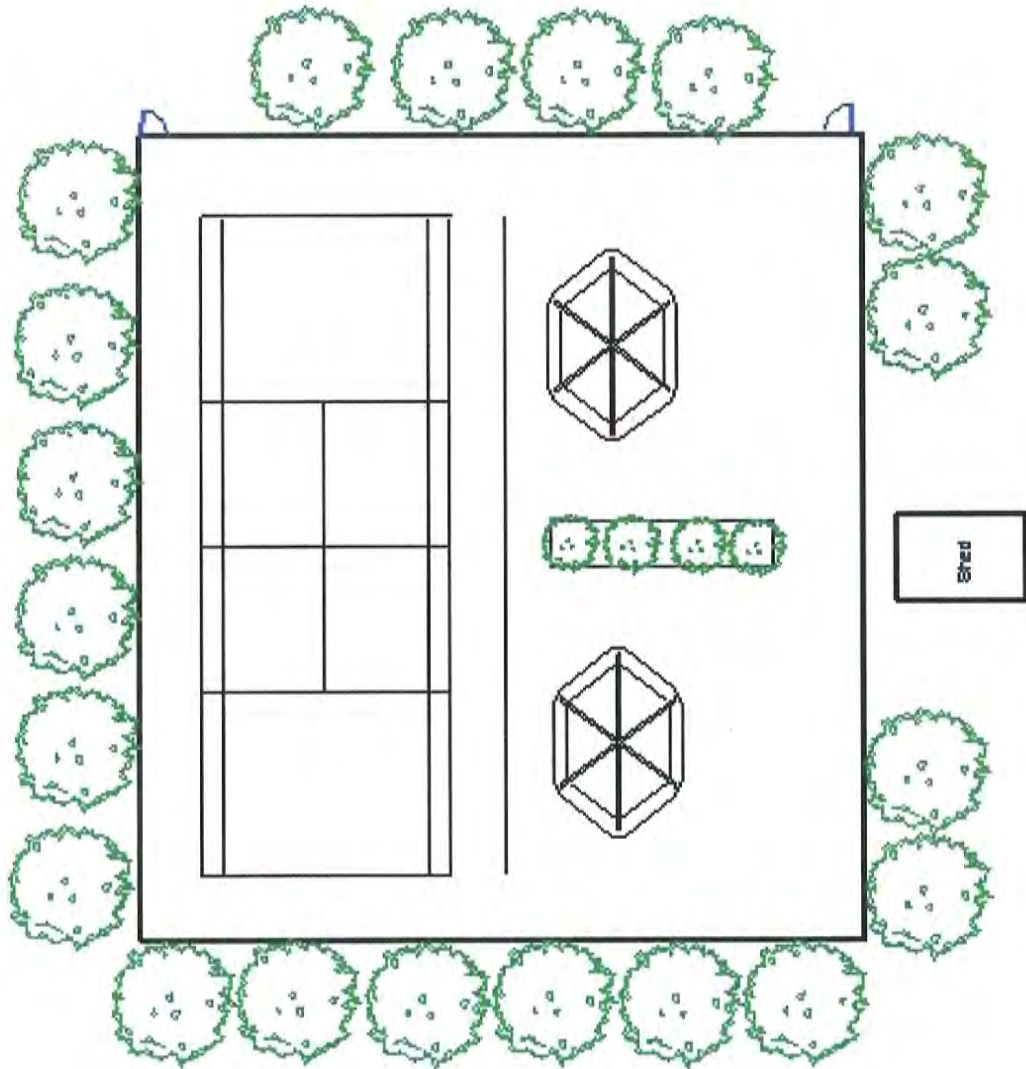
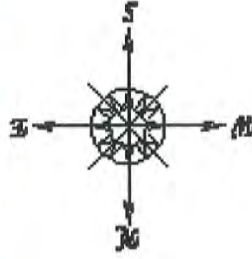
Committee Members
Heather Ridge Townhouse Association
Shoreview, MN 55126

Jeanne Andal, Director

Lindsey Garfield, Repurpose Chairwoman

Tammy Smith, Director

Heather Ridge Townhome Tennis Court Repurpose Site Plan 9/20/2012



MINNESOTA'S LARGEST SELECTION
OF
QUALITY AMISH GAZEBOS

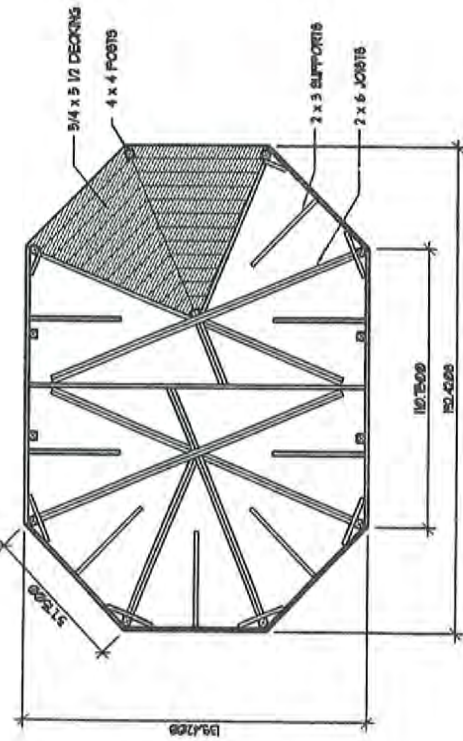


#16 OVAL



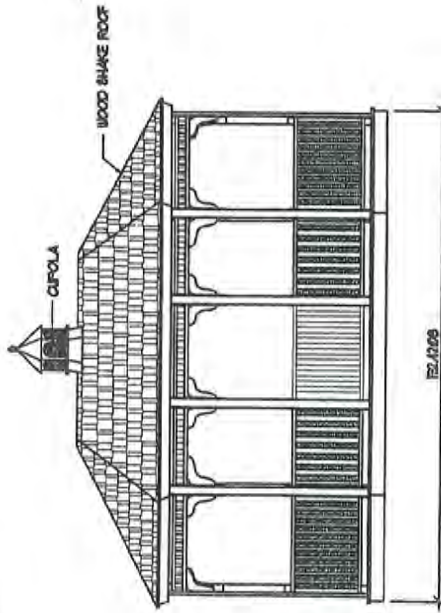
PLANTS AND THINGS USA
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ANOKA MINNESOTA
www.plantsandthingsusa.com

4MED



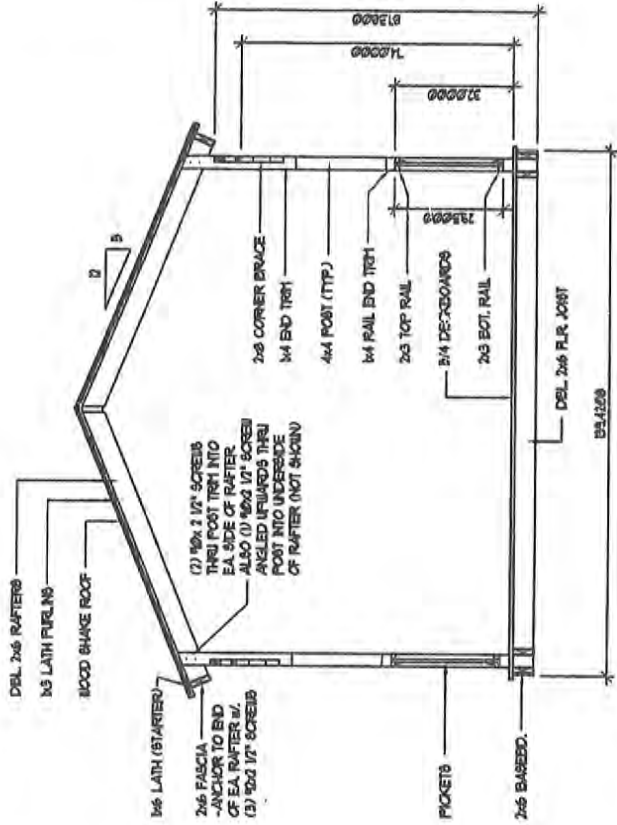
1 FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 EXTER. ELEVATION

SCALE: 1/4" = 1'-0"



3 GAZEBO SECTION

SCALE: 3/8" = 1'-0"

GENERAL NOTES:

1. A FLAT GROUND BASE OF 6" MIN. OF 3/4" CREAMED STONE IS RECOMMENDED. STONE TO BE ONE FOOT GREATER THAN PERIMETER.
2. BUILDING DESIGNED FOR ASCE 100 MPH WIND (3 SEC. GUST) & 25 MPH SUSTAINED
3. ROOF DESIGNED FOR 42 PSF SNOW LOAD
4. FASCIA ACTS AS TENSION RING TO PREVENT RAFTERS SPREADING
5. OPTIONAL 1/2" ROOF PITCH
6. OPTIONAL ASPHALT SHINGLES w/ 1/4" UNDERLAY
7. ALL DIMS. IN INCHES
8. ALL WOOD PRESERVE - TREATED OR NATURALLY ROT RESISTIVE

NOTE OF PLAN USAGE:

THIS DRAWING WAS FOR THE USE OF THE ARCHITECT OR ASSISTING ARCHITECTS ONLY. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY ANY PERSONS IN ANY MANNER OTHER THAN THE EMPLOYER'S DESIGNERS OF RECORD. THE ARCHITECT'S WRITTEN PERMISSION IS REQUIRED FOR ANY REPRODUCTION OF THIS DRAWING OR FOR ANY USE OF THIS DRAWING IN ANY MANNER OTHER THAN THAT AUTHORIZED BY THE ARCHITECT'S WRITTEN PERMISSION.

FILE INFO.	<p>1854 Lincoln Highway East Lancaster, PA 17602 (717)392-8021, fax 392-7140</p> <p>FTngel Architects</p>
THIS DRAWING IS THE PROPERTY OF ENGINEERS ARCHITECTS. IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.	<p>MEADOW VIEW WOODWORK 14 S. New Holland Road Gordonville, Pa. 17529 PH. # (717) 768-7021</p>
PROJECT NO.	071014F2
DRAWN BY	R. ENEDY
JULY 17, 2012	
12x16	
OVAL GAZEBO	
A.	

PATRIOT A-FRAME SHED



PLANTS AND THINGS
13745 SUNFISH LAKE BLVD
ANOKA MN
763-427-4103
plantsandthingsusa.com

SIZE	6X8	6X10	8X8	8X10	8X12	8X14	8X16
DURATEMP	\$2,999	\$3,499	\$3,490	\$3,899	\$4,199	\$4,599	\$4,999
VINYL	\$3,799	\$4,199	\$4,199	\$4,750	\$4,699	\$4,999	\$5,399
LP SMART SIDING	\$3,999	\$4,350	\$4,350	\$4,899	\$5,150	\$5,399	\$5,999

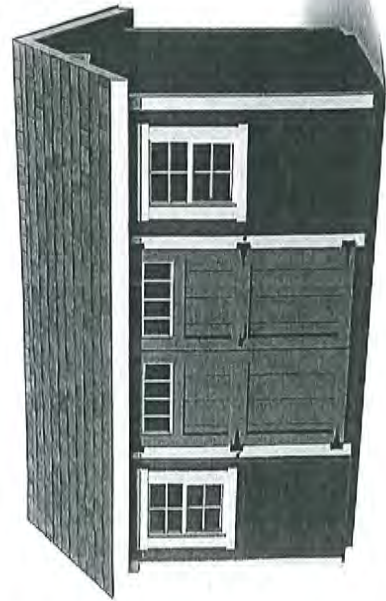
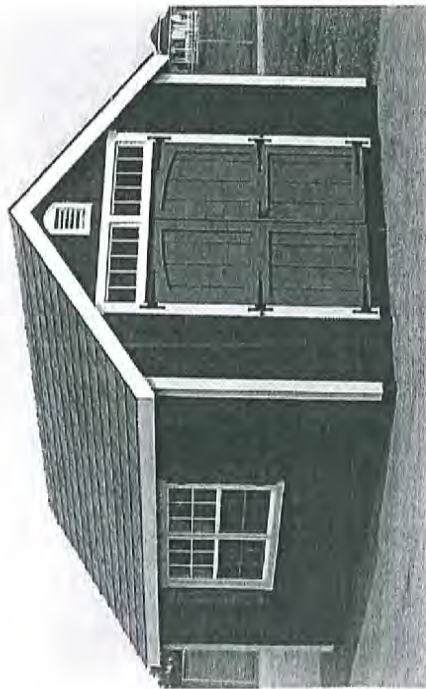
SIZE	10X10	10X12	10X14	10X16	10X18	10X20	12X12	12X14	12X16	12X18	12X20
DURATEMP	\$4,599	\$4,999	\$5,300	\$5,699	\$6,299	\$6,800	\$5,600	\$5,999	\$6,599	\$7,199	\$7,600
VINYL	\$5,400	\$5,799	\$6,599	\$6,899	\$7,500	\$7,999	\$6,799	\$7,300	\$7,800	\$8,600	\$8,999
LP SMART SIDING	\$5,699	\$5,999	\$6,799	\$7,299	\$7,800	\$8,300	\$6,900	\$7,600	\$8,100	\$8,999	\$9,600

STANDARD FEATURES

- FOUNDATIONS PRESSURE TREATED 4X4
- SUB FLOORING PRESSURE TREATED 2X4 16"OC
- FLOORING PRESSURE TREATED PLYWOOD
- WALL FRAMING 2X4'S 16"OC
- ROOF FRAMING 2X4'S 16"OC
- SIDING: 1/2 T-11 DURATEMP
- ROOF DECK: 5" OVERHANG 1/2" PLY
- ROOFING 30 YEAR ARCH SHINGLE
- DOORS ARC TRIM ON REC DOOR
- WINDOWS 18X27 (2)
- 2-VENTS 7/12/ROOF PITCH
- 16 CHOICE COLORS
- 6" T-HINGES
- 8' LONG 4' DOUBLE
- 10'-20' 5' DOUBLE
- 6/12 Roof Pitch

2012 Special

Comes with
Transom windows (2) indoors

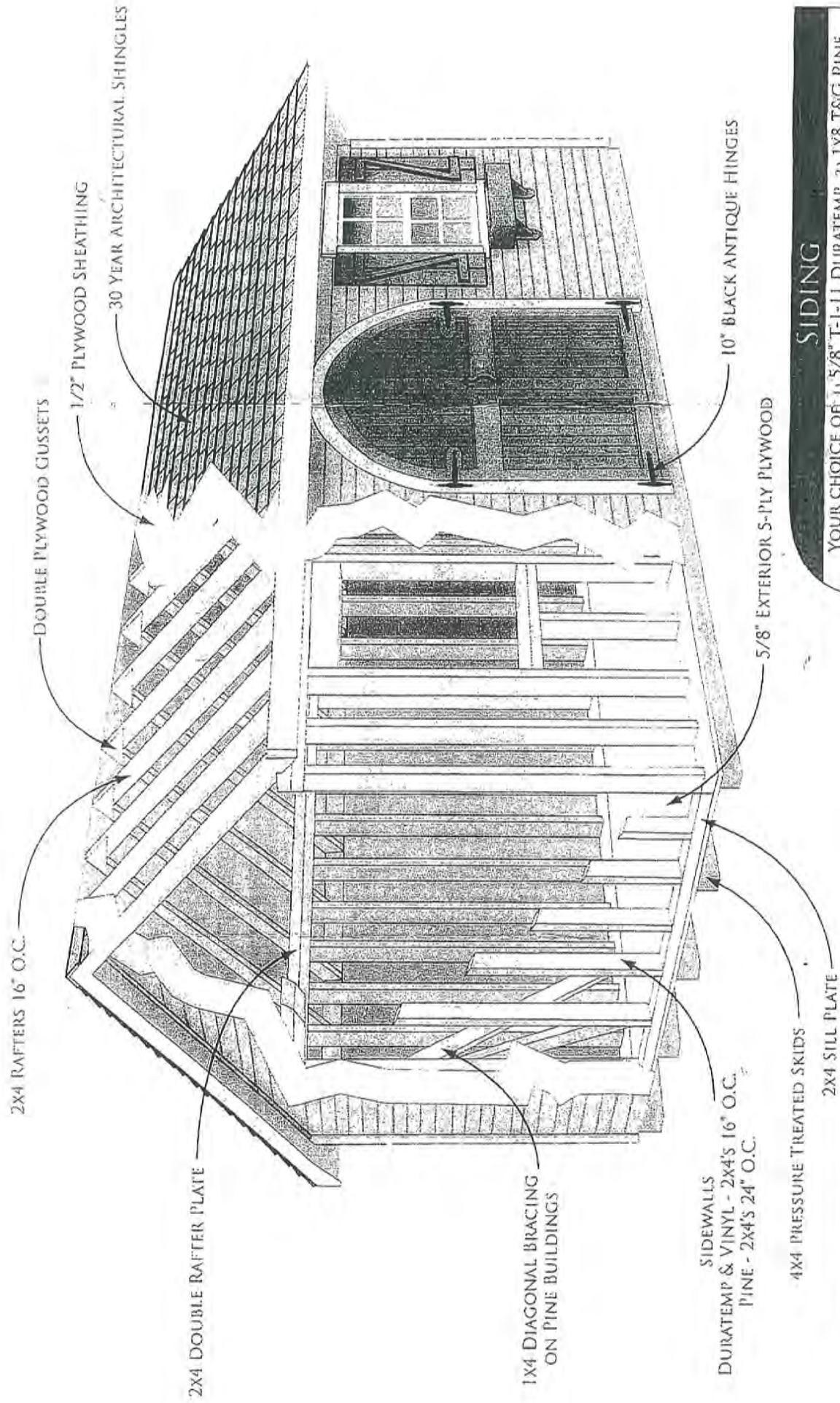


OPTIONS CUPOLAS

	Asphalt Alum	PAGODA Copper
21" Louver	\$589	\$799
21" Glass	\$589	\$799
24" Louver	\$642	\$888
24" Glass	\$642	\$888
30" Louver	\$999	\$1,677
30" Glass	\$999	\$1,677

OPTIONS

TRANSOM WINDOWS	119 EA
Shutters	\$79 EA
Flower Boxes	\$99 EA
Ramps 60"	\$169
Extra Window	\$149
Upcharge to 24x36 windows	\$25 EA



2x4 RAFTERS 16" O.C.

DOUBLE PLYWOOD GUSSETS

1/2" PLYWOOD SHEATHING

30 YEAR ARCHITECTURAL SHINGLES

2x4 DOUBLE RAFTER PLATE

1x4 DIAGONAL BRACING ON PINE BUILDINGS

SIDEWALLS DURATEMP & VINYL - 2x4'S 16" O.C. PINE - 2x4'S 24" O.C.

4x4 PRESSURE TREATED SKIDS

2x4 SILL PLATE

5/8" EXTERIOR 5-PLY PLYWOOD

10" BLACK ANTIQUE HINGES

SIDING
 YOUR CHOICE OF:
 1. 5/8" T-1-11 DURATEMP 2. 1X8 T&G PINE
 3. VINYL SIDING INSTALLED OVER 1/2" PLYWOOD SHEATHING

PLANTS & THINGS USA

763-427-4103

ANOKA MINNESOTA

www.plantsandthingsusa.com

City Council:
Sandy Martin, Mayor
Blake Huffman
Terry Quigley
Ady Wickstrom
Ben Withhart



City of Shoreview
4600 Victoria Street North
Shoreview, MN 55126
651-490-4600 phone
651-490-4699 fax
www.shoreviewmn.gov

Received Oct 17, 2012

October 2, 2012

REQUEST FOR COMMENT

Dear Shoreview Property Owner:

Please be advised that on **Tuesday, October 23 at 7:00 p.m.**, the Shoreview Planning Commission will review a PUD-Development Stage application for **5656 Donegal Drive – Outlot A**, submitted by the **Heather Ridge Townhouse Association**. The applicant proposes to redevelop/repurpose the existing west tennis court located on Donegal Circle in the Heather Ridge Townhouse Addition, in Shoreview MN, to a park-like environment. The tennis court will be replaced with concrete and two gazebos will be constructed. A storage shed is also proposed. Please see the attached plans.

You are encouraged to fill out the bottom portion of this form and return it if you have any comments or concerns. Comments received by **October 18th** will be distributed to the Planning Commission with the Planning Commission agenda packet. Comments received after that date but before the meeting will be distributed to the Commission that night. You are also welcome to attend the meeting. The meeting is held in the City Council Chambers at Shoreview City Hall, 4600 North Victoria Street.

If you would like more information or have any questions, please call me at 651-490-4658 between 8:00 a.m. and 4:30 p.m., Monday through Friday. You may leave a voice mail message at any time. I can also be reached via e-mail at nhill@shoreviewmn.gov.

Sincerely,

Nicole Hill
Planning Intern

Comments:

I do not like the looks of a fence around the whole area - the comm. Hee says it would be necessary to keep people out at night. Would rather just see the tennis court & the rest in grass & benches

Name: Claudia Bente
Address: 568 Donegal Circle

City Council:
Sandy Martin, Mayor
Blake Huffman
Terry Quigley
Ady Wickstrom
Ben Withhart



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October 2, 2012

Received Oct 17, 2012

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Sincerely,

Nicole Hill
Planning Intern

Comments:

I support this plan

Name: David Vanweste
Address: 596 Donegal Circle

Planning Intern

Received Oct 16, 2012

Comments:

Yes. Approval - with no issues

Name: Mahe Johnson
Address: 556 Donegal Ave

T:\2012 Planning Case Files\2462-12-25 5656 Donegal Dr-OutLot A - Heather Ridge\Neighborhood Notice for Comment.docx

City Council:
Sandy Martin, Mayor
Blake Huffman
Terry Quigley
Ady Wickstrom
Ben Withhart



City of Shoreview
4600 Victoria Street North
Shoreview, MN 55126
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October 2, 2012

REQUEST FOR COMMENT

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Sincerely,

Nicole Hill
Planning Intern

Phone Call - Received 10/12

Comments:

concerned about whether all home-owners
within the association were notified. Believes
they all should have a say because they
will all be paying for it.

Name: June Allen

Address: _____

651-481-0815

Nicole Hill
Planning Intern

Received 10/15/12

Comments:

I think if the tennis-court isn't used to capacity that may indicate it needs re-surfacing. As for the gazebos, I love the idea, but don't think it's practical. Most people prefer to entertain at home.

Name: Jane A. Cullen
Address: 5561 Donegal Drive

T:\2012 Planning Case Files\2462-12-25 5656 Donegal Dr-OutLot A - Heather Ridge\Neighborhood Notice for Comment.docx

Received

10/12/12

N4

City Council:
Sandy Martin, Mayor
Blake Huffman
Terry Qulgley
Ady Wickstrom
Ben Withhart



Shoreview

City of Shoreview
4600 Victoria Street North
Shoreview, MN 55126
651-490-4600 phone
651-490-4699 fax
www.shoreviewmn.gov

October 2, 2012

REQUEST FOR COMMENT

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Sincerely,

Nicole Hill
Planning Intern

Comments:

I am in favor of the proposed change -

Name: Toni Stedman
Address: 595 Donegal Cir
Shoreview, MN 55126

City Council:
Sandy Martin, Mayor
Blake Huffman
Terry Quigley
Ady Wickstrom
Ben Withhart



City of Shoreview
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Shoreview, MN 55126
651-490-4600 phone
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October 2, 2012

Received 10/12/12

REQUEST FOR COMMENT

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Sincerely,

Nicole Hill
Planning Intern

Comments:

Change can be a good thing. However, I don't see how 2 gazebos on a slab of concrete with a cut out for 4 bushes surrounded by a chain link fence overlooking the back of a storage shed can be considered "park like". I understand the need of a shed. A gathering area would be nice. How about removing the fence, guy sod, bushes, put up an arbor & put the shed somewhere out of the way.

Name: Ann Dilworth
Address: 5601 Donegal Dr

City Council:
Sandy Martin, Mayor
Blake Huffman
Terry Quigley
Ady Wickstrom
Ben Withhart



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Shoreview, MN 55126
651-490-4600 phone
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www.shoreviewmn.gov

Received 10/11/12

October 2, 2012

REQUEST FOR COMMENT

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Sincerely,

Nicole Hill
Planning Intern

Comments:

thank you for the opportunity to comment.
I would suggest removing the tennis Cts
all together. I live @ 553 Donegal Circle next
door to the Courts for the past 3 years &
have never seen anyone use them. Basket Ball,

Name: Kris Graham
Address: 553 Donegal Cir
612-644-4999

Putting
Practice
For Golf

or feather ball would be used more - are
in addition & suggest larger

And one smaller bridge would work.
Will it all be fixed in?
How about off street parking too.

