

**AGENDA
PLANNING COMMISSION MEETING
CITY OF SHOREVIEW**

DATE: JUNE 28, 2016

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

May 24th, 2016 Minutes

Brief Description of Meeting Process – Chair John Doan

3. REPORT ON CITY COUNCIL ACTIONS

Meeting Date: June 6th, 2016 and June 20th, 2016

4. NEW BUSINESS

A. PUBLIC HEARING - PRELIMINARY PLAT*

FILE NO: 2620-16-19

APPLICANT: Eagle Ridge

LOCATION: 4000 Lexington-1005 Gramsie-1020/1050/1080 County Road F

B. RESIDENTIAL DESIGN REVIEW / VARIANCE

FILE: 2619-16-18

APPLICANT: Jayme Brisch/Willet Remodeling

LOCATION: 3275 Owasso Heights Road

C. TEMPORARY SALE/EVENT PERMIT APPLICATION*

FILE NO: 2622-16-21

APPLICANT: Shepherd of the Hills Church

LOCATION: 3920 Victoria Street

5. MISCELLANEOUS

A. City Council Meeting Assignments for July 5, 2016 and July 18th, 2016
Planning Commissioners Solomonson and Wolfe

B. Joint Planning Commission/Environmental Quality Committee Workshop – 6:00 pm, June 29th, 2016 at Oak Hill Montessori School, 4665 Hodgson Road.

6. ADJOURNMENT

** These agenda items require City Council action. The Planning Commission will hold a hearing, obtain public comment, discuss the application and forward a recommendation to the City Council. The City Council will consider these items at their regular meetings which are held on the 1st or 3rd Monday of each month. For confirmation when an item is scheduled at the City Council, please check the City's website at www.shoreviewmn.gov or contact the Planning Department at 651-490-4682 or 651-490-4680.*

Presentation by Economic Development and Planning Associate Niki Hill

A Conditional Use Permit (CUP) is requested to build a detached garage of 528 square feet. The property is zoned Residential Estate and consists of 1.77 acres. There is a single-family home on the property of 1,388 square feet with an attached garage of 454 square feet. There is also a 400 square foot detached gazebo. The maximum size structure allowed is 440 square feet. The CUP allows review of the application in terms of the Development Code standards and consistency with the Comprehensive Plan. Properties of more than one acre are allowed accessory structures that exceed the maximum size with a CUP. With the proposed detached garage, accessory structures would total 1500 square feet or 100% of the dwelling unit foundation.

The proposed structure would be 43 feet from the east property line, 10 feet from the driveway easement and 104 feet south of the north property line. The purpose is for storage. The new structure will not be in view of any adjacent home or public street and will comply with all height and design standards. The height would be 15 feet with a wall height of 10 feet. The exterior will match the home. Additional landscaping is recommended to reduce the impact along the driveway.

Notices were sent to surrounding property owners regarding this application. One comment was received in support; two comments expressed concern about the impact of the garage on future development.

Staff finds the proposal is consistent with Development Code standards and the Comprehensive Plan. The single-family home remains the primary feature of the property. The size of all accessory structures is less than 100% of the dwelling foundation area. It is recommended the application be forwarded to the City Council for approval.

Commissioner McCool asked for further clarification about future development and future road plan. Ms. Hill stated that at this time there are no plans for subdivision. The property is in a Policy Development Area (PDA), which would trigger particular attention to meeting all standards and requirements should a subdivision be requested. Lakeview Drive is part of a future subdivision.

Commissioner Solomonson asked the reason for the additional landscaping and the reason for the chosen location. Ms. Hill responded that the screening is to lessen impact of the structure to the driveway.

City Attorney stated that all requirements for public notice have been met.

Mr. & Mrs. Karel stated that the reason for the chosen location is to avoid the drain field for the septic system and to take down as few trees as possible. **Mrs. Karel** emphasized that they have no interest in further subdivision and creation of a road.