Plant more trees!



Nicole Hill <nhill@shoreviewmn.gov>

5656 Donegal Drive-Outlot A Heather Ridge Townhouse Assoc

1 message

benson2001.excite <benson2001@excite.com>

Wed, Oct 10, 2012 at 3:21 PM

To: nhill@shoreviewmn.gov

Hello Ms.Hill,

I recently received your "request for comment" on the above referenced proposed PUD-Development Stage application. (5597 Donegal is my property) Just a few thoughts: The gazebo is appealing in its design and seems as though it would be a welcome and useful addition to the Heather Ridge area. My concern is that of potential use of the area. I guess this would fall into the area of signage, rules of use and possible abuse. There are a significant number of renters in the area with an increasing number of teens wandering about the subdivision. The new gazebo is a potential 'hang-out' and, at the risk of sounding like a crabby old man (I'm neither but whatever....) I don't want a crew of aimless potheads loitering around the only free shelter in the proximity!(As in "Hey, lets meet at the gazebo for a quick hit after school".) Heck, I used to creep around similar structures trying to stay out of the wind at that age and although the phones may have changed-teens have not. My questions are: What signage will be present at the site? What means of policing the area for appropriate use will be used?

Thanks.

Greg Benson
(941) 587-6164

Planning intern

Received wed - 10/10

Comments:

*It's a shame the tennis courts weren't used.
Maybe this new idea will bring life to that area
once again. Go for it!*

Name: *Barbara Andral*

Address: *5553 Donegal Dr.*

T:\2012 Planning Case Files\2462-12-25 5656 Donegal Dr-OutLot A - Heather Ridge\Neighborhood Notice for Comment.docx

To: Nicole Hill

City Council:
Sandy Martin, Mayor
Blake Huffman
Terry Quigley
Ady Wickstrom
Ben Withhart



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Shoreview, MN 55126
651-490-4600 phone
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Received 10/9/12

October 2, 2012

REQUEST FOR COMMENT

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Sincerely,

Nicole Hill
Planning Intern

Comments:

I am not in favor of this plan as shown. No costs are outlined - are the residents to be responsible for costs especially insurance and possible maintenance costs?
I do live in H.R. on Donegal Dr.

Name: _____

Address: _____

City Council:
Sandy Martin, Mayor
Blake Huffman
Terry Quigley
Ady Wickstrom
Ben Withhart



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Received 10/9/12

October 2, 2012

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Sincerely,

Nicole Hill
Nicole Hill
Planning Intern

Comments:

Much bigger project than I was led to believe, therefore I am not in favor of it

Name:

Address:

Charis Olmstead
586 Donegal Cir

City Council:
Sandy Martin, Mayor
Blake Huffman
Terry Quigley
Ady Wickstrom
Ben Withhart



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Received 10/9/12

October 2, 2012

REQUEST FOR COMMENT

Dear Shoreview Property Owner:

Please be advised that on **Tuesday, October 23 at 7:00 p.m.**, the Shoreview Planning Commission will review a PUD-Development Stage application for **5656 Donegal Drive – Outlot A**, submitted by the **Heather Ridge Townhouse Association**. The applicant proposes to redevelop/repurpose the existing west tennis court located on Donegal Circle in the Heather Ridge Townhouse Addition, in Shoreview MN, to a park-like environment. The tennis court will be replaced with concrete and two gazebos will be constructed. A storage shed is also proposed. Please see the attached plans.

You are encouraged to fill out the bottom portion of this form and return it if you have any comments or concerns. Comments received by **October 18th** will be distributed to the Planning Commission with the Planning Commission agenda packet. Comments received after that date but before the meeting will be distributed to the Commission that night. You are also welcome to attend the meeting. The meeting is held in the City Council Chambers at Shoreview City Hall, 4600 North Victoria Street.

If you would like more information or have any questions, please call me at 651-490-4658 between 8:00 a.m. and 4:30 p.m., Monday through Friday. You may leave a voice mail message at any time. I can also be reached via e-mail at nhill@shoreviewmn.gov.

Sincerely,

Nicole Hill
Planning Intern

Comments:

Looks great courts are never used
and look bad. This will be much nicer.

Name:

Tom Miller

Address:

5576 Donegal Dr.

City Council:
Sandy Martin, Mayor
Blake Huffman
Terry Quigley
Ady Wickstrom
Ben Withhart



City of Shoreview
4600 Victoria Street North
Shoreview, MN 55126
651-490-4600 phone
651-490-4699 fax
www.shoreviewmn.gov

Received 10/9/12

October 2, 2012

REQUEST FOR COMMENT

Dear Shoreview Property Owner:

Please be advised that on **Tuesday, October 23 at 7:00 p.m.**, the Shoreview Planning Commission will review a PUD-Development Stage application for **5656 Donegal Drive – Outlot A**, submitted by the **Heather Ridge Townhouse Association**. The applicant proposes to redevelop/repurpose the existing west tennis court located on Donegal Circle in the Heather Ridge Townhouse Addition, in Shoreview MN, to a park-like environment. The tennis court will be replaced with concrete and two gazebos will be constructed. A storage shed is also proposed. Please see the attached plans.

You are encouraged to fill out the bottom portion of this form and return it if you have any comments or concerns. Comments received by **October 18th** will be distributed to the Planning Commission with the Planning Commission agenda packet. Comments received after that date but before the meeting will be distributed to the Commission that night. You are also welcome to attend the meeting. The meeting is held in the City Council Chambers at Shoreview City Hall, 4600 North Victoria Street.

If you would like more information or have any questions, please call me at 651-490-4658 between 8:00 a.m. and 4:30 p.m., Monday through Friday. You may leave a voice mail message at any time. I can also be reached via e-mail at nhill@shoreviewmn.gov.

Sincerely,

Nicole Hill
Planning Intern

Comments:

see over comments, attached

Name: *Bob & Vernie Koskunen*
Address: *5567 Donegal Drive*

10/5/12

Dear Planning Commission,

Regarding the repurpose / alteration to Heather Ridge;

We agree the surface of the tennis court needs repair. However, the cost projected for repurposing 1/2 half of the court with two gazebos isn't justified in our opinion. At most, only one gazebo should be installed to determine if even that will generate enough use to justify the expenditure.

At our May 2012 Annual Meeting,
31 families voted for the project
22 families voted against
but \rightarrow 123 other families didn't even bother to submit a vote, which suggests a serious lack of interest.

Costs must be held down.

Thank you

Bob & Tinnie Koskinen
Heather Ridge Homeowners of 15 years
5567 Donegal Drive
Shorewood



Nicole Hill <nhill@shoreviewmn.gov>

Heather Ridge Outlot A Comment

1 message

Tim O'Brien <timobrien10@comcast.net>
To: nhill@shoreviewmn.gov

Sat, Oct 6, 2012 at 8:43 AM

I don't think the tennis courts are being used, because it is not as popular a sport as it once was.

I would prefer to eliminate the tennis courts altogether. Take down the fences, remove the asphalt, etc.

I would like to see grass and trees planted, which would be less expensive. Make it a real park.

I like the gazebo idea, but don't see the need for two.

Thanks-

Tim O'Brien

5610 Donegal Dr.

MOTION
TO APPROVE PLANNED UNIT DEVELOPMENT – DEVELOPMENT STAGE
HEATHER RIDGE TOWNHOUSE ASSOCIATION – 5656 DONEGAL CIRCLE

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To approve the requests submitted by the Heather Ridge Townhouse Association for the proposed redevelopment of the west tennis court at 5656 Donegal Circle and recommend the City Council approve the development stage of the PUD. Said approval is subject to the following:

1. The property shall be developed in accordance with the plans submitted as part of this application. Revisions to the submitted plans may be permitted to respond to comments received from the City. Said revisions shall be submitted as part of the Final Stage PUD application.
2. The applicant shall obtain a building permit for the construction of the gazebos and storage shed. Structures shall comply with the Building Code.

This approval is based on the following findings of fact:

1. The proposal supports the policies in the City's Comprehensive Plan relating to land use, housing and economic development.
2. The proposed passive recreation space will not adversely impact the land use of the surrounding property.
3. The proposal supports the changing needs of the Heather Ridge community.

VOTE:

AYES:

NAYS:

TO: Planning Commission
FROM: Kathleen Nordine, City Planner
DATE: October 17, 2012
SUBJECT: File No. 2465-12-28; Variance - Alan Gaschott, 565 Tomlyn Avenue

INTRODUCTION

Alan Gaschott, 565 Tomlyn Avenue, submitted a variance application to reduce the 30-foot structure setback required from a street right-of-way to 24'. Mr. Gaschott is proposing to construct a covered porch onto the home that would setback 24' from the Tomlyn Avenue right-of-way. This porch would extend out about 6.5' from the existing home and provide a covered entryway and seating area for the home.

The application was complete October 7, 2012.

BACKGROUND AND PROJECT DESCRIPTION

The property is located on the northwest corner of Tomlyn Avenue and Chandler Road. The property has a width of 89.75 feet along Chandler Road and a depth of 140.51 feet along Tomlyn Avenue. The property line abutting Chandler Road is considered the front lot line because it is shorter in width than the property line abutting Tomlyn Avenue. The property has a lot area of approximately 12,600 square feet. Improvements on the property include a two-story single-family residential dwelling with an attached garage, driveway, deck and walkways. The front of the house is oriented towards Tomlyn Avenue. The attached garage is on the east side of the home facing Chandler Road.

The property was platted as part of Willow Pond in 1976. This plat did dedicate Chandler Road and the eastern leg of Tomlyn Avenue. In 1978, Willow Pond 2nd Addition was platted which dedicated the Tomlyn Avenue right-of-way south of the property. The home was constructed in 1977 and predates the Willow Pond 2nd Addition plat.

The existing house is setback 30.6' from the Tomlyn Avenue right-of-way. The proposed addition will extend out 6.5' reducing the setback to 24'. This covered porch will extend across the main portion of the home and have a length of 31'7". It is intended to provide a covered entry for the home as well as a seating area. The applicant also states that the porch will enhance the appearance of the home. Please see the attached plans.

DEVELOPMENT ORDINANCE REQUIREMENTS

The property is located in the R-1, Detached Residential District. The minimum structure setback for a dwelling from a public street is 30'; which applies to both Chandler Road and Tomlyn Avenue. A minimum 10 foot setback for living area is required from an interior side lot line and 30' is required from

a rear property line. A 5-foot minimum side yard is required for decks, accessory structures, and driveways.

In any yard, a landing is permitted as an encroachment into the required structure setback. A landing is defined as a platform attached to the principal structure, adjacent to the entry and leads to a walkway. Landings can be covered but cannot be larger than 5 feet in depth or 7 feet in width.

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.

The applicant states that the covered porch addition will create an inviting entryway, improve the appearance of the home, and provide shade and shelter. When the home was constructed, Tomlyn Avenue was not dedicated; however, the house was constructed with a 30-foot setback from the south property line in anticipation of the future extension of Tomlyn Avenue. The applicant's statement is attached.

STAFF REVIEW

Staff has reviewed the application in terms of the Comprehensive Plan and Development Code, as discussed below.

The proposed improvement is consistent with the City's land use and housing policies related to housing maintenance and re-investment in single-family residential neighborhoods. In the past, the Planning Commission has discussed and considered code options that would provide flexibility to homeowners who want to improve the entryways of their homes.

Although a covered landing could be constructed without the need for a variance, the size limitations placed on such a landing would not meet the applicant's needs nor be as architecturally integrated into the home as the proposed covered porch. The project also includes relocating the centered front entry door further to the west to create a larger interior entry. A covered landing would then be off-set creating some concern regarding the visual appearance.

The 6-foot depth of the porch proposed is the minimum depth needed to provide adequate space for seating and walking. Furthermore, the proposed porch extends only 1-foot closer to the property line than what would be permitted for the landing. In Staff's opinion, practical difficulty is present, based on the following findings:

1. *Reasonable Manner.* The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations. The applicant is proposing to use the property in a reasonable manner since it will improve the livability of the permitted single-family residential use. The proposed covered porch will enhance the appearance of the home by providing a visual relief to the south building wall. In addition, this porch will provide shelter and seating area for the applicants and their guests when using the front entryway. Staff believes the proposal represents a reasonable use of the property.
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 relate to the platting of this property, the placement/orientation of the home on the property and the platted width of Tomlyn Avenue. The property was platted prior to the dedication of Tomlyn Avenue along the south boundary. Since Tomlyn Avenue was not dedicated at the time the house was constructed, the house could have been setback closer to the southern lot line. It does appear, however, that the road extension was anticipated resulting in the placement of the home 30.6' back from the southern property line and the "front" of the home facing south.

Tomlyn Avenue does have a right-of-way width of 60 feet, which is greater than the 50-foot width currently required for local streets. These larger right-of-way results in a larger boulevard width and with the addition, the home will be setback 38' from the street curb. At this distance, the addition will not impose on the public realm.

3. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of the neighborhood. The variance will not alter the essential character of the neighborhood. The visual impacts are reduced by the overall design of the porch (1-story, open, width). Also, the house is located on a corner and not situated in the middle of a block which should lessen the visual impact of the setback encroachment on neighboring properties.

PUBLIC COMMENT

Property owners within 150 feet were notified of the applications and this hearing. One written comment was submitted in support of the request.

STAFF RECOMMENDATION

The requested variance to reduce the 30-foot setback to 24 feet complies with the policies of the Comprehensive Plan, meets the spirit and intent of the Development Regulations, and is consistent with the variance criteria. Staff is recommending the Planning Commission adopt Resolution 12-93, approving the variance request, subject to the following conditions:

Gaschott - Variance, 565 Tomlyn Avenue

File No. 2465-12-28

Page 4

1. The project must be completed in accordance with the plans submitted as part of the Variance application.
2. The covered porch shall not exceed one-story in height and shall not be enclosed.
3. This approval will expire after one year if a building permit has not been issued and construction commenced.
4. This approval is subject to a 5-day appeal period.

Attachments

- 1) Resolution No. 12-93
- 2) Location Map
- 3) Submitted Statements and Plans
- 4) Request for Comment
- 5) Motion

t:\2012\pct\2465-12-28\565tomlyn gaschott\pcreport

**EXTRACT OF MINUTES OF MEETING OF THE
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA
HELD OCTOBER 23, 2012**

* * * * *

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. 12-93 FOR A VARIANCE TO REDUCE THE STRUCTURE
SETBACK FROM A STREET RIGHT-OF-WAY**

WHEREAS, Alan Gaschott., submitted a variance application for the following described property:

Lot 5, Block 2, Willow Pond
(Commonly known as 565 Tomlyn Avenue)

WHEREAS, the Development Regulations state the minimum structure setback for a single-family residential home from a street right-of-way is 30 feet; and

WHEREAS, the applicant has requested a variance to reduce the structure setback to 24 feet from the Tomlyn Avenue right-of-way for a covered front porch addition; 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.

WHEREAS, on October 23, 2012 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 applicant is proposing to use the property in a reasonable manner since it will improve the livability of the permitted single-family residential use. The proposed covered porch will enhance the appearance of the home by providing a visual relief to the south building wall, provide shelter and a seating area. The proposal represents a reasonable use of the property.
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 relate to the platting of this property, the placement/orientation of the home on the property and the platted width of Tomlyn Avenue. The property was platted prior to the dedication of Tomlyn Avenue along the south boundary. Since Tomlyn Avenue was not dedicated at the time the house was constructed, the house could have been setback closer to the southern lot line.

Tomlyn Avenue does have a right-of-way width of 60 feet, which is greater than the 50-foot width currently required for local streets. This larger right-of-way results in a larger boulevard width and with the addition, the home will be setback 38' from the street curb. At this distance, the addition will not impose on the public realm.

3. *Character of Neighborhood.* *The variance, if granted, will not alter the essential character of the neighborhood.* The variance will not alter the essential character of the neighborhood. The visual impacts are reduced by the overall design of the porch (1-story, open, width). Also, the house is located on a corner and not situated in the middle of a block which should lessen the visual impact of the setback encroachment on neighboring properties.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW PLANNING COMMISSION, that the variance request for property described above, 565 Tomlyn Avenue, be approved, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Variance application.
2. The covered porch shall not exceed one-story in height and shall not be enclosed.
3. This approval will expire after one year if a building permit has not been issued and construction commenced.
4. This approval is subject to a 5-day appeal period.

Resolution 12-93

Page 3 of 3

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 23rd day of October, 2012

Steve Solomonson, Chair
Shoreview Planning Commission

ATTEST:

Kathleen Nordine, City Planner

SEAL

ACCEPTANCE OF CONDITIONS:

Alan Gaschott



565 TOMMLYN AVE



274.9 0 137.44 274.9 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

Legend

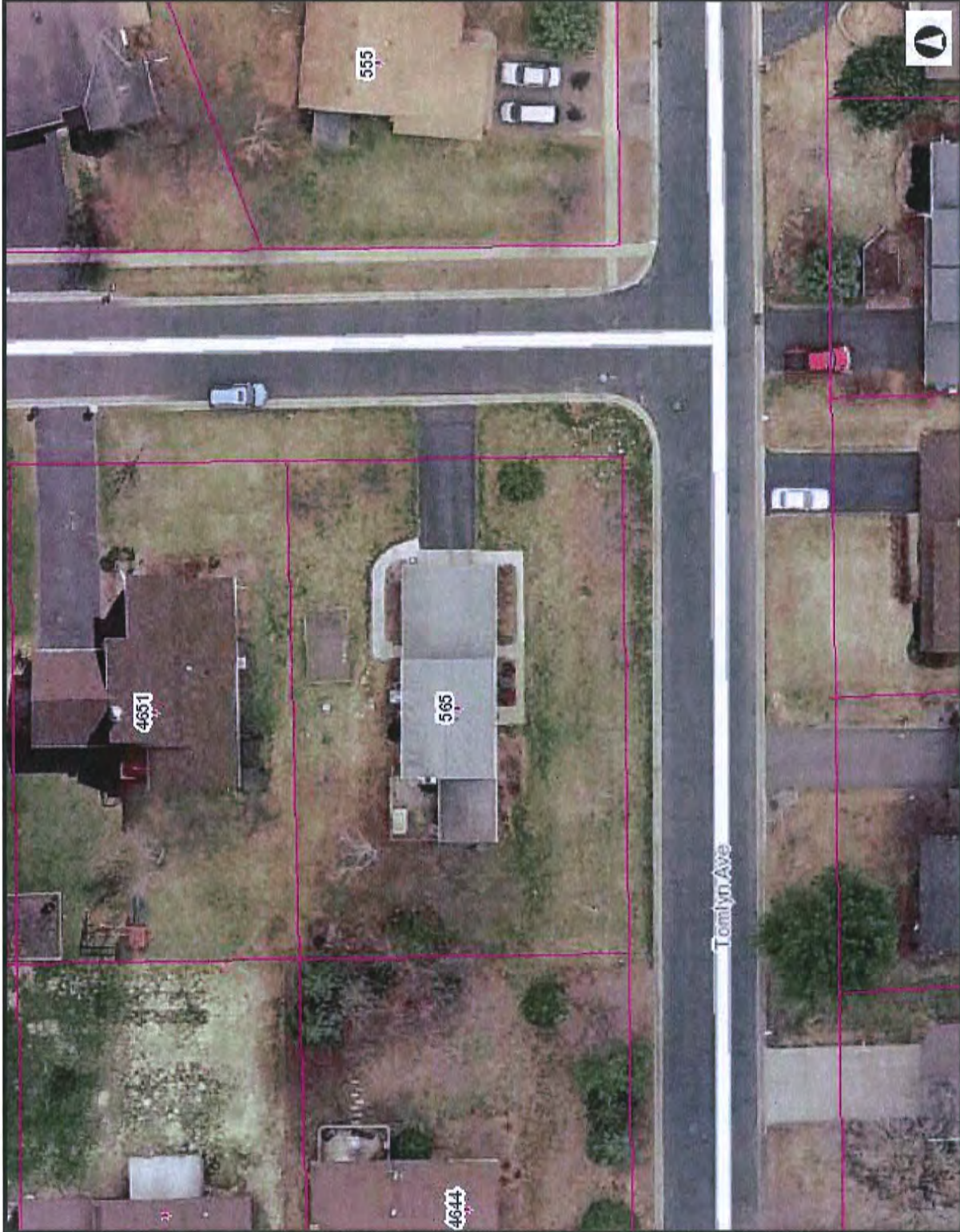
- County Offices
- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcels
- GISRASTER.GISPUB.IMAGE
- High : 255
- Low : 0

Notes

VARIANCE



565 TOMLYN AVE



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

82.5
0 41.23 82.5 Feet
NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

Legend

- County Offices
 - City Halls
 - Schools
 - Hospitals
 - Fire Stations
 - Police Stations
 - Recreational Centers
 - Parcel Points
 - Parcels
- GISRASTER.GISPUB.IMAGE
- High : 255
- Low : 0

Notes

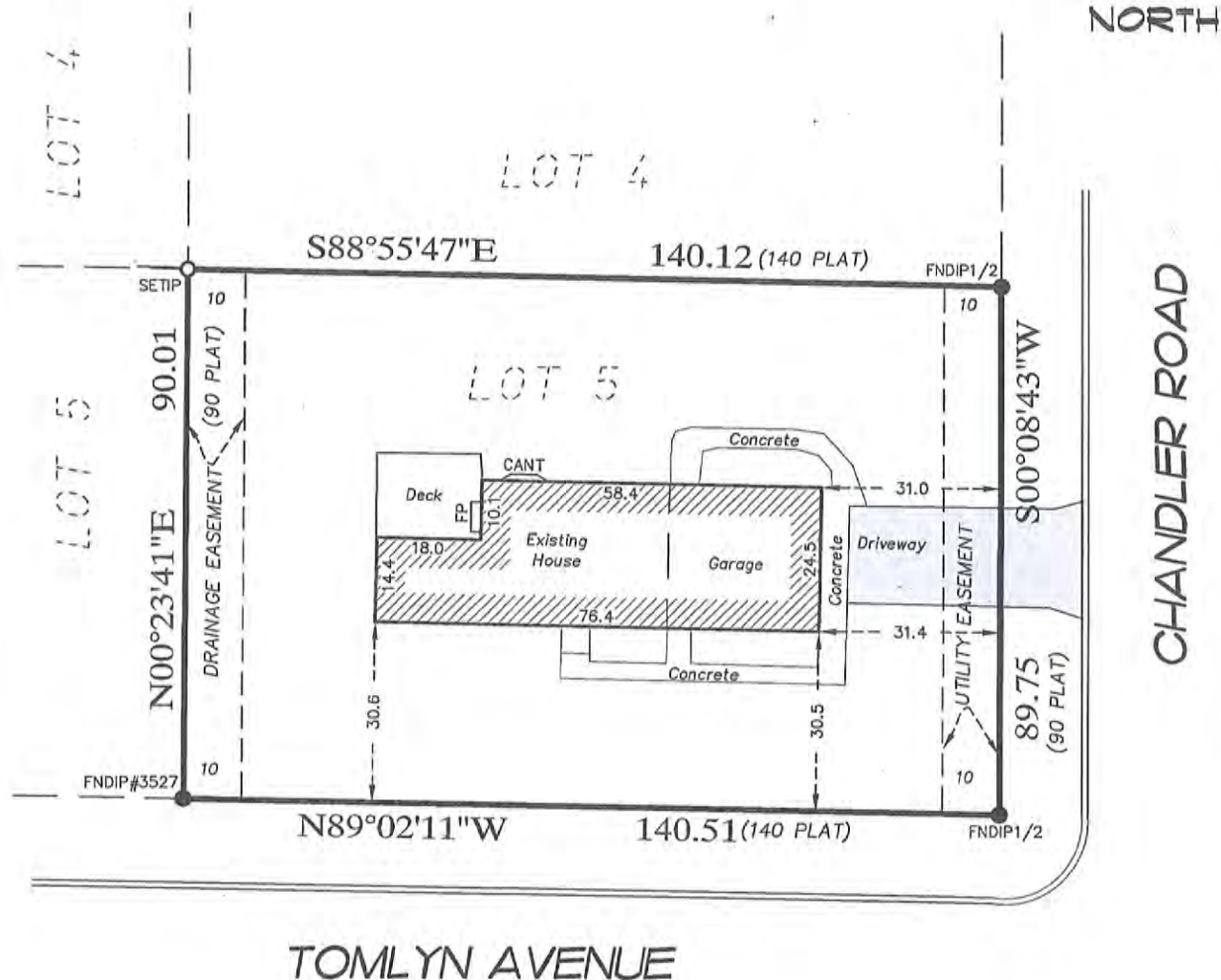
VARIANCE

Alan and Laurie Gaschott would like to add a front porch to our house at 565 Tomlyn Ave in Shoreview. The porch will add about 6 feet to front of the house and cover the middle section of the house, 31 feet 10 inches wide, providing additional shade in the summer to our south facing first floor windows. We feel that a front a porch would add a lot to the ascetics of our house and would be more in line with the character of our neighborhood. It will be a place where we can sit and enjoy a cup of coffee while we read the newspaper or a book. It will also provide some shelter for visitors and packages that arrive at our front door and make our front entrance more inviting to our quests. There is currently no overhead protection when visitors visit our house via our front entrance.