Commissioner Peterson asked the reason for a larger garage that requires a CUP. **Mrs. Karel** explained that they have a number of ATVs and other vehicles that they would like to keep stored and keep the property neat looking.

Commissioner Wolfe asked if there is a security concern with the garage so far from the home. Further, he asked how close the nearest neighbor is located. **Mr. Karel** responded that the nearest neighbor is 104 feet. The driveway is private and there have been no problems with anyone coming onto their property.

Chair Doan opened the public hearing.

Mr. Bruce Larson, 855 Tanglewood Drive, stated that he has no objection, but he would prefer it in another location, not so far from the house and more in relation to the other buildings. It will be very visible in the winter and not handy to get to. It will also be more disruptive to the woods.

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

VOTE: Ayes - 6 Nays - 0

Commissioner Peterson expressed concern about a larger size than regulation. The City just completed revised regulations for size flexibility with accessory structures, but there is already an application for an exception.

Commissioner McCool noted that this is not a variance but a CUP. With the findings of staff, this application can be granted.

MOTION: by Commissioner Solomonson, seconded by Commissioner McCool to recommend the City Council approve the Conditional Use Permit submitted by Matthew and Rachel Karel, 863 Tanglewood Drive, to construct a 24' x 22', 528 square foot detached accessory structure on their property, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The exterior design and finish of the structure shall be compatible with the dwelling.
3. Vegetation and/or screening shall be installed on the east side of the garage to lessen the visual impact adjacent to the driveway easement.
4. A minimum setback of 10-feet is required from the private driveway easement line.
5. The applicant shall obtain a building permit for the structure.
6. The structure shall be used for storage and other garage related purposes.
7. The structure shall not be used in any way for commercial purposes.

Said approval is based on the following findings of fact:

The property has 60 feet of frontage on Sunview Court. When Sunview Court was built, the right-of-way was extended to the common property line with the subject property to preserve development potential. The shared frontage with Sunview Court is the only portion of the property that has access to a public street which contributes to the unique circumstances of this property.

The house location minimizes visibility of the residence and is in an open area that minimizes any impact to trees. Existing conifers are mature and over 30 feet in height. These trees provide dense screening for the proposed house location. Two mature spruce trees may need to be removed with construction, but neither exceeds the 16-inch threshold that would require replacement trees.

Staff finds that a single residence on this 5-acre parcel will not alter the character of the neighborhood in light of the dense screening, large setback and the low density development.

Notices were sent to property owners within 350 feet of the subject property. Ten written responses were received. Many respondents believed the subject property was under DNR jurisdiction, however the property has been privately owned by the same family since the early 1960s. There are also concerns that this house will disturb the natural environment and impact views. Staff suggests retaining buffer area in accordance with the Surface Water Management Plan. The applicant has agreed to provide buffers along Sunview Court and Silverthorn Place. The motion presented is revised to reflect the proposed buffers.

Staff recommends the Commission hold the public hearing and forwarding the rezoning application to the City Council for approval, and approval of the variance.

Commissioner Peterson asked if there is concern about the flow of water with the driveway blockage. Mr. Warwick stated that there will be an appropriately sized culvert under the driveway.

Commissioner Solomonson asked the location of the wetland and buildable area on the site. Mr. Warwick referred to the survey to show the location of the wetlands. Commissioner Solomonson further asked if there would be access to the property from Silverthorn that would eliminate impacts to wetlands. Mr. Warwick stated that there is not an area large enough for a driveway with access to a public street. Silverthorn uses a private drive for access to the townhouses in that development.

Commissioner McCool asked if it would be possible to acquire right-of-way from Silverthorn for access. Mr. Warwick responded that is not possible because there is no seller.

Commissioner McCool asked if buffer areas would be required along wetland areas. Mr. Warwick stated that the wetland is extensive. Easements will be required by the City for the compensatory storage areas which amounts to close to three acres of easements.

City Attorney Beck stated that notice requirements for the public hearing have been met.

Chair Doan opened the public hearing.

Mr. Max Segler, 665 Grove Avenue, stated that the culvert is 15 inches to address water flow through the driveway area. Sunview Court provides access for his property. A similar access to his property was not required by the City when Silverthorn Place was built.

Ms. Theresa Lang, 1299 Sunview Court, stated there are 23 homeowners on Sunview Drive and Sunview Court. There are 20 members opposed to the development and 3 are neutral. No one supports it. Opposition is on grounds of the variance that will alter the character of the neighborhood. The street is quiet and the biggest concerns are disturbing the wetland. Who would repair construction damage to the street of Sunview Court is not addressed. There is a fence along the side property line that is 7 feet high with rows of barbed wire on top. Vegetation has taken over, but what will happen once the area is cleared for a house? She has heard there will be a gate, but what will that look like? Her yard is used for snow removal. Where will the snow from the driveway be placed? If snow is pushed into the wetland, what impact will that have? There are no children on Sunview Court. It is a quiet street, and there is concern about additional traffic to the Segler home.

Ms. Maureen Engels, 1330 Sunview Drive, stated that one of the reasons for moving to Sunview Court is that it is very quiet. How will this impact home values? When County Road I was built, a sharp turn was required to go around the wetland instead of a straight connection to Lexington. She asked if an entrance from Lexington has been considered and if it could be considered. It is difficult to understand why a driveway is now being allowed through wetland. Snow is always pushed back to the end of the court. With all the chemicals used, there is concern that it will get into the wetland. There is a lot of wildlife in the neighborhood that no one wants to lose.

Mr. Donald Brazeal, 1291 Sunview Court, stated that the buffer zone to Sunview Court has just been brought up in the last few days. What does it mean? There are mature trees and will they have to come down for the buffer? What will happen to the fence? The setback variance will connect the front yards of Sunview with the applicant's front yard. There is a question of whether the fence will remain. If there is a large gate, that will be an impact. A lot of vegetation will have to be removed to put the driveway in. A lot of questions need to be answered before a decision can be made. If a decision is made, there should be conditions to address the impact of the fence and gate, the impact of what the driveway will look like and the overall impact to this cul-de-sac.

Ms. Maggie Rosine, 5718 Silverthorn Place, stated that she has major concerns about the environment and wetland. With the amount of land being moved, she suggested there should be an Environmental Impact Statement. There is no information about the size of the house that will be surrounded by small, short townhouses. There is access off Lexington through Buffalo Lane, and she does not understand why that route is not being used. There is a big family of wood ducks that are skittish and she does not want to lose them. A single dwelling house so close to townhouses does not seem compatible.

Commissioner Peterson asked if environmental studies will be done. Mr. Warwick stated that for a single home, there is no requirement for an environmental study. **Mr. Segler** noted that within the last 60 days, by requirement of the RCWD, the plan was reviewed by Minnesota Fish and Wildlife, the DNR, and Army Corps of Engineers.

Chair Doan asked if the nonconforming fence must be brought into compliance with this development. Mr. Warwick stated that it cannot be determined if the fence is legally nonconforming because there is no permit history for it. That does not mean the fence was not allowed. It would be appropriate to require a condition of approval to remove the barbed wire. Any condition needs to be tied to the variance requested.

Commissioner McCool expressed his appreciation for the comments from neighbors. The two questions being presented is rezoning to single-family residential and the question of a larger setback. With the driveway through the wetland, the variance is needed. With rezoning, he believes the fence could be made to be in conformance. The barbed wire needs to be removed, but he would not require the fence to be cut two feet to meet City height requirements of 4 feet.

Commissioner Peterson agreed that R1 zoning will have the least impact on the neighborhood and is reasonable. The variance is needed and he supports the proposal.

Commissioner Solomonson stated that the proposed zoning complies with the Comprehensive Plan. The fence is a concern and barbed wire must be removed. Reducing height in front to four feet would be preferable. The variance is necessary with the driveway location.