Our house at 565 Tomlyn Ave in Shoreview was constructed in 1977 with the plat of Willow Pond 2nd addition and, as far as we can determine, before the paved street was installed on Tomlyn Ave. The house was constructed in anticipation of the street being installed and a 30 foot setback was used. This setback does not allow for a front porch addition. From our calculations the front of our house is about 62 feet from the middle of the road. By adding the 6' 6" front porch (which includes the overhang) the middle of the street is at about 55 feet 6 inches. Further determination of plot lines and setbacks will be determined by survey.

CERTIFICATE OF SURVEY

~for~ KIPP GOODWILER
 ~of~ 565 TOMLYN AVENUE



TOMLYN AVENUE

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/04/12.
- Bearings shown are on an assumed datum.


Lot 5, Block 2, WILLOW POND, Ramsey County, Minnesota

Location: 565 TOMLYN AVENUE, SECTION 13, TOWNSHIP 30, RANGE 23

Scale 1" = 30' ● Denotes Iron Monument Bearing Datum: Assumed Job No. 12529LS Drwg By JER

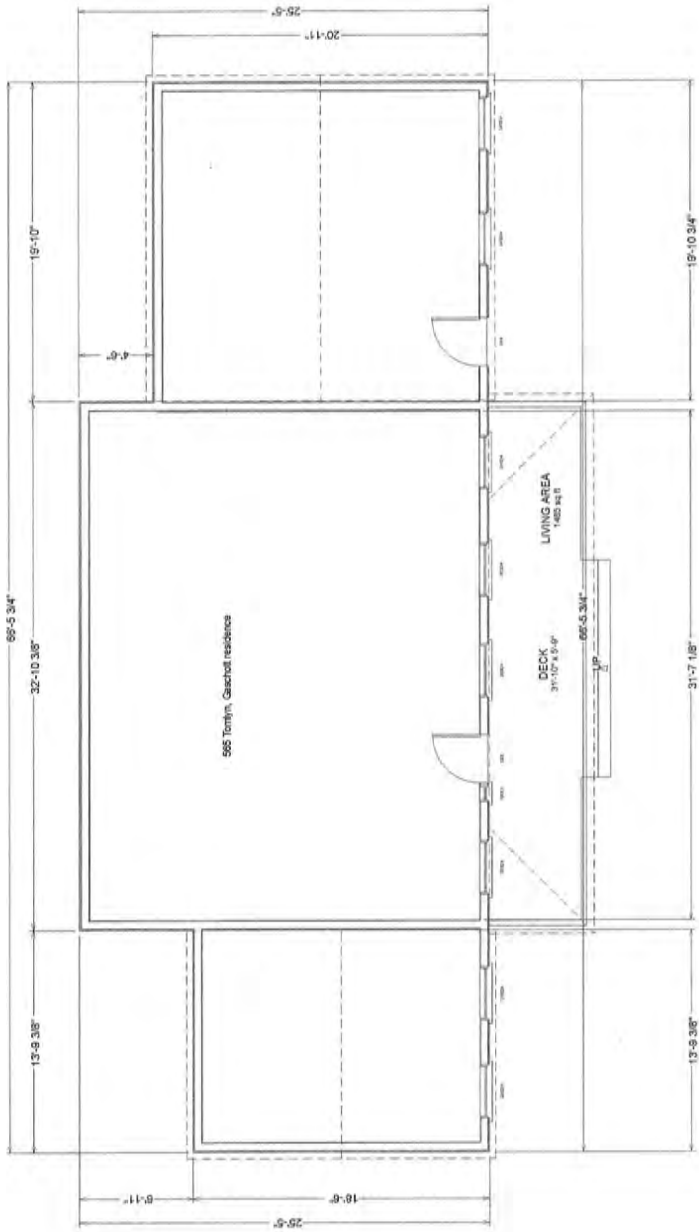
I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

E. G. RUD & SONS, INC.

By: 

Dated this 5th day of October 2012. Minnesota License No. 41578

E. G. RUD & SONS, INC.
 PROFESSIONAL LAND SURVEYORS
 6776 LAKE DRIVE NE, SUITE 110
 LINO LAKES, MINNESOTA 55014
 TEL. (651) 361-8200
 FAX (651) 361-8701
 www.egrud.com







<mailto:knordine@shoreviewmn.gov>

Goschotts

2 messages

V Kelson <vkelson@yahoo.com>

Fri, Oct 12, 2012 at 10:54 AM

To: knordine@shoreviewmn.gov

Hi,

We think a porch constructed on the front of Goshott's house would look great and are in favor of this addition.

Larry and Vicki Kelson

556 Tomlyn Ave

Shoreview

Kathleen Nordine <knordine@shoreviewmn.gov>

Fri, Oct 12, 2012 at 11:26 AM

To: V Kelson <vkelson@yahoo.com>

Good Morning.

Thank you for the comment - I will forward it to the Planning Commission.

Kathleen

[Quoted text hidden]

-

Kathleen Nordine

City Planner

City of Shoreview

4600 N. Victoria Street

Shoreview, MN 55126

651-490-4682

knordine@shoreviewmn.gov

**MOTION
TO APPROVE A VARIANCE
565 TOMLYN AVENUE**

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To adopt Resolution 12-93 approving the requested variance submitted by Alan Gaschott, 565 Tomlyn Avenue, to reduce the required 30-foot structure setback from a front property line to 24' for a front porch addition. Said approval is subject to the following:

1. The project must be completed in accordance with the plans submitted as part of the Variance application.
2. The covered porch shall not exceed one-story in height and shall not be enclosed.
3. This approval will expire after one year if a building permit has not been issued and construction commenced.
4. 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. *Reasonable Manner.* The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations. The applicant is proposing to use the property in a reasonable manner since it will improve the livability of the permitted single-family residential use. The proposed covered porch will enhance the appearance of the home by providing a visual relief to the south building wall, provide shelter and a seating area. The proposal represents a reasonable use of the property.
3. *Unique Circumstances.* The plight of the property owner is due to circumstances unique to the property not created by the property owner. Unique circumstances relate to the platting of this property, the placement/orientation of the home on the property and the platted width of Tomlyn Avenue. The property was platted prior to the dedication of Tomlyn Avenue along the south boundary. Since Tomlyn Avenue was not dedicated at the time the house was constructed, the house could have been setback closer to the southern lot line.

Tomlyn Avenue does have a right-of-way width of 60 feet, which is greater than the 50-foot width currently required for local streets. This larger right-of-way results in a larger boulevard width and with the addition, the home will be setback 38' from the street curb. At this distance, the addition will not impose on the public realm.

4. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of the neighborhood. The variance will not alter the essential character of

the neighborhood. The visual impacts are reduced by the overall design of the porch (1-story, open, width). Also, the house is located on a corner and not situated in the middle of a block which should lessen the visual impact of the setback encroachment on neighboring properties.

VOTE:

AYES:

NAYS:

t:/2012pcf/2465-12-28 565 Tomlyn Gaschott/pcmotion

TO: Planning Commission
FROM: Rob Warwick, Senior Planner
DATE: October 18, 2012
SUBJECT: Residential Design Review: Hagander, 3194 West Owasso Boulevard, File No. 2463-12-26

INTRODUCTION

Jonathan Gusdahl and Sonja Hagander, on behalf of Hamlin and Ruth Hagander, have submitted applications for Variance and Residential Design Review to demolish the existing home and detached garage on the property at 3194 West Owasso Boulevard and construct a new home. The proposal requires Residential Design Review since the lot is substandard to the minimum 100-foot lot width requirement for lakeshore lots. The residential design review process allows for public review of the application through the Planning Commission to verify compliance with the City's development standards. The proposal also requires the following variances:

- 1) To reduce the structure setback from the Ordinary High Water of Lake Owasso from 162.95' to 95.6' (as measured to the proposed patio).
- 2) To increase the structure setback from West Owasso Boulevard right-of-way from 114' to 177.2'.
- 3) To exceed the maximum 35-foot height permitted for the home – 41.625' proposed

The application was complete October 19, 2012.

PROJECT DESCRIPTION

The subject property is a substandard riparian lot located in the R1 - Detached Residential District on the west side of Lake Owasso. The property is also in the Shoreland Overlay District. The lot area is 27,661 square feet, with a width of 75 feet. The lot slopes steeply from the street to the lake, dropping in elevation about 50 feet. There is a municipal sanitary sewer line located between the existing house and the lakeshore, with a sanitary sewer lift station located in the SE corner of the lot, near the shore. While no bluff is present, the lot slopes steeply from the street to the front of existing home, where the topography levels before dropping again to the lake.

The applicants propose to demolish the existing home and detached garage and construct a new home on the property that would provide multi-generational housing for the applicants and their parents. The parents own the property, are long-time residents and would reside in the lower level of the new home. The proposed two-story home will have a foundation area of a 1,650 square foot and is designed with a lower level walk-out. The home is designed with a 760 sq. ft. 3-car attached garage which increases the total foundation area to about

2,400 square feet. The existing driveway will be removed from the south side of the lot and a new drive will be built along the north side of the lot.

The proposed house is located in approximately the same location as the existing house on the property, however, the building foot print is larger. The applicants have requested variances for the front and OHW setbacks, which are calculated based on the locations of the houses on the adjacent properties, and a variance to increase the height from 35 feet to 41 feet 7 ½ inches, on this substandard riparian lot.

With the redevelopment proposal, a large amount of grading is proposed due to the steepness of the lot and the need for a less steep driveway to serve the property. See the attached plans.

DEVELOPMENT CODE REQUIREMENTS

The Development Ordinance requires residential construction on substandard riparian lots to comply with design standards that regulate the height, foundation area, lot coverage and setbacks for the project. The applicants have submitted an application that has been determined to comply with the adopted standards, regarding foundation area, impervious surface coverage and side yard setbacks. Variances are being requested from the setback standards for the front property line and Ordinary High Water (OHW), and from the maximum building height permitted. The following table summarizes the project in accordance with the design standards.

Standard	Allowed	Proposed
Lot Coverage	8,298 square feet (30%) (Existing = 7,428 square feet)	6,736 square feet (24.35%)
Building Height	35 feet	41.625 feet*
Foundation Area	4,979 square feet (18% of lot area)	2,404 square feet (8.7%)
Setbacks		
Front	114.5 – 134.5 feet	177.2 feet*
OHW (Lake)	163.2 – 183.2 feet	95.6 feet*
Side	10 feet – Living Area 5 feet – Garage Area	10.1 feet 10.1 feet
Architectural Mass	Encourage use of natural colors/materials, landscaping.	Lap siding in brown earth tones.

* Variance required

Setbacks

The applicants are requesting variances to deviate from the required structure setbacks as from front property line and OHW. These setbacks are determined by the location of houses on the adjacent properties. Regarding the front yard setback, the required setback range is 114.5 to 134.5 feet and 177.2 feet is proposed. For the OHW setback, 95.6 feet is proposed and is less than the 163.2 to 183.2 foot calculated range.

Building Height

Building height is measured from the highest peak on the structure to the lowest grade, which in this case is measured on the lakeside of the structure.

Since the proposal does not comply with all of the standards, the Residential Design Review application cannot be approved unless variances for the front setback, OHW setback, and height are first approved by the Planning Commission.

Four landmark trees will be removed as a result of the project. On lots with an area of 20,000 to 30,000 square feet, two replacement trees are required for each landmark tree removed, and so eight replacement trees are required. Protective fencing and wood chips are necessary to minimize impact on retained trees. A tree protection plan shall be submitted for approval prior to issuance of a building permit, installed prior to construction, and maintained on the site work has been completed.

Site drainage will be managed with drainage swales along each side lot line. Two infiltration basin/rain gardens will be installed south of the house, and will aid in controlling runoff volume.

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 variance is in keeping with the spirit and intent of the Comprehensive Plan and Development 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.

APPLICANTS' STATEMENT

The applicants identify that the location of the house on the lot to the south creates practical difficulty for the setback variances. The house to the south is located very near the street. The location of this house is unlike other houses to the north or south, which are typically centered on the lot between the street and the lake. The proposed location is consistent with other existing houses. The proposed location also utilizes the area that is topographically level for the proposed house, while providing distance from the street for a gently sloping driveway to access the house. The current residents, Mr. and Mrs. Hagander, have

experienced difficulty in obtaining emergency services due to the steepness of the drive and resulting slippery conditions during the winter months.

The height variance is needed to create the multi-generational housing that will allow Mr. and Mrs. Hagander to continue living in the house as they age, with the support of their family. The 9-foot ceiling height on the lower level of the home add to the building height, but it is an important feature for a desirable independent living area for Mr. and Mrs. Hagander. Access at grade for the lower level is also an important consideration for safety.

The applicants' statement is attached.

STAFF REVIEW

Residential Design Review

Staff has reviewed the proposal and the design review application cannot be approved unless the setback and height variances are approved. If the variances are approved, the Residential Design Review application will meet the standards and can be approved.

Setback Variances

Staff concurs with the applicant that the location of the house on the lot south of the subject property provides practical difficulty for the requested setback variances. That house is situated less than 60-feet from the street, unlike other houses along West Owasso Boulevard (see attached location map). The location proposed on the subject property is aligned with a majority of houses along this portion of the lake, and uses the level portion of the lot. Increasing the front setback also allows the applicants to reduce the grade for the propose driveway serving the house. The location of the house to the south affects both the street and the OHW setbacks for the subject property. Staff concurs with the applicants that the proposed location, maintaining the alignment common in the area is warranted. For example, the house to north is setback 190 feet from the front lot line and 130 feet from the OHW.

This lot is very difficult to redevelop due to the topography. In order to develop grades for the drive and house, about 1,000 net cubic yards of fill is proposed. This will enlarge the level area around the existing house, and smooth the grade from the street to the house for the new driveway. A front setback in compliance with the calculated setback would result in a drive that would be very steep. However, the site grading and fill present erosion control and stormwater management challenges that can be addressed with careful planning by the applicants' contractors. Staff recommends a condition requiring a phrasing, or sequencing, plan that identifies management practices that will be used during the project to minimize sediment and stormwater impacts on adjacent properties and the lake from the proposed construction and grading work.

Height Variance

Staff is not able to make affirmative findings for the requested height variance. A variety of design techniques are commonly used to minimize house height, principally by minimizing floor truss height, ceiling height, and the 2nd story/roof design. The proposal here does not include these design elements to minimize overall building height and in staff's opinion, the design drives the need for the variance request. Staff strongly supports housing that meets the needs of an aging population, including the proposed multi-generational housing. But, it is staff's opinion that the height can be reduced without affecting the needs of the applicants.

Staff does agree that the topography will result in a minimal visual impact when viewed from the street, since the house grade elevation will be about 20 feet below the level of the street elevation.

SHORELAND MITIGATION

In accordance with the Development Code, shoreland mitigation is required of property owners who are seeking certain land use approvals through the City. The applicants have identified they will use Architectural Mass and reduction of Impervious Surface as the two mitigation practices. Impervious surface will be reduced by about 9% from the current area with the development project, and this exceeds the 5% reduction specified by Code for this practice. The applicants are required to enter into a Mitigation Agreement with the City.

PUBLIC COMMENT

Property owners within 150 feet of the parcel were notified of this request. One comment has been submitted expressing concerns about the proposed height. The comment is attached.

STAFF RECOMMENDATION

Staff cannot recommend approval of the requested height variance, while supporting the front and OHW setback variance requests. The Residential Design Review for the project cannot be approved unless all of the variances are approved. Staff recommends the applications be tabled to give the applicants the opportunity to revise their plans based on comments provided by the Planning Commission.

However, if the Commission is able to make affirmative findings for both the setback and height variances, the project will also meet the standards for the residential design review application. Staff has prepared Resolution 12-94 approving the variance requests, but the Commission will need to add applicable findings. Staff recommends the following conditions apply to an approval.

1. The project must be completed in accordance with the plans submitted as part of the Residential Design Review application. Any significant changes to these plans, as

determined by the City Planner, will require review and approval by the Planning Commission.

2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. Impervious surface coverage shall not exceed 30% of the total lot area as a result of this project. Foundation area shall not exceed 18%.
4. Four landmark trees will be removed as a result of the development, and eight replacement trees are required. A cash surety to guarantee the replacement trees shall be submitted prior to issuance of a building permit.
5. A tree protection plan shall be submitted prior to issuance of a demolition permit. The approved plan shall be implemented prior to the commencement of work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.
6. A final site grading, stormwater management, and erosion control plan shall be submitted prior to the issuance of a building permit for the project. This plan shall include a phased, or sequenced, erosion control and stormwater management plan that details the methods that will be used during the phases of the project, and is subject to the approval of the City Engineer.
7. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
8. A building permit must be obtained before any construction activity begins.
9. This approval is subject to a 5-day appeal period.

Attachments:

- 1) Location Map
- 2) Submitted plans
- 3) Applicants' Statement
- 4) Comments
- 5) Resolution 12-94
- 6) Proposed Motion to Table
- 7) Alternate Motion to Approve

**EXTRACT OF MINUTES OF MEETING OF THE
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA
HELD OCTOBER 23, 2012**

* * * * *

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. 12-94 FOR A VARIANCE TO REDUCE THE SETBACK FROM
THE ORDINARY HIGH WATER OF LAKE OWASSO, TO INCREASE THE FRONT
SETBACK AND TO INCREASE THE BUILDING HEIGHT FOR A NEW HOUSE.**

WHEREAS, Jonathan Gusdahl and Sonja Hagander, on behalf of Hamlin and Ruth Hagander submitted a variance application for the following described property:

Lot 58, LAKE OWASSO HEIGHTS, RAMSEY COUNTY, MINNESOTA
(commonly known as 3194 West Owasso Boulevard)

WHEREAS, the Development Regulations establish a building setback range of 163.2 to 183.2 foot from the Ordinary High Water(OHW) of Lake Owasso that is based on the setback of the homes on the adjacent lots; and

WHEREAS, the Development Regulations establish a building setback range of 114.5 to 134.5 foot from the front property line that is based on the setback of the homes on the adjacent lots; and

WHEREAS, the Development Regulations establish a maximum building height of 35-feet, measured from the highest peak to the lowest grade within five feet of the foundation of the house; and

WHEREAS, THE applicant has requested a variance to construct a new two-story house located 95.6 feet from the OHW, 177.2 feet from the front property line and with a 41.625 foot building height, as defined; 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.

WHEREAS, on October 23, 2012, 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 proposal is consistent with the City's housing policies regarding housing and neighborhood reinvestment and life-cycle housing.

2. *Unique Circumstances.* The plight of the property owner is due to circumstances unique to the property not created by the property owner

_____. These are unique circumstances related to the property and not created by the property owner.

3. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW PLANNING COMMISSION, that the variance request for property described above, 3194 West Owasso Boulevard, be approved, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Residential Design Review application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. Impervious surface coverage shall not exceed 30% of the total lot area as a result of this project. Foundation area shall not exceed 18%.
4. Four landmark trees will be removed as a result of the development, and eight replacement trees are required. A cash surety to guarantee the replacement trees shall be submitted prior to issuance of a building permit.
5. A tree protection plan shall be submitted prior to issuance of a demolition permit. The approved plan shall be implemented prior to the commencement of work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.
6. A final site grading, stormwater management, and erosion control plan shall be submitted prior to the issuance of a building permit for the project. This plan shall include a phased, or sequenced, erosion control and stormwater management plan that details the methods that will be used during the phases of the project, and is subject to the approval of the City Engineer.
7. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
8. A building permit must be obtained before any construction activity begins.
9. This approval is subject to a 5-day appeal period.

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 23rd day of October, 2012

Steve Solomonson, Chair
Shoreview Planning Commission

ATTEST:

Rob Warwick, Senior Planner

ACCEPTANCE OF CONDITIONS:

Hamlin Hagander, 3194 West Owasso Boulevard

Ruth Hagander, 3194 West Owasso Boulevard

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 23rd day of October, 2012 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 12-94.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 23rd day of October, 2012.

Terry C. Schwerm
City Manager

SEAL

Gusdal/Hagander Residential Design Review and Variance



Legend

- County Offices
- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcels
- GISRASTER.GISPUB.IMAGE
- High : 255
- Low : 0

Notes

3194 West Owasso Boulevard

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 not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



274.9
0 137.44 274.9 Feet
NAD_1983_HARN_Adj_MIN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

To: Shoreview City Council
From: Jonathan Gusdal & Sonja Hagander
Date: 09/24/2012
Subject: Variance for lot with legal description of Lots 58

Hamlin and Ruth Hagander have lived at 3194 W Owasso Blvd for 50 years. They are long-term Shoreview residents who have actively served this community and cared for the environmental concerns of Lake Owasso. They raised their family here. Their daughter, Sonja Hagander, is returning to the community with her husband, Jonathan Gusdal, and two children to build a new home and help her parents continue living on the property.

We are requesting that the city approve our plans to allow a new, multi-generational and handicapped accessible home to be built in the most natural, buildable location that exists given the existing topography of the lot.

Hamlin, who will be 93 years old in May, is legally blind and needs mobility assistance. He uses both a walker and wheelchair. In order to accommodate his mobility issues, the house must have handicapped-accessible features including an attached garage to the main level of the home and a driveway that can accommodate family as well as emergency vehicles.

Our plans are to build a house that fits well with the existing character of the neighborhood. It will be an upgrade to the property, enhancing the neighborhood and the environment, and it will allow Hamlin and Ruth to remain part of the community indefinitely.

The existing conditions of the property present extremely challenging issues for building a home. The lot has very steep slopes from the street and then levels off where the existing house sits on the property. The best, most reasonable place to build the new house is in roughly the same footprint as the existing structure. This location is in line with the majority of homes across the lakefront and sufficiently distant from the lake to avoid any negative environmental impact.

Variance to the OHW Setback Range

The OHW setback is unreasonable for building a livable home on the property. The home to the south was built at the extreme west edge of the lot, very close to the street. Nearly every other house along the lake is located centrally on their respective lots, similar to the existing house. We want the new home to be in line with the majority of our neighbors not only because it offers us the best way to use the land, but it fits better with the overall character of the community as well as providing an opportunity to build a driveway with a gentler slope than would be possible if the house had to be in another location.

Since the property terrain is excessively steep, we need to have as long a driveway as possible, building it in a way to limit the steepness of the grade, making it safe to use especially during the winter. In recent years, whenever we have had to call for an ambulance or paramedics, the emergency services have been forced to either park on the

street and walk the steep and sometimes treacherous path carrying their equipment and gurney, or they have had to use the neighbor's driveway to the north. This has already caused delays in bringing life-saving emergency medical care to Hamlin. It also makes it increasingly difficult (and sometimes impossible) to transport Hamlin to preventative and curative medical appointments, especially in the winter months when ice forms on the walkway to the existing garage adjacent to the street.

We estimate that a driveway to a house built within the front and OHW setbacks would have a slope exceeding 18% -- a slope that would be impossible to navigate during the winter months. A properly designed driveway with a more gradual slope leading directly to the proposed house will significantly mitigate this situation.

A longer driveway and a home more centrally located on the lot will also allow us to better manage water flow and potential runoff. A swale and rain garden that is part of the landscaping plan around the new home and driveway will provide immediate benefits the environment and the neighboring properties.

Variance to the 35' Height Restriction

Our plan is to house three generations of one family together. The amount of finished square footage is modest by contemporary standards, but is adequate for a family of four with space to allow a combination of privacy and accessibility for grandparents. The height of the house is the result of many factors.

The main level is typical for any house with living room, dining room, and kitchen. The upper level has the bedrooms for the parents and children. The lower level of the home is ideal for the grandparents, Hamlin and Ruth, giving them a combination of privacy and handicapped accessibility. While there will be a mechanical lift to provide accessibility from the main level (the garage level) to the lower level, emergency egress from the lower level needs to be at grade for safety concerns.

Our proposal also reduces the house's footprint to limit impervious coverage. Reducing the size of the footprint required us to build vertically rather than horizontally. Even though our house plans will exceed the 35' height restriction as measured from finished grade to roof peak, the top of the house will still be lower than the neighboring houses. The finished grade is at a much lower elevation than the adjacent houses which will continue to tower above ours. Beyond the adjacent houses, the new house will be approximately 30' below the grade at the street level, ensuring our roofline will not in any way block lake views of houses on the west side of West Owasso Boulevard. In fact, by removing the detached garage and modifying the landscaping, we anticipate significantly improving the views from across the street.

We believe our design proposal is reasonable, will add a positive aesthetic to the community, and improve the existing environmental conditions of the surrounding area.



WEST ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



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OWNER:
GUSDAHL
3924 WEST OVASSO
SHOREVIEW, MN

CLIENT RELEASE
SIGNATURES & DATE: 1/2009

DRAWN BY:
VANCE C. MEYER

DATE PRINTED:
OCTOBER 12, 2012

ELEVATIONS

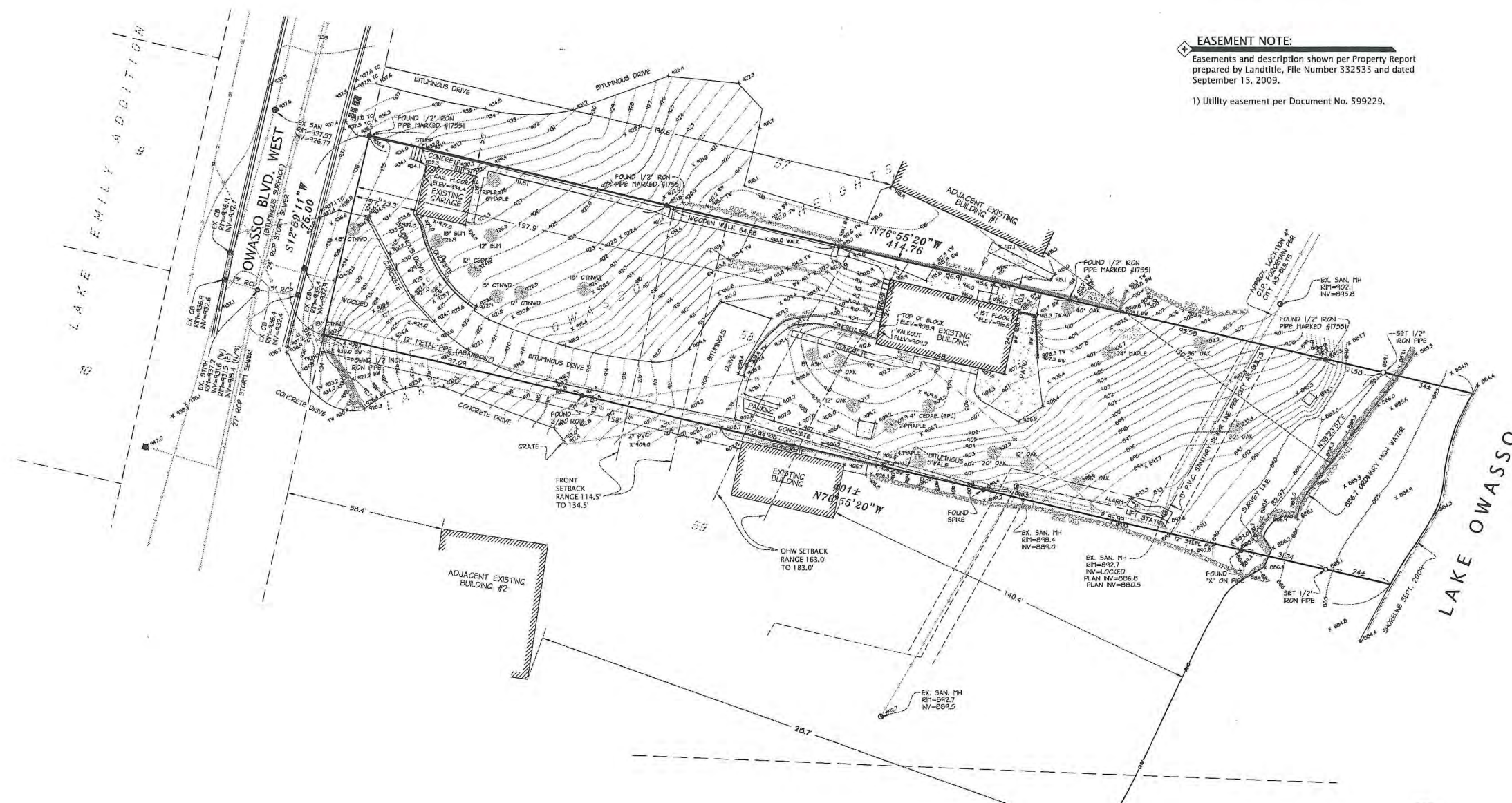
SHEET NUMBER:

A-1

JOB NUMBER:

1853





CALL BEFORE YOU DIG!
Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

EXISTING IMPROVEMENT AREAS
 EXISTING AREAS:
 HOUSE=1,155 SQ. FT.
 GARAGE=336 SQ. FT.
 DRIVE=3,289 SQ. FT.
 CONC. BY GARAGE=420 SQ. FT.
 ROCK WALL (BY WOOD WALK)= 74 SQ. FT.
 CONCRETE AROUND HOUSE=1,618 SQ. FT.
 LIFT STATION=51 SQ. FT.
 LOWER ROCK WALL=211 SQ. FT.
 BLOCK WALLS=56 SQ. FT.
 WOOD WALKWAY=218 SQ. FT.
 TOTAL IMPERVIOUS AREA=7,428 SQ. FT.

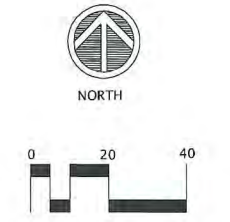
AREAS:
 TOTAL AREA TO OHW=27,661 SQ. FT.

SURVEY NOTES:
 1. BEARINGS ARE ASSUMED.
 2. ELEVATIONS ARE BASED ON THE CITY OF SHOREVIEW PUBLIC WORKS OFFICE.
 3. ORIGINAL FIELD WORK COMPLETED ON 9-25-09. NO ADDITIONAL FIELD WORK COMPLETED TO VERIFY EXISTING CONDITIONS SINCE THEN.

UTILITY NOTE:
 NO UNDERGROUND UTILITIES WERE LOCATED AS PART OF THIS SURVEY

LEGEND:

○	MANHOLE	○	HYDRANT
○	CATCH BASIN	○	SIGN
○	SANITARY MANHOLE	○	LIGHT POLE
○	FENCE	○	TELE/ELEC BOX
○	CONCRETE	○	OVERHEAD UTILITIES
○	SANITARY	○	SAN. SEWER
○	DENOTES FOUND 1/2" IRON PIPE	○	WATERMAIN
○	DENOTES SET 1/2" IRON PIPE MARKED RLS 25718 TO BE SET	○	STORM SEWER
○		○	DENOTES 10' OFFSET HUB
○		○	DENOTES PROPOSED ELEV. PROPOSED CONTOURS



EXISTING LEGAL DESCRIPTION:
 Lot fifty-eight (58) of Lake Owasso Heights, Ramsey Co., Minn., according to the plat thereof on file in the office of the Registrar of Titles of Ramsey County, Minnesota. (Per Certificate of Title No. 209699).

EASEMENT NOTE:
 Easements and description shown per Property Report prepared by Landtitle, File Number 332535 and dated September 15, 2009.
 1) Utility easement per Document No. 599229.

OWNER:
 HAMLIN & RUTH HAGANDER
 3194 OWASSO BLVD. W.
 SHOREVIEW, MN 55126

CONTACT:
 Josh Clendenen
 Summit Design-Build LLC.
 1835 Northwestern Ave.
 Stillwater, MN 55082
 O-651-674-3013
 C-651-307-1839
 F-651-674-3067

COUNTY:
 RAMSEY COUNTY

CITY OF SHOREVIEW

SEAL:
 THE STATE OF MINNESOTA DOES NOT REQUIRE A SEAL.

CERTIFICATION:
 I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the state of MINNESOTA.

David L. Thurmes
 David L. Thurmes Registration No: 25718
 Date: 09-25-09

REVISIONS:

DATE	REVISION
09-25-09	INITIAL ISSUE
9-28-12	SITE PLAN
10-10-12	SITE PLAN/MITIGATION

PROJECT LOCATION:
 3194 WEST OWASSO BLVD
 PID#353023440021

Suite #1
 6750 Stillwater Blvd. N.
 Stillwater, MN 55082
 Phone 651.275.8969
 Fax 651.275.8976
 dan@csurvey.net

CORNERSTONE LAND SURVEYING, INC

FILE NAME: SURVSA07A
 PROJECT NO.: SA09007A

CERTIFICATE OF SURVEY

RECEIVED
 OCT 15 2012
 BY:

EXISTING LEGAL DESCRIPTION:

LOT 58, LAKE OWASSO HEIGHTS, RAMSEY COUNTY, MINNESOTA.

AREAS:

TOTAL AREA TO OHW=27,661 SQ. FT.

EASEMENT NOTE:

NO TITLE WORK WAS PROVIDED FOR THIS SURVEY. POSSIBLE EASEMENTS MAY EXIST FOR STORM SEWER PURPOSES AND DRAINAGE PURPOSES.

UTILITY NOTE:

NO UNDERGROUND UTILITIES WERE LOCATED AS PART OF THIS SURVEY

SURVEY NOTES:

1. BEARINGS ARE ASSUMED.
2. ELEVATIONS ARE BASED ON THE CITY OF SHOREVIEW PUBLIC WORKS OFFICE.

LEGEND:

- MANHOLE
- CATCHBASIN
- SANITARY MANHOLE
- FENCE
- CONCRETE
- DENOTES FOUND 1/2" IRON PIPE
- DENOTES SET 1/2" IRON PIPE MARKED RLS 25718 TO BE SET
- HYDRANT
- SIGN
- LIGHT POLE
- TELE/ELEC BOX
- OVERHEAD UTILITIES
- SAN. SEWER
- WATERMAIN
- STORM SEWER
- DENOTES 10' OFFSET HUB
- DENOTES PROPOSED ELEV.
- DENOTES PROPOSED CONTOURS
- DENOTES CONSTRUCTION LIMITS
- DENOTES SILT FENCE

CALL BEFORE YOU DIG!
Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

OWNER:

HAMLIN & RUTH HAGANDER
 3194 OWASSO BLVD. W.
 SHOREVIEW, MN 55126

CONTACT:

Josh Clendenen
 Summit Design-Build LLC.
 1835 Northwestern Ave.
 Stillwater, MN 55082
 O-651-674-3013
 C-651-307-1839
 F-651-674-3067

COUNTY:

RAMSEY COUNTY
CITY OF SHOREVIEW

SEAL:

THE STATE OF MINNESOTA DOES NOT REQUIRE A SEAL.

CERTIFICATION:

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the state of MINNESOTA.

Daniel L. Thurmes
 Daniel L. Thurmes Registration No: 25718
 Date: 09-25-09

REVISIONS:

DATE	REVISION
09-25-09	INITIAL ISSUE
9-28-2012	SITE PLAN
10-10-12	CITY COMMENT REVISION

PROJECT LOCATION:

3194
 WEST OWASSO BLVD

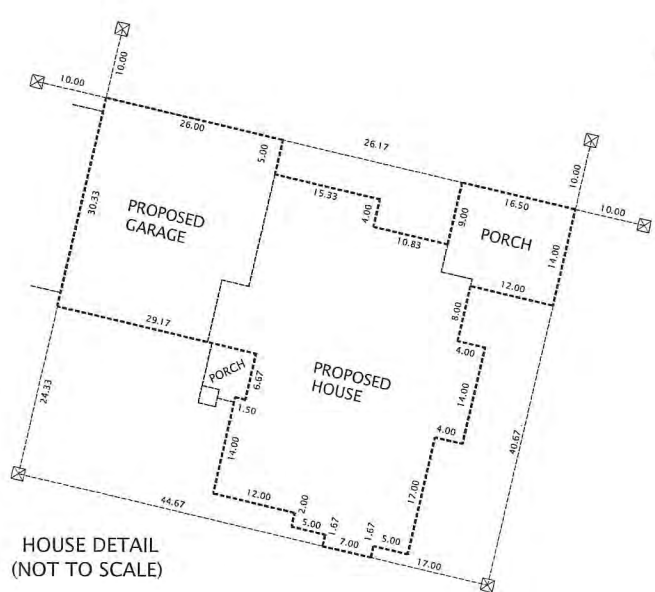
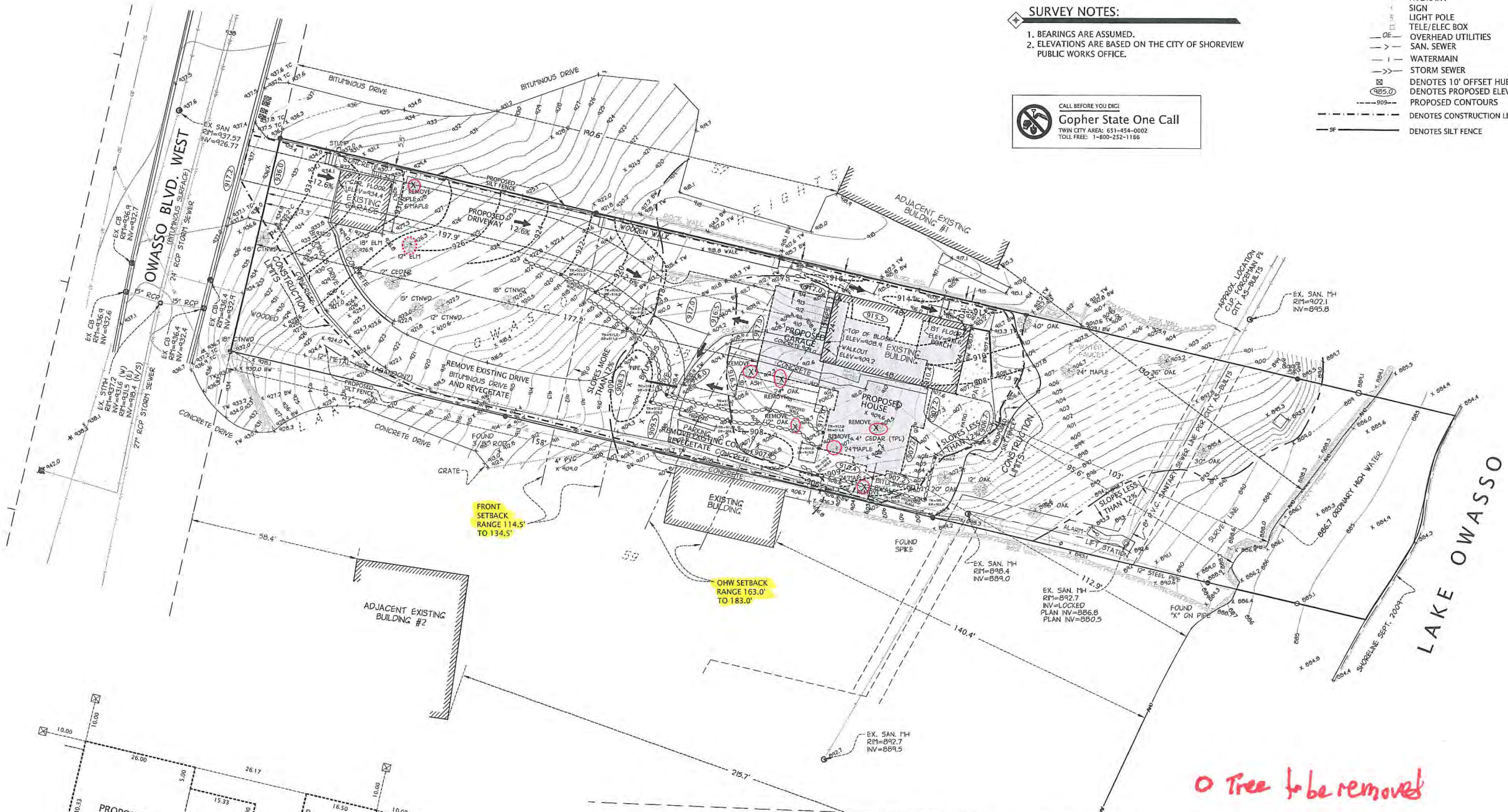
PID#353023440021

Suite #1
 6750 Stillwater Blvd. N.
 Stillwater, MN 55082
 Phone 651.275.8969
 Fax 651.275.8976
 dan@cssurvey.net

CORNERSTONE
 LAND SURVEYING, INC

FILE NAME SURV5A07A
 PROJECT NO. SA09007A

SITE/GRADING/
 PLAN



PROPOSED DISTURBED:

APPROX. AREA DISTURBED	15,726 SQ. FT.
APPROX. AMOUNT MOVED	
CUT	107 CUBIC YARDS
FILL	1076 CUBIC YARDS
NET FILL	968 CUBIC YARDS

PROPOSED MITIGATION:

IMPERVIOUS REDUCTION
 7,428 SQ.FT. EXISTING IMPERVIOUS
 6,736 SQ.FT. PROPOSED IMPERVIOUS
 9.31% REDUCTION

PROPOSED ELEVATIONS:

BASEMENT FLOOR=907.5
 TOP OF BLOCK HOUSE=916.2 (9' POURED)
 GARAGE FLOOR=917.3
 TOB OF BLOCK GARAGE = 917.7
 FIRST FLOOR=918.05

PROPOSED IMPERVIOUS AREAS:

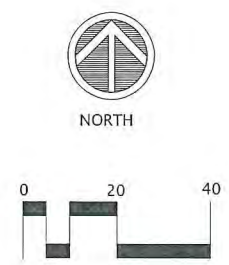
PROPOSED AREAS:
 HOUSE=2,404 SQ. FT.
 DRIVEWAY=2,842 SQ. FT.
 FRONT PORCH=50 SQ. FT.
 FRONT SIDEWALK = 111 SQ.FT.
 WALLS=125 SQ. FT.
 REAR PATIO = 475 SQ.FT.
 LIFT STATION=51 SQ. FT.
 FUTURE IMPROVEMENTS = 678 SQ.FT.
 TOTAL = 6,736 SQ.FT.

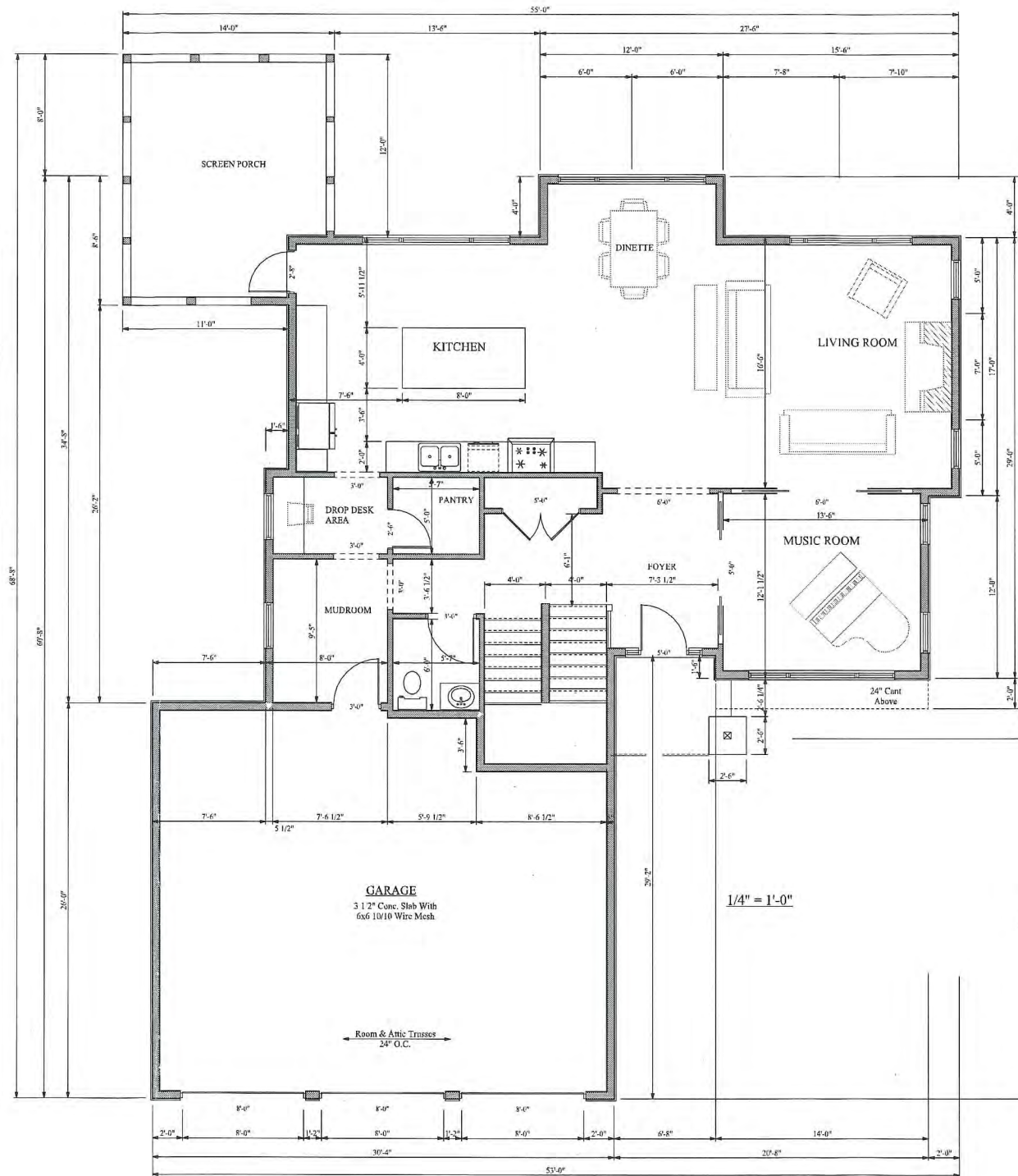
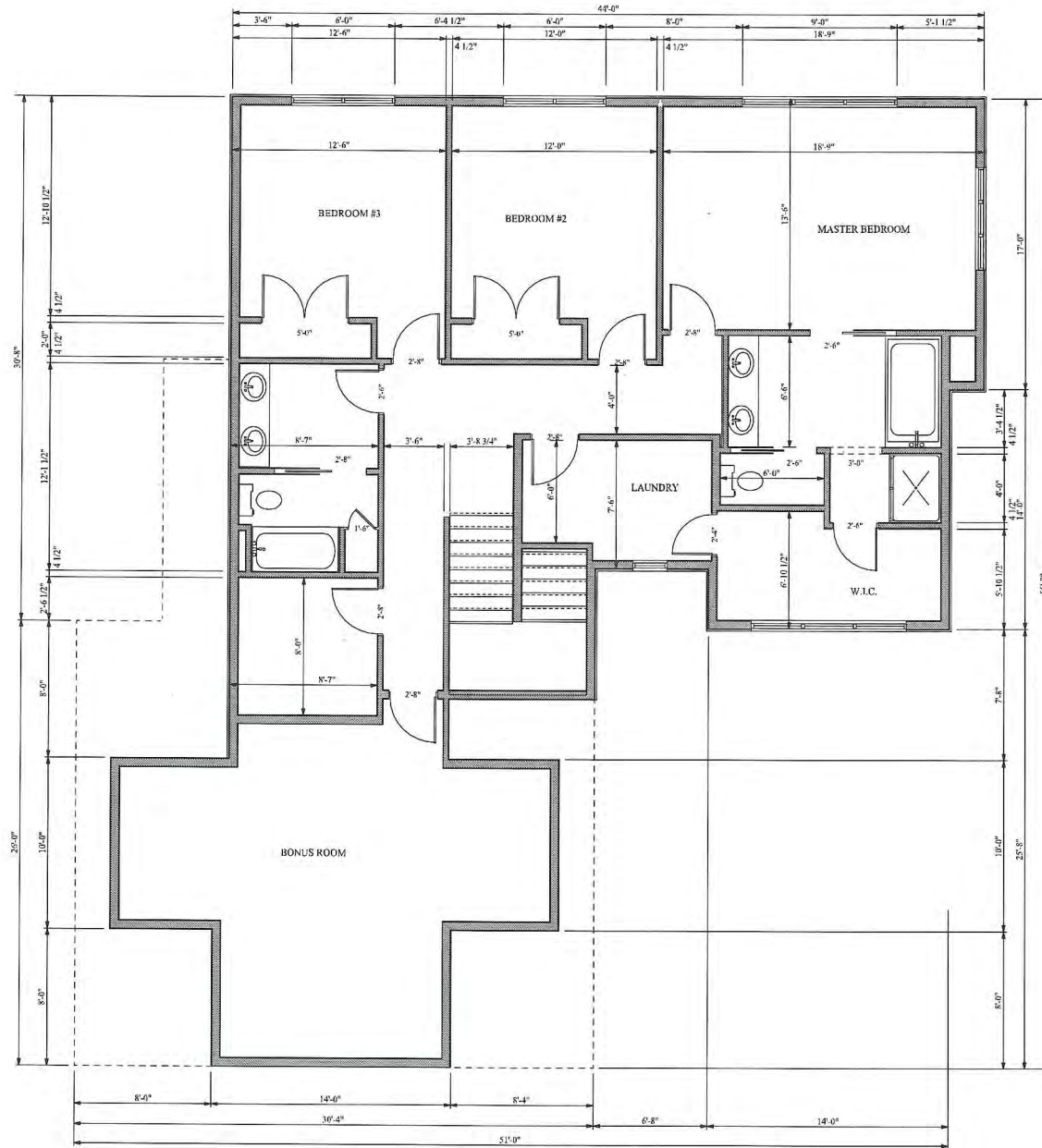
25% IMPERVIOUS
 TOTAL TO OHW= 27,661 SQ.FT.
 ALLOWABLE = 6,915 SQ.FT.