Commissioner Thompson stated that she agrees with the statements of other Commissioners. The fence is not a concern to her because there has been no concern for many years until this development. She expressed her empathy with the concerns of neighbors especially the wildlife impact. She agreed the variance is necessary to locate the house appropriately.

Commissioner Wolfe agreed that with the fence there 40 years, it would be hard to change it. However, if there were an opening to the land, it would be a nature haven which could be a bonus. This is a good use of property and rezoning to R1 is a good choice.

Chair Doan echoed the statements made, especially Ms. Petrich's statement that another type of zoning would have much more impact. The variance is needed and further removes the house from view of neighbors. In order to make the fence conforming, a good share of vegetation would have to be removed also. Definitely the barbed wire needs to be removed.

Commissioner Solomonson asked if the fence were modified in any way, such as a gate, if it would have to be brought into compliance. City Attorney Beck stated that a nonconforming structure can be replaced as long as it is not expanded. Any expansion would require compliance to current code. A gate would have to comply with City standards, but he would have to look into regulations further to see if the gate would be considered an expansion and impact fence conformity.

MOTION: by Commissioner McCool, seconded by Commissioner Thompson to recommend the City Council approve the Rezoning request submitted by Max Segler for PID No. 03-30-23-42-0001, and to adopt Resolution No. 16-45, approving the variance to increase the front setback to a range with a minimum of 260 feet and a maximum of 275 feet for a new house and attached garage on this vacant 5-acre parcel. This approval is subject to the following conditions with modification to condition No. 4 as written in italics:

1. Approval of the variance is subject to the City Council approving the rezoning request.
2. The project shall conform to the approved plans. The dwelling shall have a minimum 260 foot and maximum 275 foot front setback.
3. Final utility plans are subject to review and approval by the Public Works Director.
4. A Development Agreement, Erosion Control Agreement shall be executed and related securities submitted prior to any work commencing on the site. *The Development Agreement will require removal of the barbed wire surrounding the property. A Grading Permit is required prior to commencing work on the site.*
5. An easement over the delineated wetland area, including areas created for compensatory stormwater storage, and a wetland buffer adjacent to Sunview Court and Silverthorn Place shall be conveyed to the City prior to the issuance of any permits for the project.
6. The landscape/tree-replanting plan shall be provided in accordance with the City's Tree Protection Ordinance. Trees on the property, which are to remain, shall be protected with construction fencing placed at the tree drip lines prior to grading and excavating. Said plan shall be submitted for review and approval by the City Planner prior to issuance of any permits for the project.
7. This approval will expire after one year if a building permit has not been issued and work commenced.

This approval is based on the following findings:

1. The proposed improvements are consistent with the Housing and Land Use Chapters of the Comprehensive Plan.
2. The proposed house and attached garage represent a reasonable use of the property which is located in the R-1 Detached Residential District.
3. Unique circumstances stem from the size of the property, and the wetland abutting the public street at the front property line. The increased setback minimizes wetland impacts.
4. The new construction will not stand out among the existing residences in the area since the proposed house is setback from the street and well screened by mature trees.

Discussion:

Commissioner Solomonson requested the applicant to consider bringing the fence into compliance if there are opportunities in the future.

VOTE: **AYES - 6** **NAYES - 0**

Chair Doan called a break and reconvened the meeting at 9:09 p.m.

SITE & BUILDING PLAN REVIEW / COMPREHENSIVE SIGN PLAN

FILE NO: 2615-16-14
APPLICANT: NABC (NORTH AMERICAN BANKING) / SIDAL REALTY CORP.
LOCATION: 4XX WEST HIGHWAY 96

Presentation by City Planner Kathleen Castle

The application is to build a 7,377 square foot commercial building on the parcel adjacent to 441 Highway 96, which is the former Rainbow site and now owned by Kowalski's Market. The site consists of 1.5 acres. Easements exist for shared driveways, signage and infrastructure. The application includes a Comprehensive Sign Plan with wall signage for tenants. The parcel is part of the Planned Unit Development (PUD) for the Kowalski's site. The PUD underlying zoning for this site is C1, Retail Service District.