EXISTING IMPERVIOUS AREAS:

EXISTING AREAS:
 HOUSE=1,155 SQ. FT.
 GARAGE=336 SQ. FT.
 DRIVE=3,289 SQ. FT.
 CONC. BY GARAGE=420 SQ. FT.
 ROCK WALL (BY WOOD WALK) = 74 SQ. FT.
 CONCRETE AROUND HOUSE=1,618 SQ. FT.
 LIFT STATION=51 SQ. FT.
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 BLOCK WALLS=56 SQ.FT.
 WOOD WALKWAY=218 SQ.FT.

TOTAL IMPERVIOUS AREA=7,428 SQ. FT.





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 WRITTEN PERMISSION AND CREDIT OF THE FLOORPLAN.

OWNER:
 GUSDALL
 3924 WEST OWASSO
 SHOREVIEW, MN

CLIENT RELEASE
 SIGNATURE & DATE: / / 200

DRAWN BY:
 VANCE C. MEYER

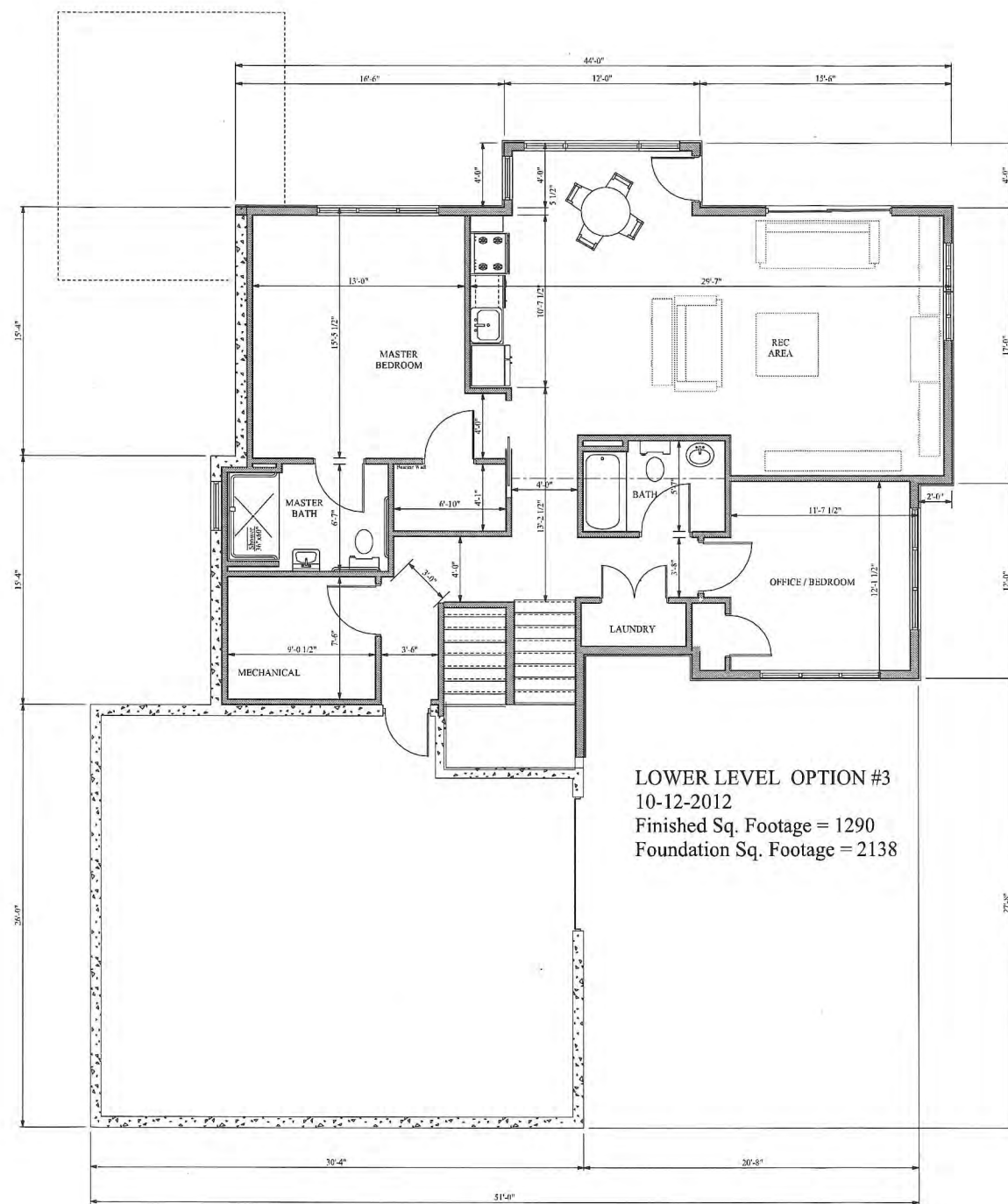
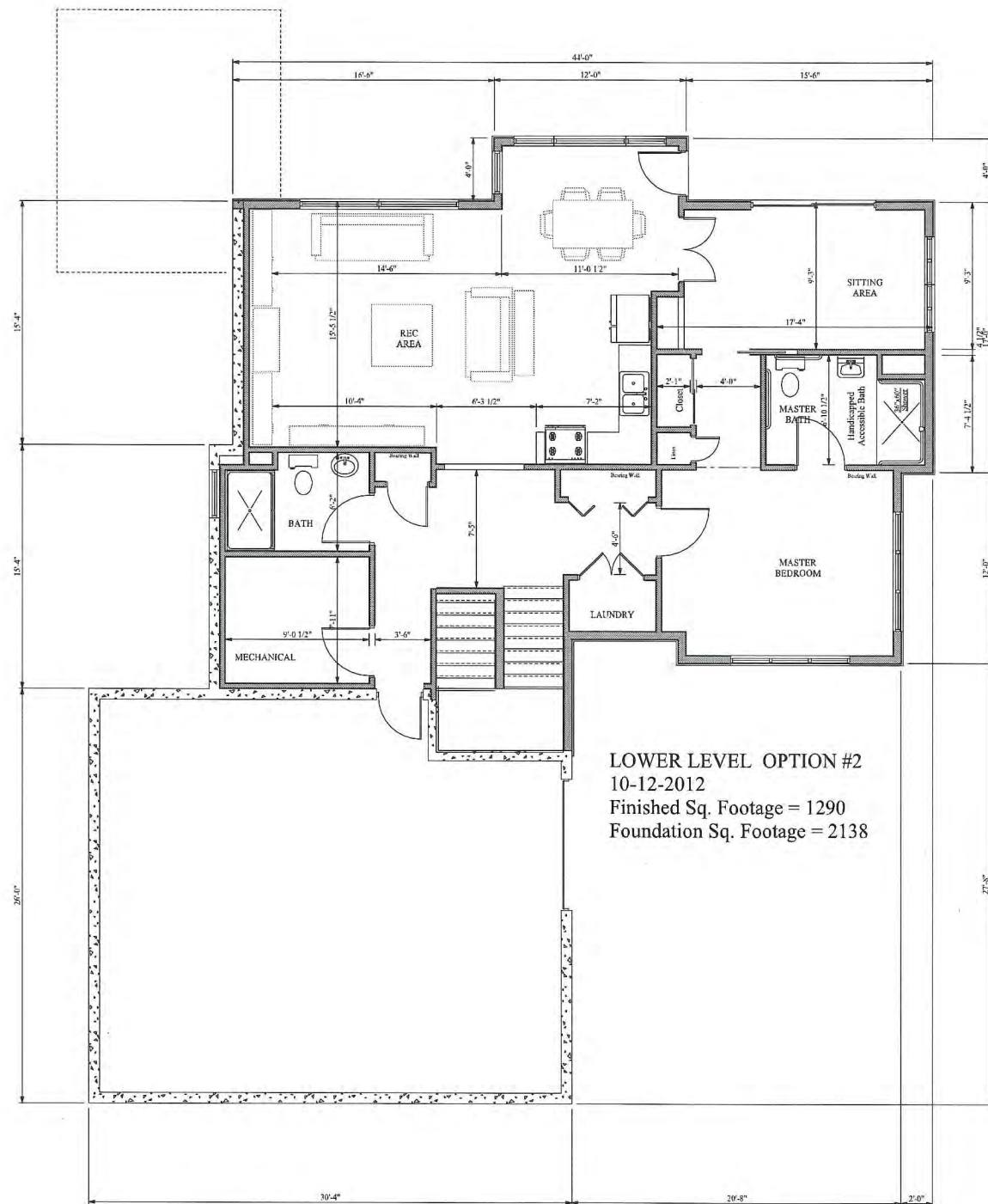
DATE PRINTED
 OCTOBER 12, 2012

FLOOR
 PLANS

SHEET NUMBER:
 A-3

JOB NUMBER:
 1853





RECEIVED
 OCT 15 2012



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OWNER:
 GUSDALL
 3994 WEST OVASSO
 SHOREVIEW, MN

CLIENT RELEASE
 SIGNED: [] DATE: 1/12/02
 DRAWN BY:
 VANCE C. MEYER

DATE PRINTED:
 OCTOBER 12, 2012

LOWER LEVEL
 OPTIONS

SHEET NUMBER:
 A-2

JOB NUMBER:
 1853



CONTACT: BRIAN MEYERS
623 CRESTHAVEN DRIVE
SOUTH ST. PAUL, MN 55075

OWNER:
HAMLIN & RUTH HAGANDER
3194 OWASSO BLVD. W.
SHOREVIEW, MN 55126

CONTACT:
Josh Clendenen
Summit Design-Build LLC.
1835 Northwestern Ave.
Stillwater, MN 55082
O-651-674-3013
C-651-307-1839
F-651-674-3067

COUNTY:
RAMSEY COUNTY
CITY OF
SHOREVIEW

SEAL:
THE STATE OF MINNESOTA DOES NOT
REQUIRE A SEAL.

REVISIONS:

DATE	REVISION
09-25-09	INITIAL ISSUE
9-28-2012	SITE PLAN
10-10-12	CITY COMMENT REVISION

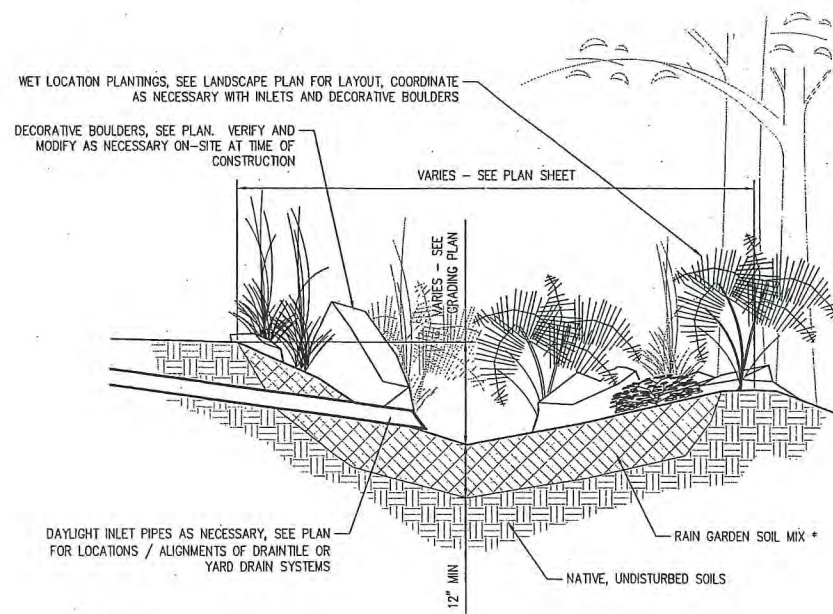
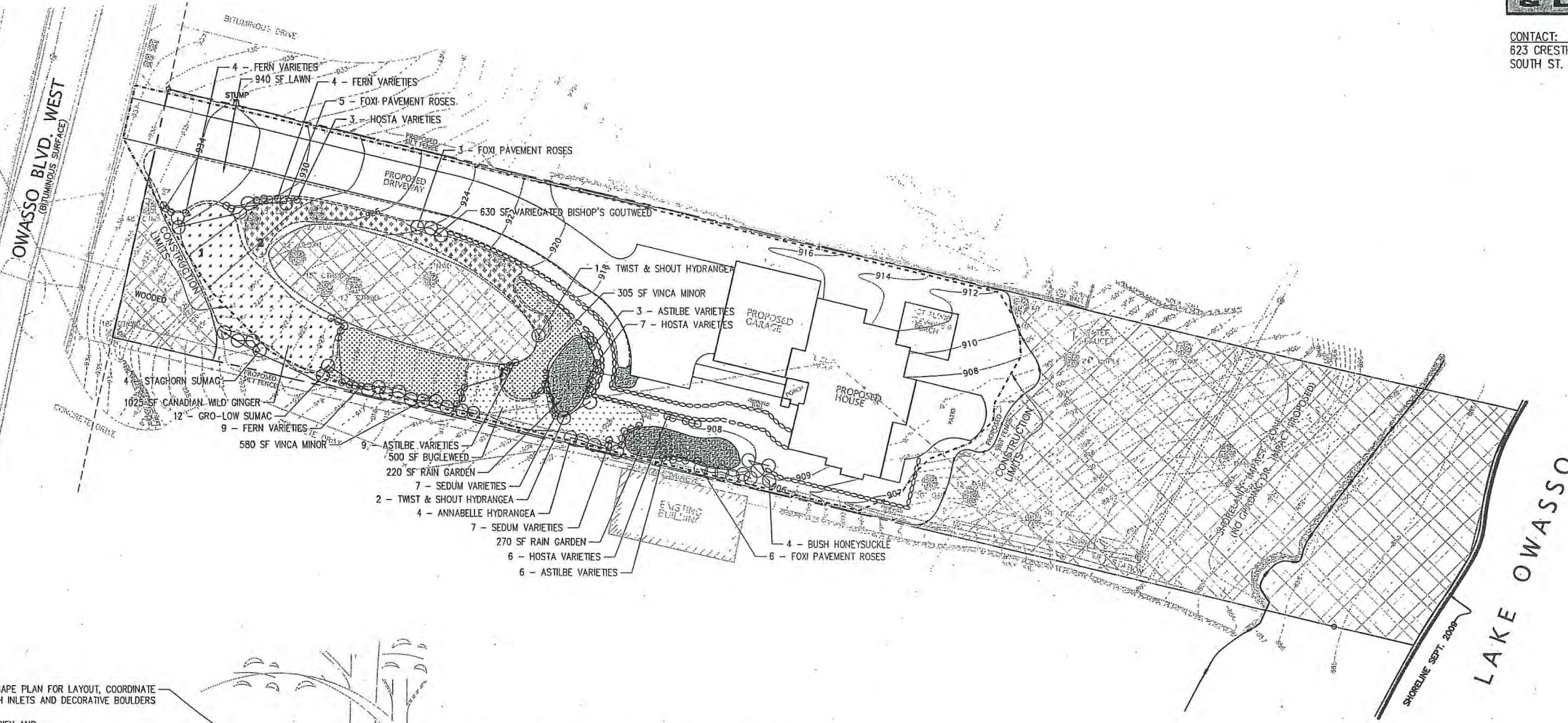
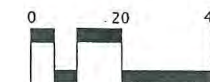
PROJECT LOCATION:
3194
WEST OWASSO BLVD

PID#353023440021

Suite #1
6750 Stillwater Blvd. N.
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@
cssurvey.net

CORNERSTONE
LAND SURVEYING, INC

FILE NAME: SURVSA02A
PROJECT NO.: SA09007A



GENERAL RAIN GARDEN BASIN AND STORM WATER CONTROL NOTES:

- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ALL CONCERNED PARTIES OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 or 1-800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO EXCAVATION.
- CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM 4 INCH DEPTH (COMPACTED) TO ALL DISTURBED AREAS TO BE SODDED, SEEDDED OR PLANTED. IF 4" OF TOPSOIL CANNOT BE PROVIDED USING ON-SITE SOIL THE CONTRACTOR SHALL IMPORT SUITABLE SOIL TO CREATE A SUITABLE PLANTING MEDIUM, AT ADDITIONAL COST TO OWNER.
- THE SITE GRADING OPERATIONS, WHEN COMPLETED BY THE GRADING CONTRACTOR OR BUILDER, SHALL RESULT IN ALL AREAS BEING GRADED TO "PLAN SUBGRADE ELEVATION". UPON COMPLETION OF GRADING OPERATIONS, THE LANDSCAPE CONTRACTOR SHALL HAVE AN OPPORTUNITY TO REVIEW, INSPECT AND DOCUMENT THE SITE AND GRADING CONDITIONS AND, IF NECESSARY REQUIRE THE GENERAL CONTRACTOR TO CORRECT ANY INCONSISTENCIES AND/OR LAYOUT OR GRADING ERRORS WHICH MAY ADVERSELY EFFECT THE LANDSCAPE CONTRACTOR'S WORK.
- RAIN GARDEN BASIN SOIL SHALL BE A 50/50 MIX OF EXISTING ON-SITE SOILS AND NATURAL ORGANIC COMPOST, BLENDED PRIOR TO PLACEMENT TO A HOMOGENOUS CONSISTENCY. SOIL MIXTURE SHALL BE PLACED A MIN. OF 12" IN DEPTH AND COMPACTED MANUALLY DURING PLACEMENT TO AVOID EXCESSIVE SHRINKING, COMPRESSING, SETTLING, OR OTHERWISE MODIFYING THE FINAL GRADE FOR THE DURATION OF THE GROWING SEASON. SEE BASIN CROSS-SECTION DETAIL.

PLANT SCHEDULE

QUANT.	COMMON NAME	SIZE	ROOT	COMMENTS
SHRUBS				
4	STAGHORN SUMAC	#5	CONT.	FULL FORM
12	GRO-LOW SUMAC	#5	CONT.	FULL FORM
3	TWIST & SHOUT HYDRANGEA	#5	CONT.	FULL FORM
2	ANNABELLE HYDRANGEA	#5	CONT.	FULL FORM
1	FOXGLOVE ROSES	#5	CONT.	FULL FORM
1	BUSH HONEYSUCKLE	#5	CONT.	FULL FORM
PERENNIALS				
17	FERN VARIETIES	#2	CONT.	
10	ASTILBE VARIETIES	#2	CONT.	
14	SEDUM VARIETIES	#2	CONT.	
16	HOSTA VARIETIES	#2	CONT.	
GROUND COVER				
885	VINCA MINOR	SET	QUANT IN SF	
565	BUGLEWEED	SET	QUANT IN SF	
1025	CANADIAN WILD GINGER	SET	QUANT IN SF	
630	VARIATED BISHOPWEED	SET	QUANT IN SF	

1. RAIN GARDEN
NTS

* NOTES:
1. RAIN GARDEN BASIN SOIL SHALL BE A 50/50 MIX OF EXISTING ON-SITE SOILS AND NATURAL ORGANIC COMPOST, BLENDED PRIOR TO PLACEMENT TO A HOMOGENOUS CONSISTENCY. SOIL MIXTURE SHALL BE PLACED A MIN. OF 12" IN DEPTH AND COMPACTED MANUALLY DURING PLACEMENT TO AVOID EXCESSIVE SHRINKING, COMPRESSING, SETTLING, OR OTHERWISE MODIFYING THE FINAL GRADE FOR THE DURATION OF THE GROWING SEASON.



Robert Warwick <rwarwick@shoreviewmn.gov>

3194 Owasso Blvd. W. application

Tom Wesolowski <twesolowski@shoreviewmn.gov>
To: "WARWICK, ROBERT" <rwarwick@shoreviewmn.gov>

Mon, Oct 15, 2012 at 9:44 AM

Rob,

Mark and I reviewed the application for the tear-down/rebuild new home at 3194 Owasso Boulevard West and have the following comments:

1. The proposed raingarden appears undersized given the significant amount of impervious surface that will direct run-off to the raingarden. Also, based on existing and proposed elevations shown on the survey, it appears that overflow from the raingarden would be directed toward the property to the south instead of along the property line towards the lake. The applicant needs to provide additional detail on how drainage will be addressed on the site.
2. Based on the survey the runoff from the driveway will be directed toward a low spot located in front of the garage, then south to a raingarden. There is a rise in elevation from the low spot to the garage, but given the slope, runoff from the driveway will be moving quickly and could flow up the grade to the garage. Just an observation the applicant may want to look at in more detail.

Contact me if you have questions.

—
Tom Wesolowski
City Engineer
City of Shoreview
twesolowski@shoreviewmn.gov
Direct Tel: 651-490-4652
Fax: 651-490-4696

----- Forwarded message -----

From: **Steve Anderson** <laketoys@yahoo.com>

Date: Sat, Oct 13, 2012 at 8:18 PM

Subject: Variance Request Comments for 3194 W Owasso Blvd

To: "rwarwick@shoreviewmn.gov" <rwarwick@shoreviewmn.gov>, "knordine@shoreviewmn.gov" <knordine@shoreviewmn.gov>

Hello Rob and Kathleen,

We are the next door neighbors (3198 W Owasso Blvd) to the north of the Hagander's. We agree with location of their building, but we do not agree with increasing the height of their home to 41 feet. Our other neighbors (Wickum's) complied with the 35' height restriction and their home is very attractive. The setback variations they are requesting seem logical, but there would be no reason for their home to be taller than all of the neighbor's homes.

Obviously we want to keep peace with the neighbors, so we would appreciate you keeping our comments confidential.

Thank you,

Steve and Brenda Anderson

3198 W Owasso Blvd

h: 651-330-8010

c: 651-216-2301

**PROPOSED MOTION
TO TABLE**

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To table the residential design review and variance applications submitted by Jonathan Gusdahl and Sonja Hagander, on behalf of Hamlin and Ruth Hagander, for the property located at 3194 West Owasso Boulevard. This will provide the applicants the opportunity to revise their plans prior to continued review by the Planning Commission.

VOTE:

AYES:

NAYS:

Regular Planning Commission Meeting
October 23, 2012

**ALTERNATE MOTION
TO APPROVE**

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To adopt Resolution 12-94 approving variance requests submitted by Jonathan Gusdahl and Sonja Hagander, on behalf of Hamlin and Ruth Hagander, to construct a new two-story residence at 3194 West Owasso Boulevard. The variances approved are: 1) To reduce the calculated minimum 163.2-foot structure setback from the Ordinary High Water (OHW) of Lake Owasso to 95.6 feet, 2) to increase the calculated maximum 134.5-foot structure setback from the front property line to 177.2 feet, and 3) to increase the maximum 35-foot building height to 41.625 feet; and to approve the residential design review application. These approvals are subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Residential Design Review application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. Impervious surface coverage shall not exceed 30% of the total lot area as a result of this project. Foundation area shall not exceed 18%.
4. Four landmark trees will be removed as a result of the development, and eight replacement trees are required. A cash surety to guarantee the replacement trees shall be submitted prior to issuance of a building permit.
5. A tree protection plan shall be submitted prior to issuance of a demolition permit. The approved plan shall be implemented prior to the commencement of work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.
6. A final site grading, stormwater management, and erosion control plan shall be submitted prior to the issuance of a building permit for the project. This plan shall include a phased, or sequenced, erosion control and stormwater management plan that details the methods that will be used during the phases of the project, and is subject to the approval of the City Engineer.
7. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
8. A building permit must be obtained before any construction activity begins.
9. This approval is subject to a 5-day appeal period.

This approval is based on the following findings:

1. The proposed improvement is consistent with the policies of the Comprehensive Plan, including the Land Use and Housing Chapters.
2. **Reasonable Manner.** The proposal is consistent with the City's housing policies regarding housing, neighborhood reinvestment, and life-cycle housing. _____

3. **Unique Circumstances.**

4. **Character of Neighborhood.**

VOTE:

AYES:

NAYS:

Regular Planning Commission Meeting
October 23, 2012

TO: Planning Commission
FROM: Kathleen Nordine, City Planner
DATE: October 18, 2012
SUBJECT: File No. 2465-12-28, Site and Building Plan Review – Tom Houck, 4610 Milton Street

Introduction

Tom Houck submitted a Site and Building Plan Review application to construct an addition onto the existing building at 4610 Milton Street. The addition is proposed on the east side of the existing structure and will provide needed space for Mr. Houck's business, Houck Transit Advertising. Site and Building Plan review is required when exterior improvements are proposed on commercial and industrial properties.

The application was complete as of October 3, 2012.

Site and Project Description

The property is located on the east side of Milton Street and has a lot area of 23,572 square feet and a lot width of 135'. The property is developed with an industrial building that is approximately 4,000 square feet in size. An off-street parking area, with access off of Milton Street is located on the north side of the building. A service drive is located on the building's east side and provides access to the property to the south. A storage trailer is currently being stored on the property and will remain behind the building.

When this area was developed in the late 1960's, the three parcels at 4620, 4610 and 4606/04 were owned by the same individual. The City did approve a building addition in 1981 for the property at 4620 Milton Street which required additional parking. Parking was approved on the south side of the building with access from 4610 Milton Street, and encroaches on the 4610 property. Mr. Houck has stated that easements have been executed for this parking arrangement.

In 1978, the City granted approval for the construction of a temporary storage shelter that encroaches over the southern property line. This shelter still remains and abuts up to the structures on 4610 and 4606/04 Milton Street. The City approvals did not specify a timeframe for removal.

The applicant is proposing to construct a 952 square foot addition located on the east side of the existing building. This one-story addition will provide production space needed for the business operations. The exterior of the building is designed to match the existing building with stucco, concrete block and glass windows.

Comprehensive Plan

The property is located in Policy Development Area #6, Town Center, and Targeted Redevelopment Area #1. The Shoreview Town Center Plan anticipates the redevelopment of the commercial and industrial area along Highway 96 between Lexington Avenue and Victoria Street, transforming the land uses to a mixed use area of residential, civic and commercial uses. The land use designation is MU – TC, Mixed Use, and Town Center.

While the plan anticipates changes away from the industrial uses, it also recognizes these properties have been developed and will continue in use until action is taken to facilitate the plan. Therefore, a policy has been established that permits improvements on existing properties, provided the land use remains the same.

Development Code Requirements

The property is zoned I, Industrial. Parcels within this district are not subject to a minimum lot size but must have a minimum width of 100 feet. Structures must maintain a minimum setback of 50-feet from a front property line, 20-feet from a rear property line and 10-feet from a side property line. Parking areas must be setback a minimum of 20-feet from a front property line and 5-feet from a side property line. Parking ratios are established based on the use of the building.

Impervious surface coverage cannot exceed 75% but may be increased to 80% if best management practices are used.

Adjacent properties to the north, south and west are zoned I, Industrial and developed with industrial uses. The property to the east is owned by the City of Shoreview and is the site of the City's Maintenance Facility. This property is zoned R1, Detached Residential but guided for institutional use.

Staff Review

The submitted plans have been reviewed in accordance with the City's development standards. The proposed addition will provide additional production space for the applicant's business and is a permitted use in the I, Industrial District. The key development issues are discussed below:

Site Design

The proposed addition will be located on the east side of the existing building. This addition has an area of 940 square feet and is one-story in height. From the rear property line, the addition will be setback 20.3 feet and from the southern side lot line a 10-foot setback is proposed. The addition complies with the minimum setbacks established for structures in the Industrial district.

Parking

Parking is provided on-site in an off-street parking area that is shared with the property to the north, 4620 Milton Street. While the parking lot is not striped, it appears that approximately 22

cars could be parked on-site. Six parking stalls are required for the applicant's building, including the addition. Staff is recommending a condition be attached to an approval requiring striping of the parking lot.

Architectural Design

The one-story addition is designed with exterior finishes that match the existing building. Exterior wall finishes on the north side of the building include stucco, metal fascia and glass. The east and south side of the addition would be finished with a concrete masonry unit painted to match the building. The east and south sides are not visible from the street and are adjacent to the storage yard for the City's maintenance facility. The roof is flat and the overall height of the addition is 12.7 feet, consistent with the existing building height.

Stormwater Management

The property is located in the Rice Creek Watershed District. The District did review this proposal and stated that a permit will not be required due to the minimal impact the proposal has on stormwater runoff. The project, however, is still required to comply with district rules.

The proposed impervious surface coverage for this site is 71.3% and is slightly greater than the existing impervious surface coverage of 70.8%. This is less than the maximum 75% permitted for industrial properties.

Stormwater runoff from the roof will be directed to the north and east towards the parking area.

Public/Agency Comment

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

Rice Creek Watershed District did respond as stated above. Attached is a copy of their letter.

Recommendation

The submitted application has been reviewed in accordance with the Comprehensive Plan and Development Code. The continued industrial use of the building and the proposed addition is consistent with the City's policies regarding improvements in the Town Center area. The addition also complies with the City's development standards for industrial properties. Staff is recommending the Planning Commission recommend the City Council approve the Site and Building Plan Review subject to the following conditions:

1. The site shall be developed in accordance with the plans submitted. Minor modifications may be made to the plans, subject to approval by the City Planner. Significant changes to the plans require review and approval through the Site and Building Plan review process.
2. Approval of the final drainage, utility, and erosion control plans by the Public Works Director.
3. The parking lot shall be striped to identify parking spaces on the property. Said parking spaces and aisle width shall comply with Section 206.020, Parking, of the Development Code.

4. Lighting on site shall comply with Section 204.030, Glare, of the Development Code. Details of the proposed light fixtures shall be submitted to the staff prior to the issuance of a building permit.
5. The applicant shall enter into a Site Development Agreement prior to the issuance of any building permits for this project.
6. The Building Official is authorized to issue a building permit for the project, upon satisfaction of the conditions above.

Attachments

1. Location Map
2. Email from City Engineer
3. Applicants Submitted Plans
4. Request for Comment
5. Proposed Motion

t:\2012pcf\2466-12-294610milton houck\pcreport



Kathleen Nordine <knordine@shoreviewmn.gov>

Application review

1 message

Tom Wesolowski <twesolowski@shoreviewmn.gov>
To: "NORDINE, KATHLEEN" <knordine@shoreviewmn.gov>

Fri, Oct 5, 2012 at 12:00 PM

Kathleen,

I have reviewed the applications for 4610 Milton Street N. and 3615 Victoria St. and have no comments.

-

Tom Wesolowski
City Engineer
City of Shoreview
twesolowski@shoreviewmn.gov
Direct Tel: 651-490-4652
Fax: 651-490-4696



4610 Milton Street - Houck



370.6 0 185.32 370.6 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

Legend

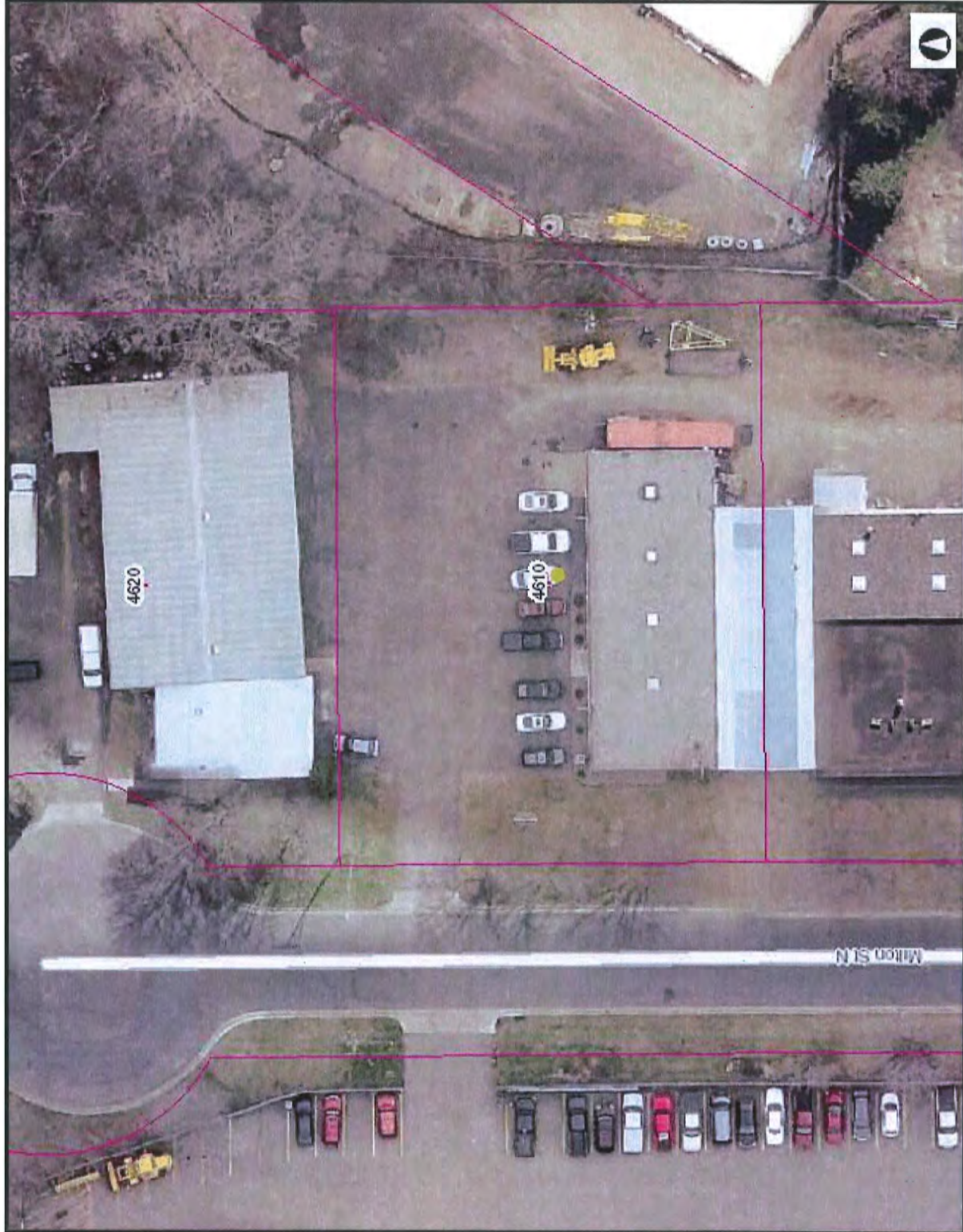
- County Offices
- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcels
- GISRASTER.GISPUB.IMAGE
- High : 255
- Low : 0

Notes

SITE AND BUILDING PLAN REVIEW



4610 Milton Street - Houck



92.7

0

46.33

92.7 Feet

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.
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Legend

- County Offices
- City Halls
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- Fire Stations
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- Parcel Points
- Parcels
- GISRASTER.GISPUB.IMAGE
- High: 255
- Low: 0

Notes

SITE AND BUILDING PLAN REVIEW

9-24-2012

To: City of Shoreview

From: HMCA, LLC. & Thomas Houck

RE: Building Addition

Property owner HMCA, LLC. and applicant Thomas Houck, President of Houck Transit Advertising, Inc. wishes to add 952 square feet to the rear (East) of the existing building for the purpose of increasing space for existing operation.

The entire addition will be replacing black top surface. There will be no increase in occupancy of the building and no additional parking spaces will be needed. Also, no additional signage will be added.

Structure will be concrete block construction with flat roof. Exterior will match existing building with stucco exterior with metal upper trim and will include a glass exterior door with reflective glass windows. Interior will be an open room configuration where we will move our existing art department into.

Sincerely,



TOM HOUCK

CERTIFICATE OF SURVEY

~for~ MEZZENGA CONSTRUCTION
~of~ 4610 MILTON STREET N.

IMPERVIOUS SURFACE AREA:

TOTAL SITE AREA (EXCLUDING ROAD EASEMENT) = 23,572 SQ. FT.
EXISTING BUILDINGS = 5,274 SQ. FT.
EXISTING BITUMINOUS AND GRAVEL DRIVEWAY = 11,228 SQ. FT.
EXISTING CONCRETE PAD = 179 SQ. FT.
EXISTING IMPERVIOUS AREA = 16,681 SQ. FT.
EXISTING IMPERVIOUS % = 70.8%
EXISTING BUILDINGS AND PROPOSED ADDITION = 6,214 SQ. FT.
PROPOSED BITUMINOUS AND GRAVEL DRIVEWAY = 10,419 SQ. FT.
EXISTING CONCRETE PAD = 179 SQ. FT.
PROPOSED IMPERVIOUS AREA = 16,812 SQ. FT.
PROPOSED IMPERVIOUS % = 71.3%

LEGEND

- CD DENOTES POWER POLE
- X 903.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES CHAIN LINK FENCE
- DENOTES EXISTING CONTOURS (1 FOOT INTERVAL)
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE

PROPERTY DESCRIPTION

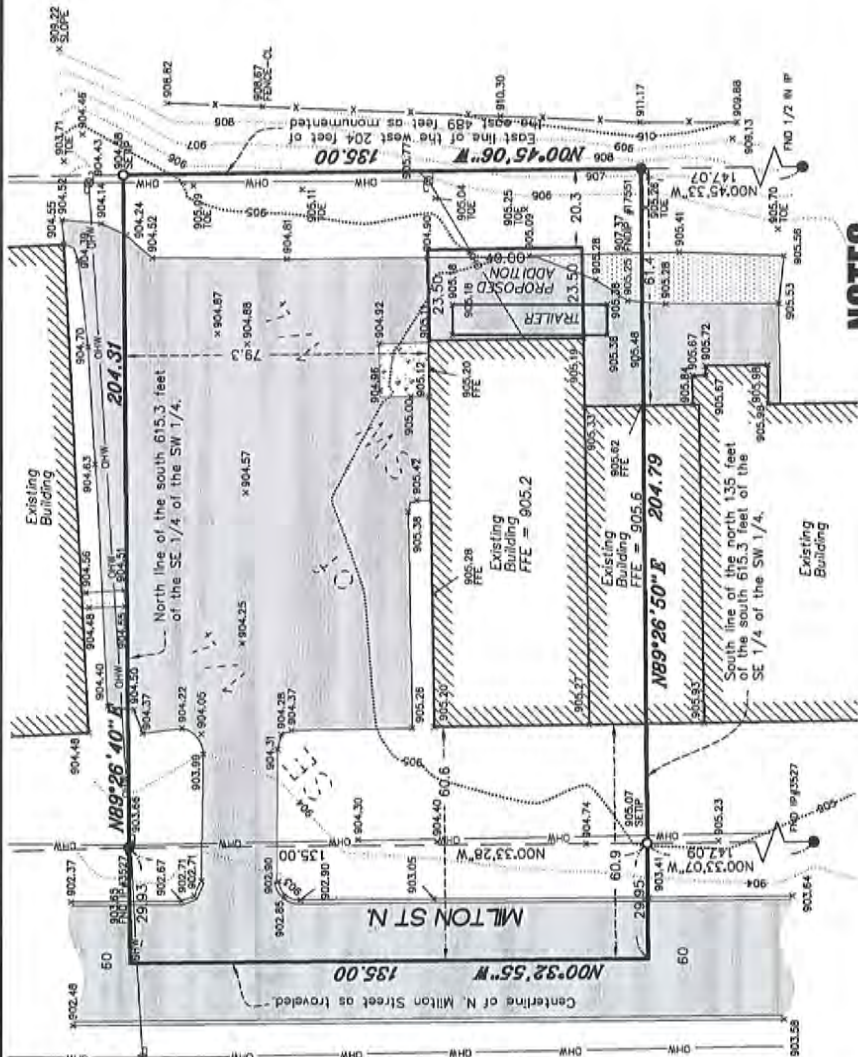
The west 204 feet of the east 489 feet of the north 135 feet of the south 615.3 feet of the Southeast Quarter of the Southwest Quarter of Section 14, Township 30, Range 23, lying east of the centerline of Milton Street, Ramsey County, Minnesota.

04/10/12: impervious calcs: MMD

● Denotes Iron Set
● Denotes Iron Found

Bearings shown are on Ramsey County datum.
Drawn By: MMD
Project Manager: JER

Scale 1" = 30'
Job No.: 12512AB



NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/26/12.
- 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.
- Benchmark: MNDOT GSID Station #24786 "6224M". Elevation = 947.17 (NAVD BB)

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. Dated this 4th day of October, 2012.

License No. 41578

E. G. Rud

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 341-8200 Fax (651) 341-8701
www.egrud.com

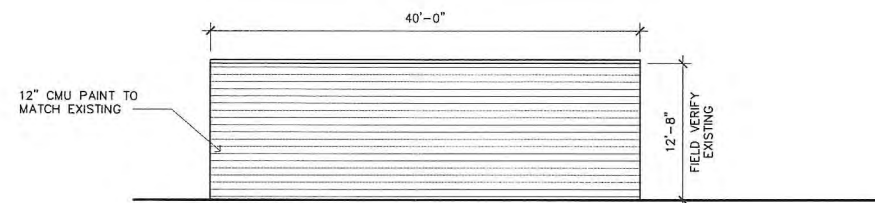
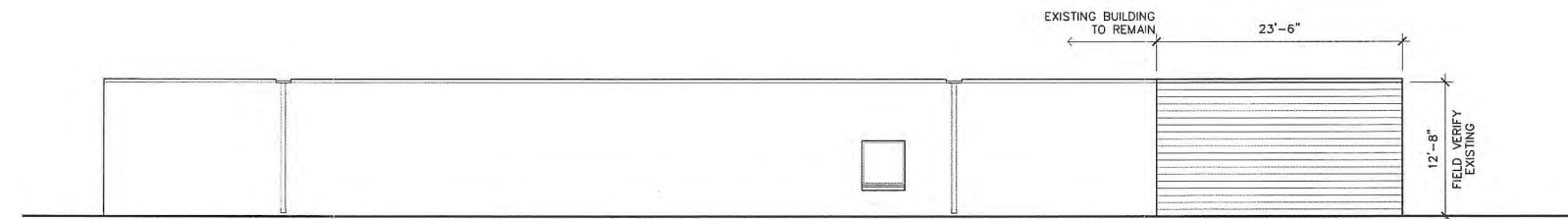
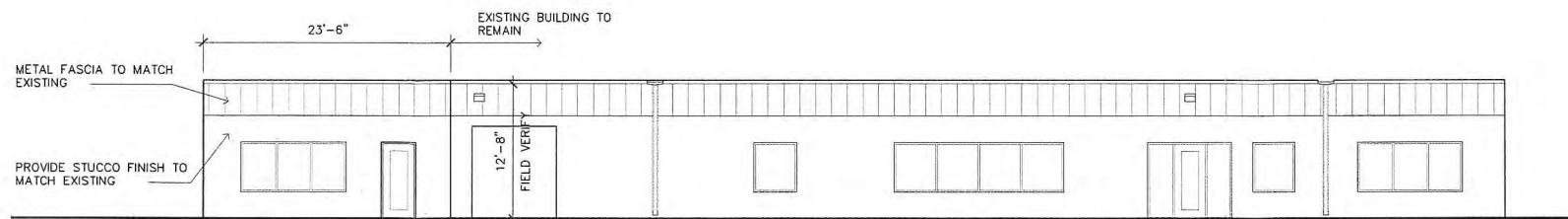
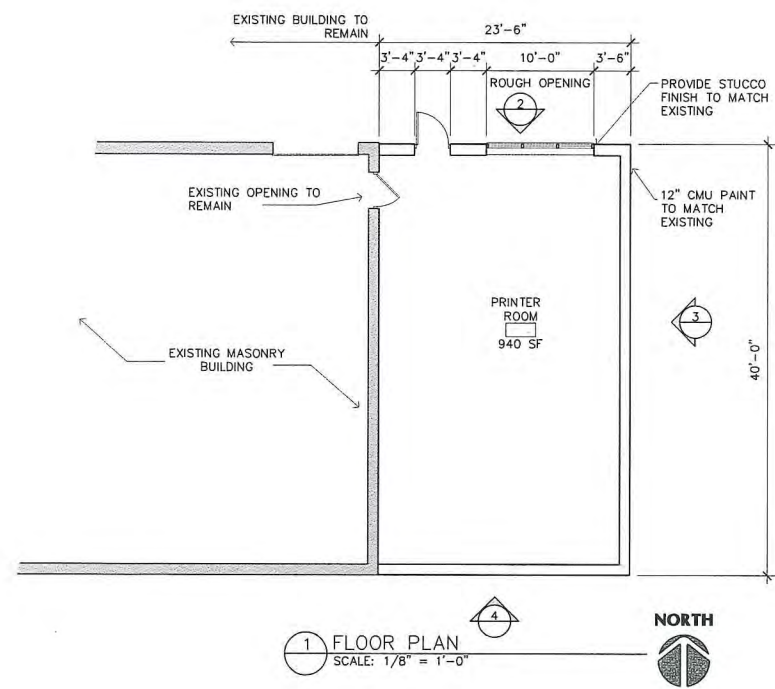


LAMPERT ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
NOT FOR CONSTRUCTION



HOUCK ADVERTISING
ADDITION
Shoreview, Minnesota

Copyright 2012
Leonard Lampert Architects, P.A.
Project Designer: CJOHN
Drawn By: cwj
Checked By: LL

Revisions	DATE	DESCRIPTION
10.01.12	QTY SUBMITTAL	

Sheet Number

A1

Project No. 120924-2



RICE CREEK WATERSHED DISTRICT

4325 Pheasant Ridge Dr. NE #611 • Blaine, MN 55449-4539

Phone: 763-398-3070 • Fax: 763-398-3088

www.ricecreek.org

October 4, 2012

RCWD FILE #12-102R

Houck Transit Advertising
4610 Milton Street N
Shoreview, MN 55126

Re: Proposed Building Addition

To Whom It May Concern,

Mike Mezzenga of Mezco, Inc. recently contacted us regarding plans for a proposed 24' x 40' building addition (960 sq. ft.) at your site in Shoreview, MN. The RCWD has completed a preliminary review of the project which will also result in the removal of approximately 1,200 sq. ft. of impervious surface to accommodate the building addition, resulting in a net decrease in impervious surface lot coverage and stormwater runoff rate and volume. The RCWD's Rule C (Stormwater Management) does not specifically contain a "de minimis" project size exemption to eliminate regulation of these minor projects. Under Rule C, as written and strictly interpreted, installation of even a new 10 square foot impervious area on this property would technically require permitting and stormwater treatment. Regulating such small projects has become overly burdensome to both landowners and the RCWD.

Given the minor nature of the proposed project, and the net positive effect on stormwater runoff rate and volume leaving the site, the RCWD will not be enforcing Rule C for this project. However, please note that future reconstruction of the parking lot or full site redevelopment may trigger regulation under Rule C. Further, this project's scope does not trigger a permit requirement under any other RCWD Rules (wetland, floodplain, erosion control, etc.).