The subject lot has frontage and access off Highway 96. The building is designed for two tenants--a bank and an insurance agency. Exterior materials are brick, stone, metal and glass. These materials complement what is being used for Kowalski's and are consistent with City standards. Parking is planned west of the building. Impervious surface coverage will be reduced with the removal of excess parking area. Impervious surface will decrease from 87% to 68% with more added green space. Parking provided will be 46 stalls which exceeds the required minimum of 32 stalls. One drive-through lane is located east of the building. The site is in Policy Development Area No. 10 which addresses access, traffic circulation and parking. Currently access off Highway 96 is a right-in-right-out only, but it is being converted with the addition of a left inbound turn lane.

The Comprehensive Plan designates the site for commercial use. The City continues to receive comments from residents about the need for a sit-down restaurant in Shoreview. The City's Economic Development Authority (EDA) did commission a restaurant study for this site and other sites. Although efforts were made to attract a restaurant to this site, no offer was received to develop a restaurant. Financial institutions and professional services are permitted uses on the site.

The PUD approved signage for two free standing signs to be located on Village Center Drive and on Highway 96. The signs are designed for space available for commercial tenants. The applicant proposes six wall signs--three per tenant--to be placed on the north, south and west sides of the building walls. Deviations are requested for sign length. Staff finds the proposed signage reasonable due to the orientation of the building and site access. The additional length of the wall signs will not be overbearing.

Property owners within 350 feet were notified of the proposal. No comments were received. No comments were received from the Lake Johanna Fire Department. Ramsey Washington Metro Watershed District has not yet indicated whether a permit will be required. The use and development of the site complies with City standards. Staff is recommending the application be forwarded to the City Council for approval.

Commissioner Solomonson stated that it was his understanding that there would be shared parking between this development and Kowalski's, but the number of parking stalls is being reduced. Ms. Castle explained that a previous plan submitted identified 83 parking stalls, which greatly exceeds what is required. Kowalski's plan is 11 parking stalls short of what is required by the City. This plan, with 46 stalls is 14 stalls more than the 32 required which makes up for the number needed for Kowalski's. Proof of parking is not discussed with the plan, but there is certainly space for proof of parking if needed.

Commissioner Solomonson asked if additional parking could be required on the subject parcel, if Kowalski parking turns out to be short. There was to be shared parking, but now it looks to be separate. He also asked the number of employees in the commercial building. Ms. Castle stated that the Development Agreement would have to be reviewed to see how parking was addressed.

Commissioner Thompson stated that residents do not understand why a restaurant could not be developed on this site and asked for further explanation from staff. Ms. Castle responded that the City put in a lot of effort to attract a key grocer. The decision for this site is market driven. Commissioner Thompson asked if the City could zone an area exclusively for restaurants. Ms. Castle answered that commercial areas need to be vibrant so there needs to be options to attract a number of different people to the City.

Commissioner Wolfe expressed concern about traffic patterns and volumes and asked about STOP signs within the site. Ms. Castle showed the three STOP sign locations on a site map.

Commissioner Doan noted that traffic can turn left into the site, but when coming out of the site onto Highway 96, cars can only turn right.

Commissioner Solomonson asked if the monument sign will block visibility for traffic coming into the site from the south. Ms. Castle stated that the monument sign location has been approved by the City and is setback from Highway 96.

Chair Doan opened the discussion to comments from the public.

Mr. Tom Ryan, Oppidan Investment Company, Representative for the Applicant, stated that there is a shared parking agreement. As to the number of employees, there will be 8 in the bank and 15 in the insurance company.