Please note that this decision does not indemnify you from enforcement action if a violation of District Rules or other laws is found to have occurred as a result of this project. Please take care to ensure that any soils disturbed during construction are stabilized within 14 days of project completion. Be sure to install storm sewer inlet sediment protections and perimeter sediment control (silt fence, etc.) to prevent any disturbed soils from washing into Martha Lake. Permits may be required from other agencies including, but not limited to, the City of Shoreview.

BOARD OF
MANAGERS >

Barbara A. Haake
Ramsey County

Steven P. Wagamon
Anoka County

Harley M. Ogata
Ramsey County

Patricia L. Preiner
Anoka County

John J. Waller
Washington County

**PROPOSED MOTION
TO APPROVE**

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To recommend the City Council approve the Site and Building Permit Review application submitted by Tom Houck for a building addition at 4610 N. Milton Street, subject to the following conditions:

1. The site shall be developed in accordance with the plans submitted. Minor modifications may be made to the plans, subject to approval by the City Planner. Significant changes to the plans require review and approval through the Site and Building Plan review process.
2. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director.
3. The parking lot shall be striped to identify parking spaces on the property. Said parking spaces and aisle width shall comply with Section 206.020, Parking, of the Development Code.
4. Lighting on site shall comply with Section 204.030, Glare, of the Development Code. Details of the proposed light fixtures shall be submitted to the staff prior to the issuance of a building permit.
5. The applicant shall enter into a Site Development Agreement prior to the issuance of any building permits for this project.
6. 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 land use and building addition is consistent with the City's Comprehensive Plan policy regarding improvements to existing buildings in the Shoreview Town Center area.
2. The building addition complies with the development standards for the I, Industrial Zoning District.
3. The use is in harmony with the general purposes and intent of the Development Code and Comprehensive Plan.

VOTE:

AYES:

NAYS:

Regular Planning Commission Meeting

October 23, 2012

t:\2012pcf\2466-12-294610MiltonShouck\pemotion

TO: Planning Commission
FROM: Kathleen Nordine, City Planner
DATE: October 18, 2012
SUBJECT: File No. 2464-12-27, Buetow 2 Architects/Lake Johanna Fire Station, Fire Station #4, 3615 N. Victoria Street

Introduction

Buetow 2 Architects, Inc., on behalf of the Lake Johanna Fire Department, has submitted a Site and Building Plan review application for proposed improvements to Fire Station #4, 3615 N. Victoria Street. These improvements consist of interior remodeling and a 725 square foot addition located on the south side of the existing building. This addition will provide 4 sleeping rooms and bathroom facilities for the on-shift firefighters. The City's Development Code requires site and building plan approval for exterior modifications on public and quasi-public properties located in the R-1, Detached Residential Zoning District.

The application was complete as of October 4, 2012.

Background

The City of Shoreview contracts with the Lake Johanna Fire Department for fire protection along with the cities of Arden Hills and North Oaks. While the services are provided through this contractual agreement, the City of Shoreview owns the property. The one-acre parcel was purchased from Ramsey County and was previously part of Island Lake County Park.

Station #4 was constructed in 1988 to provide better coverage in the south end of the community. Improvements were then completed in 2004 that enhanced the architectural character of the station and improved the operation and function of the station. These improvements consisted of: a 1,500 square foot office addition, a 1,750 square foot truck bay addition, expansion of the driveway, replacement of the overhead doors, mechanical system upgrades, re-roofing and enhancement of the building's exterior finish.

During the past few years, the Lake Johanna Fire Department has been implementing a new service model that uses paid on call firefighters to cover specific shifts throughout the day and evening hours. This Duty Crew service model has improved response times, and also allows for firefighters to respond to all medical calls during these staffed hours. All firefighters are trained to an Emergency Medical Technician (EMT) level. The current model will provide for staffed stations at Station 4 (Victoria and County Road E) and at Station 2 (Hodgson Road north of Highway 96 in North Oaks) 24 hours a day. Beginning in April 2013, the Department will be covering all daytime and evening hours until at least 10:00 pm, seven days per week. According to the current implementation plan, the Department will begin staffing these stations during overnight hours in 2014. Therefore, sleeping quarters need to be constructed at both Station 2 and Station 4. The proposed addition at Station 4 is necessary to accommodate the planned

sleeping quarters because the footprint of the station is small and cannot be developed within the existing building as is being done at Station 2.

Project Description

The proposed one-story addition is approximately 725 square feet in size and will be located on the south side of the existing building, resulting in the loss of 4 parking stalls. This addition will provide 4 sleeping rooms for the on-shift firefighters and a bathroom. The vestibule will be moved by enclosing the existing covered entryway. The exterior of the addition is designed to match the existing building with brick, concrete masonry unit and glass windows.

The interior of the Station will also be remodeled to accommodate the proposed addition and needs of the Fire Department. Alterations include modifying the existing office space to provide additional storage area, remodeling the men's locker to provide an additional bathroom for the sleeping quarters and relocating the entry door/sidewalk.

Development Code

The property is zoned R1, Detached Residential. In residential districts, public and quasi public facilities are permitted subject to Site and Building Plan review and upon the finding that the use will not impede or otherwise conflict with the planned use of the adjoining property. The City Council may attach conditions to the site plan approval to insure that the use will not interfere with the planned use of the adjoining property.

The R-1 district establishes minimum lot standards and performance standards that are designed for residential land uses and are difficult to apply to non-residential land uses such as churches, schools and public buildings. These types of uses are generally reviewed in accordance with a zoning district that permits uses which are similar in nature to the public or quasi-public use. The standards of the Business Park District are being used as a guideline for this development project.

In the Business Park District, the minimum building setbacks required are: 75-feet from a front property line, 75-feet from a property line adjacent to a residential zone, and 30-feet from a rear or side property line. Parking areas must be setback a minimum of 20-feet from a front property line and 5-feet from a side property line. Parking ratios are established based on the use of the building.

Impervious surface coverage cannot exceed 70% but may be increased to 75% if best management practices are used.

Adjacent land uses include Island Lake County Park to the north and west (zoned R1, Detached Residential), railroad to the south (zoned R1, Detached Residential) and the Deluxe Corporate Campus to the east (zoned PUD, Planned Unit Development). South and east of this site is the Midland Terrace redevelopment project.

Staff Review

The submitted plans have been reviewed in accordance with the City's development standards. The proposed addition will provide the space needed for the Department to implement its new service model. The key development issues are discussed below:

Site Design

The proposed addition will be located on the south side of the existing building. This addition has an area of 725 square feet and is one-story in height. From the rear property line, the addition will be setback 60 feet and does not extend closer to this lot line than the existing building. From the southern side lot line, the setback proposed is 82 feet.

The rear property line is adjacent to Island Lake County Park. The Park is zoned R1, Detached Residential, therefore a 75-foot structure setback is required from this property line. This rear property line is angled and at the closest point the structure is setback 45 feet. The proposed setback is reasonable based on the location of the existing building, park use of the adjoining property and the existing vegetative buffer.

Parking

Parking is provided on-site in an off-street parking area that is accessed off of Victoria Street. This parking lot is currently designed with 25 parking stalls located south and northeast of the building. The placement of the building addition will result in the loss of 4 stalls bringing the number provided on-site to 21. The City's Development Code does not provide a parking ratio standard for this type of use and Staff does not believe it is reasonable to apply a ratio based on floor area (office, warehouse, etc) since this use is unique.

The Fire Chief has indicated that the propose parking is sufficient and meets the station's needs. The number of stalls provided on this site is similar to the number of stalls (22) provided at Station #2 in North Oaks. Parking demand will be generated by the on-shift Duty Crew (3 to 4 firefighters) and on-call firefighters who may be called in to respond to an emergency. The number of firefighters who are called in for duty depends on the emergency event and will not exceed the parking capacity for this site.

Architectural Design

The one-story addition is designed with exterior finishes that match the existing building. Exterior wall finishes include brick, colored concrete masonry unit, rock face block and glass. The covered entryway will be enclosed and converted to the vestibule. The entry door will be relocated from the south to the west side. New walkways will also be provided for access into the structure. The roof is flat and the overall height of the addition is 17.7 feet.

Existing exterior light fixtures will be relocated and placed on the south and west building walls.

Stormwater Management

The property is located in the Rice Creek Watershed District. The District did review this proposal and stated that a permit will not be required due to the minimal impact the proposal has on stormwater runoff. The project, however, is still required to comply with district rules.

The existing and proposed impervious surface coverage for this site is 68%. The proposed addition will be placed in an area currently used for parking and access to the building therefore there is a nominal increase in impervious surface coverage. The coverage is less than the maximum 75% permitted for business park properties.

Stormwater runoff from the roof will be directed to the west side of the building into a landscape rock bed. Drainage generally flows into the parking lot, then south into the rain garden.

Public/Agency Comment

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

The plans were also reviewed by the City Engineer who provided some comments regarding water service. Further review will be needed prior to the issuance of a building permit.

Recommendation

The proposed building addition will enhance the overall appearance of the structure and have minimal site or land use impacts. More importantly, this addition is needed to implement the Fire Department's service model and provide a staffed station 24 hours a day and will result in improved response times and public safety. Staff is recommending the Planning Commission support the request and recommend approval to the City Council, subject to the following:

1. The site shall be developed in accordance with the plans submitted. Minor modifications may be made to the plans, subject to approval by the City Planner. Significant changes to the plans require review and approval through the Site and Building Plan review process.
2. Approval of the final drainage, utility, and erosion control plans by the Public Works Director prior to the issuance of a building permit.
3. The Building Official is authorized to issue a building permit for the project, upon satisfaction of the conditions above.

Attachments

1. Email from City Engineer
2. Location Map
3. Aerial
4. Applicants Submitted Plans
5. Proposed Motion

Date: October 10, 2012

To: Kathleen Nordine, City Planner

From: Tom Wesolowski, Assistant City Engineer
Tom Hammitt, Senior Engineering Technician

Subject: Site and Building Plan Review, South Fire Station
3615 Victoria Street N

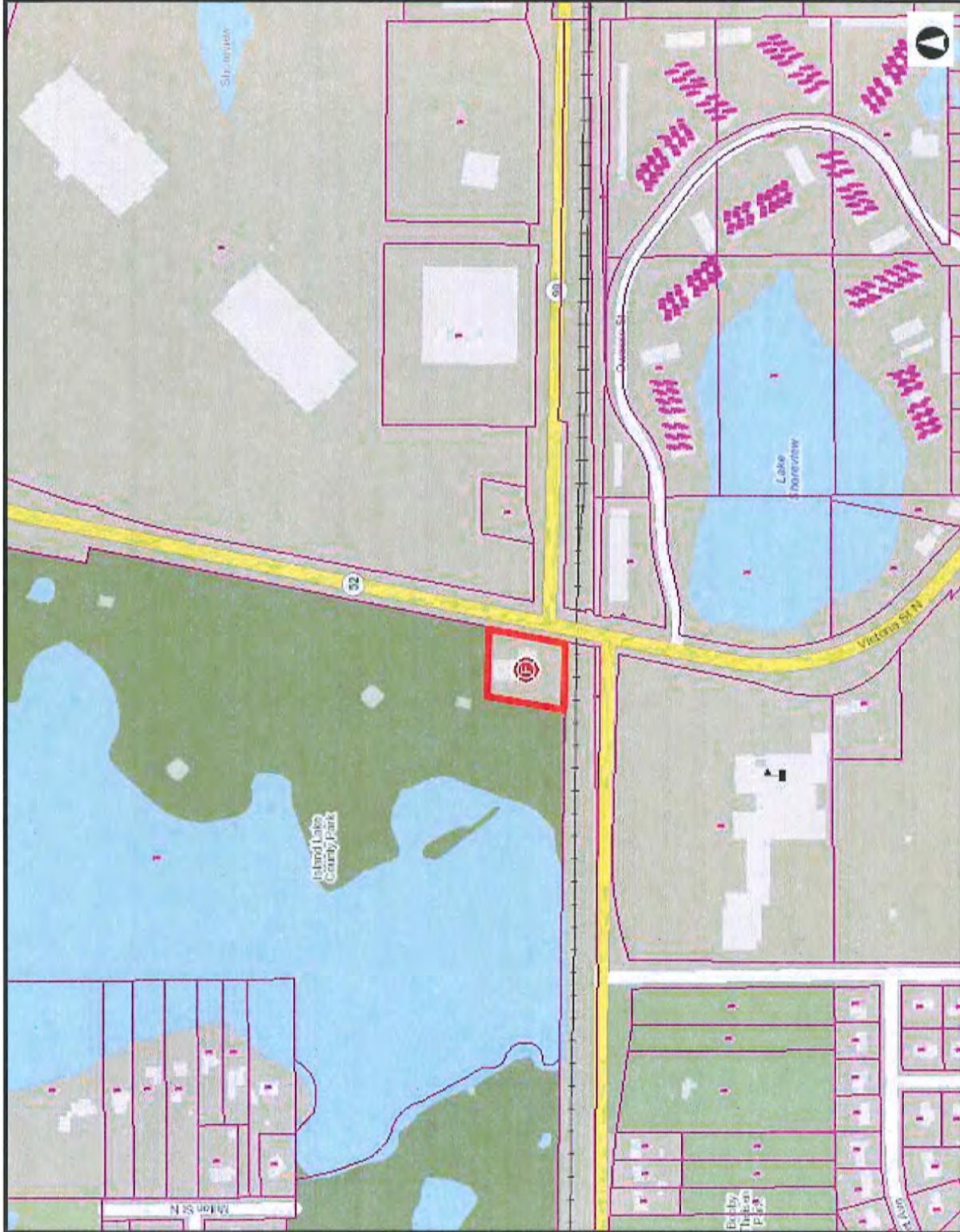
The City of Shoreview Engineering Department has reviewed the plans dated October 1, 2012 and has the following comments regarding the plans:

1. The building addition that was completed in 2004 appears to have constructed the new offices over the water service on the south side of the original building.
2. The new addition of sleeping rooms is to be constructed on the south side of the original building and will be over the shut off valves for the water service. There is a valve for the fire service and another for the domestic service.
3. City has to determine if the service line on the south side of the building has been abandoned. City records are not clear. The preliminary indication is the service has been capped but where and how is yet to be found.

If you have any questions or would like to discuss the comments please contact Tom Wesolowski at 651-490-4652 or Tom Hammitt 651-490-4654.



3615 Victoria Street



812.7
 0 406.34 812.7 Feet
 NAD_1983_HARN_Adj_MN_Ramsey_Feet
 © Ramsey County Enterprise GIS Division

Legend

- County Offices
- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcels
- GISRASTER.GISPUB.IMAGE
- High : 255
- Low : 0

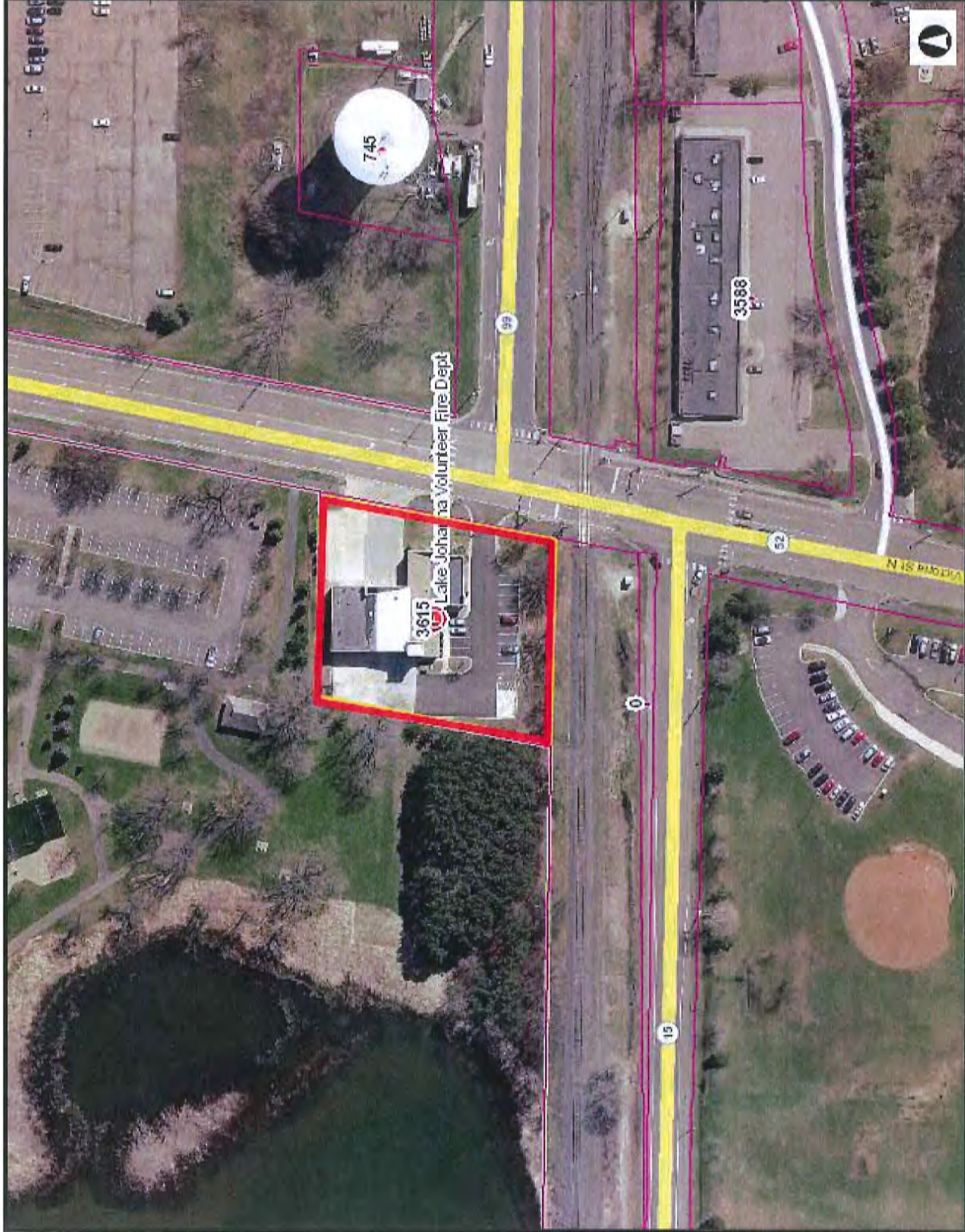
Notes

Site and Building Plan Review

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



3615 Victoria Street



270.9 0 135.45 270.9 Feet

NAD_1983_HARN_Adj_MIN_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

Legend

- County Offices
- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcels
- GISRASTER.GISPUB.IMAGE
- High : 255
- Low : 0

Notes

Site and Building Plan Review

BII BUETOW 2 ARCHITECTS, INC.

Project Description

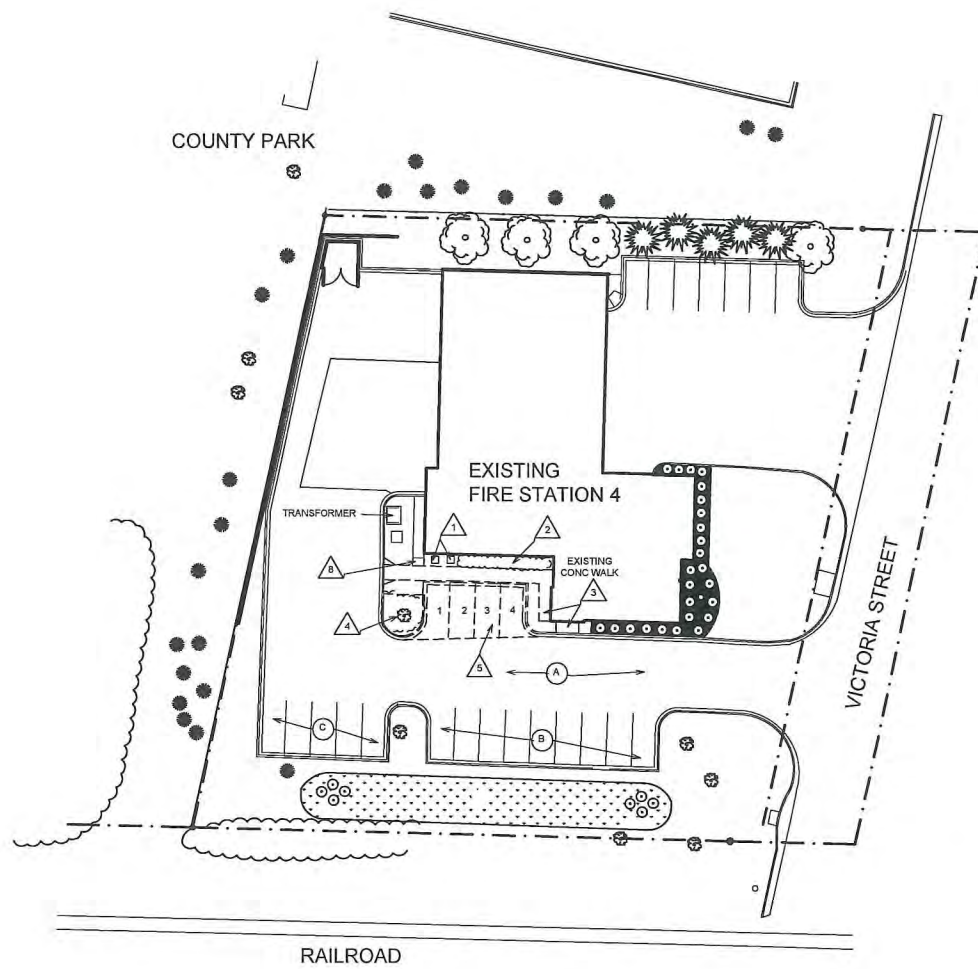
Fire Station 4 Sleeping Rooms

Station 4 was last expanded in 2005. At that time the need was for another apparatus bay and additional dayroom and office space.

The current need is for 4 sleeping rooms. This 725 square foot addition to the south will replicate the existing elevation to the east that was added in 2005.

The Fire Chief has stated that the quantity of parking spaces available is sufficient to meet the Departments needs. Station 4 does not normally have a lot of visitors as Station 3 is the Headquarters for conducting business with the Fire Department.





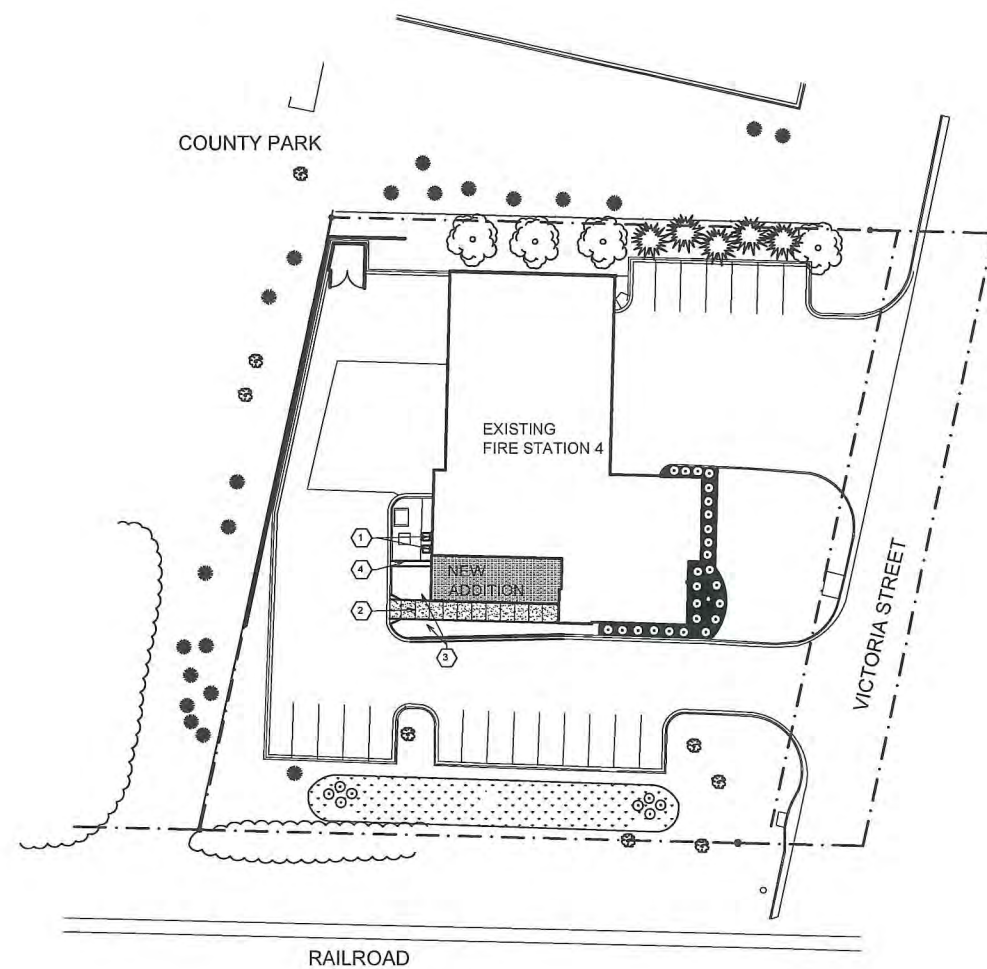
1
A1 SITE PLAN - DEMOLITION
1" = 30'-0"

NOTE: CONTRACTOR TO FIELD VERIFY ALL CONDITIONS

- DEMOLITION KEY NOTES** △
- 1 GENERAL CONTRACTOR TO USE CARE IN RELOCATING 2 CONDENSING UNITS AND GAS SERVICE. (SEE MECHANICAL DRAWINGS).
 - 2 DEMO 5 BUSHES AND ALL ROCK MULCH IN AREA OF NEW ADDITION.
 - 3 DEMO EXISTING CONCRETE WALK AND HG TRANSITION AT WALK TO BITUMINOUS PAVING. SIDEWALK ON WEST SIDE OF STATION AGAINST BUILDING TO REMAIN.
 - 4 REMOVE TREE AND STUMP TOTALLY.
 - 5 DEMO CONCRETE CURB AND SAW CUT BITUMINOUS PAVING AT NEW CONCRETE CURB. REMOVE 4 EXISTING PARKING SPACES.
 - 6 DEMO ALL ITEMS IN AREA OF NEW CONSTRUCTION NOT NOTED TO REMAIN.
 - 7 REMOVE (3) THREE EXISTING EXTERIOR LIGHT FIXTURES AND SAVE FOR RELOCATION TO NEW WALLS (SEE ELEVATIONS).
 - 8 REMOVE PORTION OF EXISTING SIDEWALK AS REQUIRED TO CONSTRUCT CONCRETE DRAINAGE TROUGH.

- CONTRACTOR STAGING** ○
- A MAINTAIN A CLEAR ACCESS LANE FOR FIRE TRUCKS AT ALL TIMES TO THE BACK ENTRANCE.
 - B CONTRACTOR PARKING - CONFIRM PARKING WITH FIRE CHIEF IN THE AREA.
 - C DUMPSTER / SATELLITE TOILET / MATERIAL STORAGE / TRAILER - CONFIRM THIS LOCATION WITH FIRE CHIEF.

EMERGENCY CONTACTS:
THE GENERAL CONTRACTOR MUST PROVIDE A 24 HOUR EMERGENCY CONTACT. THIS SHOULD BE THE SUPERINTENDENT OR PROJECT MANAGER.



2
A1 SITE PLAN - NEW
1" = 30'-0"

NOTE: THE FIRE STATION WILL REMAIN OPERATIONAL 24 HOURS A DAY, 7 DAYS A WEEK DURING THE ENTIRE CONSTRUCTION PROCESS OF THE NEW ADDITION AND REMODELING.

- SITE PLAN KEY NOTES** ○
- 1 RELOCATED (2) TWO CONDENSING UNITS TO SIDEWALK. REUSE EXISTING PADS IF REQUIRED
 - 2 NEW CONCRETE SIDEWALK WITH BROOM FINISH AND HG RAMP AT JUNCTURE TO EXISTING BITUMINOUS PAVING TO MEET CITY STANDARD.
 - 3 RED ROCK 3/4" + MULCH TO MATCH EXISTING ON BOTH SIDES OF SIDEWALK, 4 INCHES THICK MINIMUM ON VEED BARRIER FABRIC.
 - 4 2'-0" WIDE CONCRETE TROUGH FOR WATER RUN OFF FROM STORM WATER OUTLET. SEE BUILDING ELEVATIONS.

LANDSCAPE SCHEDULE
INSTALL (30) THIRTY STELLA D'ORO DAY LILIES EVENLY SPACED IN THE NEW ROCK MULCH AREAS.

CONTRACTOR'S STATE LICENSE AND EXPIRE DATE: _____
 I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 MCGUIRE M. FEGERS
 DATE: _____
 REGISTRATION NUMBER: 13242

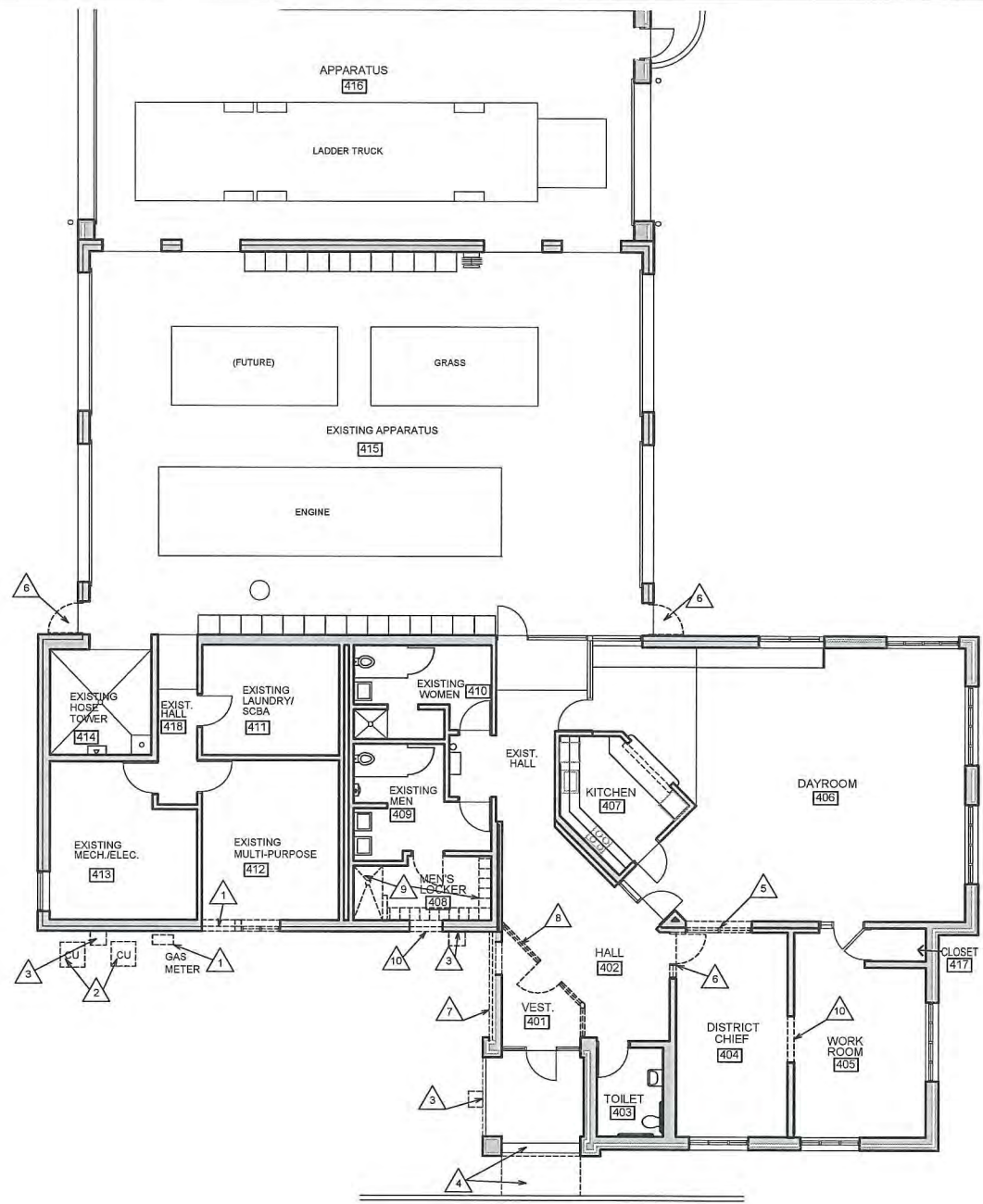
NO.	DATE	REVISION

September 28, 2012

SITE AND LANDSCAPE PLAN
 Fire Station #4 - Addition and Remodeling
 Lake Johanna Fire Department
 Shoreview, Minnesota

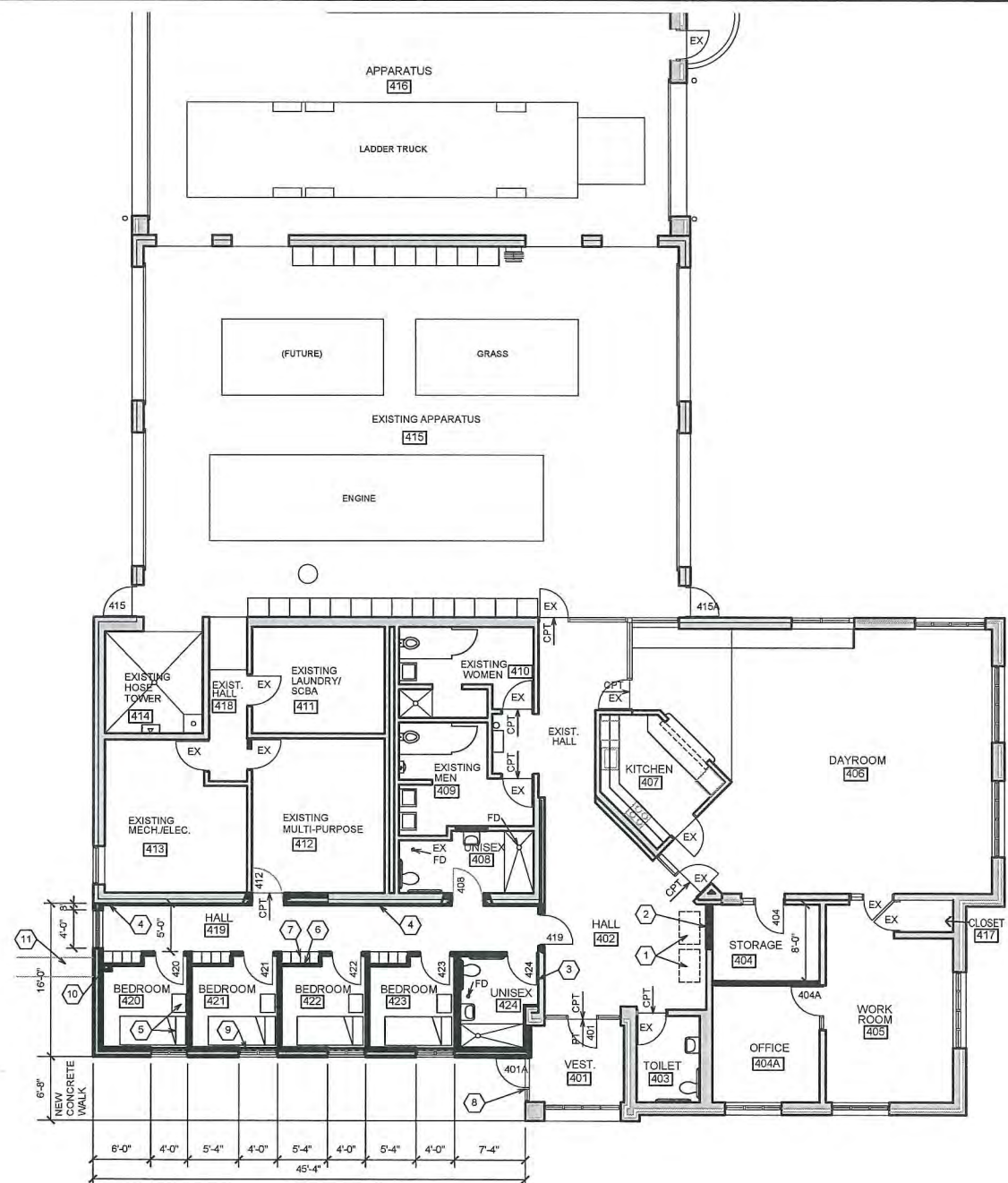
1221

A1



1
A2
DEMOLITION PLAN
1/8" = 1'-0"

- DEMOLITION KEY NOTES** ▲
- ▲ GENERAL CONTRACTOR TO RELOCATE GAS METER TO WEST EXTERIOR WALL OF ROOM 413 - SEE MECH PLAN.
 - ▲ GENERAL CONTRACTOR TO RELOCATE EXISTING CONDENSING UNITS TO WEST (EXTERIOR) OF ROOM 413 - SEE MECH PLAN.
 - ▲ GENERAL CONTRACTOR TO RELOCATE (3) THREE EXTERIOR LIGHT FIXTURES - SEE ELEVATIONS AND ELECTRICAL PLAN.
 - ▲ EXISTING TWO STEPS TO REMAIN, DEMO CONCRETE WALK.
 - ▲ DEMO EXISTING WINDOW AND CONCRETE BLOCK AS REQUIRED FOR NEW DOOR.
 - ▲ DEMO HOLLOW METAL DOOR AND FRAME. SAVE HARDWARE FOR REUSE.
 - ▲ REMOVE EXISTING VENEER CMU DOWN TO 8" BELOW FLOOR LINE.
 - ▲ REMOVE EXISTING ALUMINUM VESTIBULE FRAMING. REPAIR SURFACES TO RECEIVE NEW FINISHES.
 - ▲ REMOVE EXISTING LOCKERS, SHOWER AND CMU WALL SHOWN DASHED. REMOVE FLOOR AND WALL FINISHES. PREPARE SURFACES FOR NEW FINISHES.
 - ▲ CUT OPENING THRU EXISTING CMU WALL FOR NEW DOOR AND FRAME.



2
A2
FLOOR PLAN
1/8" = 1'-0"

- FLOOR PLAN KEY NOTES** ○
- VENDING MACHINES FURNISHED AND INSTALLED BY OWNER.
 - REMOVE AND SAVE FOR REUSE, H.M. FRAME AND DOOR. FILL OPENING WITH CMU TO MATCH ADJACENT EXISTING.
 - FURR OUT WITH GYPSUM BOARD THE CMU WALL WHERE VENEER WAS REMOVED.
 - FURR OUT EXISTING THAT HAS BREAK OFF BLOCK.
 - BED AND NIGHT STAND BY OWNER.
 - FURR OUT LOCKERS WITH 1 5/8" METAL STUDS 16" O.C. AND 5/8" TYPE X GYPSUM BOARD.
 - LOCKERS (SEE PROJECT MANUAL) 4 LOWER AND 4 UPPER PER ROOM, 32 TOTAL.
 - TIE NEW SIDEWALK INTO EXISTING CONC STOOP WITH PENCIL DOWELS AT 1'-0" O.C. THE ENTIRE LENGTH.
 - WINDOW BLINDS AT BEDROOMS (SEE PROJECT MANUAL).
 - FURR OUT AND BOX IN STORM PIPE WHICH EXITS WEST WALL 1'-0" ABOVE GRADE TO CONCRETE SPILLWAY.
 - CONCRETE POURED SPILLWAY 2'-0" WIDE THAT EXTENDS TO BITUMINOUS PAVING - SEE SITE PLAN.

COPYRIGHT © 2012 BUETOW 2 ARCHITECTS, INC. I hereby certify that this plan was prepared by me or by a licensed architect under the laws of the state of Minnesota.
 MOHIB M. FIEDERS
 REGISTRATION NUMBER: 1042
 DATE:

B2 BUETOW 2 ARCHITECTS, INC.
 2905 DEAN PARKWAY, SUITE C
 MINNEAPOLIS, MINNESOTA 55416
 (612) 455-2626

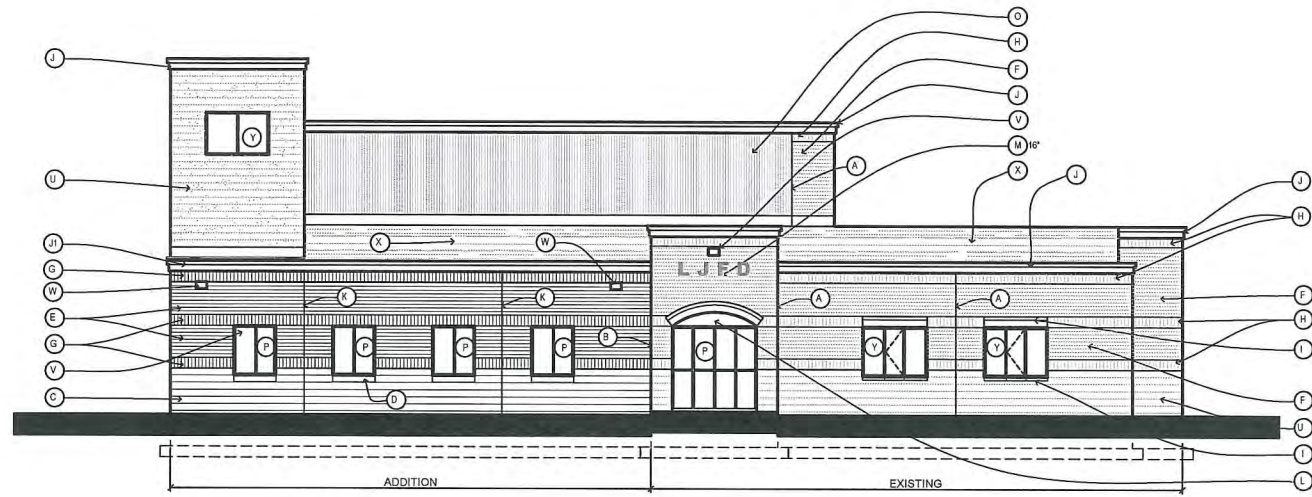
NO.	DATE	REVISION

September 28, 2012

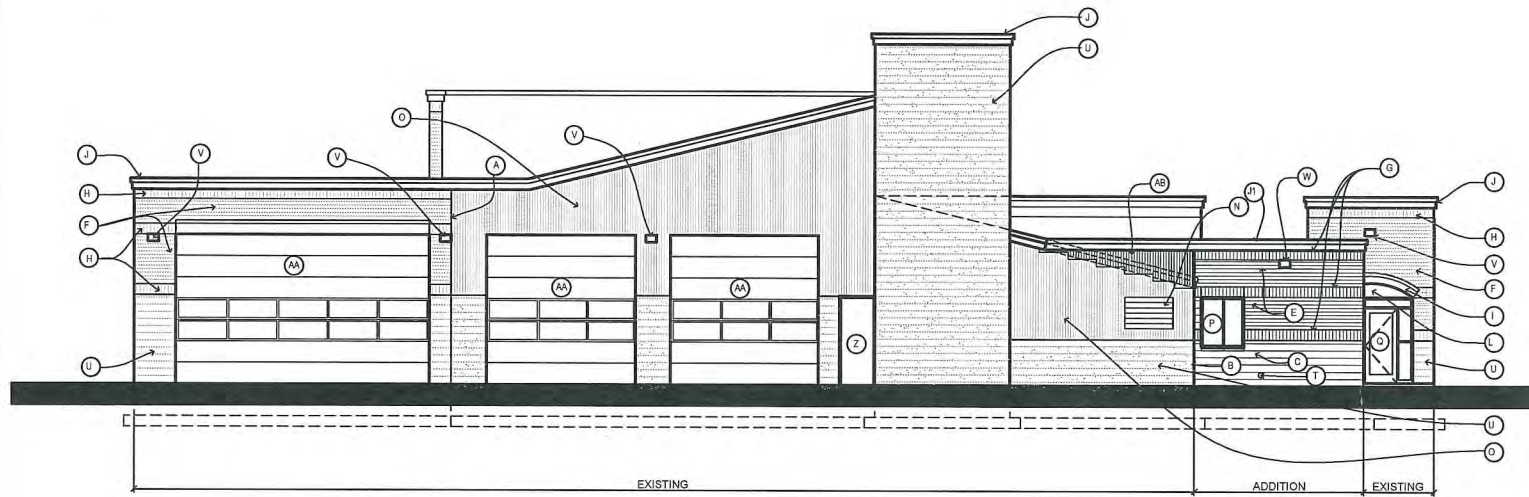
SITE AND LANDSCAPE PLAN
 Fire Station #4 - Addition and Remodeling
 Lake Johanna Fire Department
 Shoreview, Minnesota

1221

A2



5
A7
STATION 4 SOUTH ELEVATION
1/8" = 1'-0"



8
A7
STATION 4 WEST ELEVATION
1/8" = 1'-0"

ELEVATION KEYED NOTES

- | | | | |
|---|---|---|--|
| (A) EXISTING CONTROL JOINT. | (H) EXISTING 4" X 12" SOLDIER COURSE - PROJECT 1/2" | (N) EXISTING METAL LOUVER | (V) EXISTING LIGHT FIXTURES TO REMAIN. |
| (B) NEW EXPANSION JOINT | (I) EXISTING CAST STONE LINTEL OR SILL OR ARCH | (O) EXISTING INTEGRAL COLOR BREAK-OFF CONCRETE BLOCK. | (W) RELOCATED LIGHT FIXTURE |
| (C) NEW ROCK FACE BLOCK - PAINT | (J) EXISTING PREFINISHED METAL ROOF EDGE | (P) NEW ALUMINUM WINDOW SYSTEM | (X) ASPHALT SHINGLES |
| (D) NEW SMOOTH FACE CMU SILL | (K) NEW PREFINISHED METAL ROOF EDGE - MATCH EXISTING | (Q) NEW ALUMINUM ENTRANCE SYSTEM | (Y) EXISTING WINDOW TO REMAIN. |
| (E) NEW 4" X 12" FACE BRICK VENEER | (L) NEW CONTROL JOINT | (R) OVERFLOW SCUPPER | (Z) NEW HOLLOW METAL DOOR & FRAME - PAINT |
| (F) EXISTING 4" X 12" FACE BRICK VENEER | (M) EXISTING EXTERIOR INSULATION AND FINISH SYSTEM REPAIR SURFACE WHERE REQUIRED. | (T) DAYLIGHT RAINWATER LEADER. | (AA) EXISTING OVERHEAD DOORS TO REMAIN |
| (G) NEW 4" X 12" COLORED CMU SOLDIER COURSE | (N) EXISTING METAL SIGNAGE | (U) EXISTING INTEGRAL COLORED ROCKFACE CMU | (AB) REMOVE EXISTING ROOF EDGE & CMU TO ALLOW NEW BREAK OFF BLOCK TO BE TOOTHED INTO EXISTING. PROVIDE #4 REBAR @ 16" O.C. VERTICAL IN NEW CMU AND DRILLED, EPOXYED OR GROUTED INTO EXISTING 2'-0" DOWN, PROVIDE BOND BEAM AT WALL CAP WITH (2) #4 BARS. |
| | | | (AC) NEW PREFINISHED METAL ROOF EDGE - MATCH EXISTING |

COPYRIGHT © 2012 BUETOW 2 ARCHITECTS, INC. I HEREBY UNDER THE DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
MOONIE H. FIEBERS
REGISTRATION NUMBER 13442
DATE

B2 BUETOW 2 ARCHITECTS, INC.
2905 DEAN PARKWAY, SUITE C
MINNEAPOLIS, MINNESOTA 55416
(612) 455-2626

NO.	DATE	REVISION

September 28, 2012

EXTERIOR ELEVATIONS
Fire Station #4 - Addition and Remodeling
Lake Johanna Fire Department
Shoreview, Minnesota

1221

A4

**PROPOSED MOTION
TO APPROVE**

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To recommend the City Council approve the Site and Building Permit Review application submitted by Buetow 2 Architects on behalf of Lake Johanna Fire Department for a building addition at Station #4, 3615 N. Victoria Street, subject to the following conditions:

1. The site shall be developed in accordance with the plans submitted. Minor modifications may be made to the plans, subject to approval by the City Planner. Significant changes to the plans require review and approval through the Site and Building Plan review process.
2. Approval of the final drainage, utility, and erosion control plans by the Public Works Director prior to the issuance of a building permit.
3. 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 land use is consistent with the designated Institutional land use in the Comprehensive Plan.
2. The building addition and use of the property by the Fire Department will not impede or otherwise conflict with the planned land use of the surrounding property.
3. The building addition will enable the Fire Department to implement their new duty crew service model and improve response times and public safety.

VOTE:

AYES:

NAYS:

Regular Planning Commission Meeting
October 23, 2012

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