Mr. Bob Wyant, 4785 Hodgson Road, stated that he thought residents were promised a restaurant at this location. He requested North American Bank to abandon their plans to build a bank for the following reasons: 1) the Dodd Frank banking rules cover 22,000 pages. The Minneapolis Fed concluded that adding just two compliance officers would make one-third of community banks unprofitable. 2) A major Shoreview employer, Ally Financial, believes branch banking is unnecessary and obsolete. 3) There are 22 full banking institutions within five miles of his homes. 4) Six financial institutions in the same area have closed in recent years, including Guarantee Bank that was in the Rainbow Store site. 5) The proposed bank has locations in Roseville, Hastings, Woodbury and Minneapolis. This part of the metro area is adequately serviced. 6) The bank needs to be competitive. Loan rates at this bank are higher than the metro

area average. Savings rates are lower. 7) The recent community survey showed 32 percent of respondents expressing a need for a restaurant. No one identified a need for a bank. 8) There is an online petition has over 700 people objecting to this proposal which is unprecedented.

Ms. Michelle Kim, 647 Evergreen Circle, stated that there are at least 80 children on any given Saturday participating in games at Chippewa Middle School. The school also rents out space for other academics. There is not enough time during breaks to find a restaurant to eat and the number of people looking for a place to eat makes it very hard. This area is a black hole for finding a place to eat, and she does not understand why one cannot be attracted here. Residents are being sent out of the City to find a restaurant. While a bank may be an appropriate use, it is not the best use for the area or the residents.

Commissioners expressed their concern and frustration that a restaurant cannot be provided, but noted that the City has made every effort to locate a restaurant on this site.

Commissioner Solomonson stated that his biggest concern is shared parking. If there is a shared agreement, there would only be about 10 stalls available. The site is land locked so there is nowhere else to go. He would like to know if this impacts Kowalski's and if Kowalski's agrees with what is presented. Ms. Castle stated that Kowalski's has reviewed the proposed plan and expressed that they are very comfortable with the parking provided.

Commissioner Peterson stated that he, too, questioned branch banking needs. He found there is a market for new banks and will support the proposal. He likes the larger entry/exit onto the site and would be concerned about safety if there were parking close to the entrance.

Commissioner McCool stated that he has some concerns but appreciates that there is proof of parking shown.

Chair Doan stated that the Planning Commission can only address the proposal presented, even though a restaurant is preferred. He asked the intent of possible conversion of the building in the future if one or both businesses were to vacate. **Mr. Ryan** stated that with the unfortunate occurrence of one or both businesses leaving, the building could be converted to a restaurant. Chair Doan asked if Oppidan intends to manage and own the building. **Mr. Ryan** stated that Oppidan is a consulting developer. Sidal is the developer.

Commissioner Wolfe noted that with the number of seniors moving into the community, there will be a need for banking services. The flip side could be that if there are not enough deposit accounts, the bank will go out of business. At this time it is better to have development than a vacant parcel.

MOTION: by Commissioner McCool, seconded by Commissioner Solomonson to recommend the City Council approve the Site and Building Plan Review and Comprehensive Sign Plan submitted by Sidal Realty/NABC for 4XX Highway 96. Said approval is subject to the following eight conditions for the Site and Building Plan Review with modification to condition No. 3 that would add a second sentence to read, "The Development Agreement will identify proof of

parking areas for establishment of future parking if necessary.” The motion is also subject to the three conditions for the Comprehensive Sign plan and the four Findings of Fact as listed in the motion sheet.

Site and Building Plan Review

1. This approval permits the development of this parcel with a multi-tenant commercial building as identified in the plan submittal.
2. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to the issuance of a building permit for this project.
3. 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.
4. The items identified in the memo from the City Engineer must be addressed prior to the issuance of a building permit.
5. The exterior of the trash enclosure shall be of a material that compliments the commercial building.
6. Prior to submittal of the Building Permit application, the applicant shall revise the landscape plan to include additional plantings along the west side of the parking lot and in the landscape islands.
7. A permit shall be obtained from the Ramsey Washington Metro Watershed District, if required, prior to the issuance of a building permit for this project.
8. The Building Official is authorized to issue a building permit for the project, upon satisfaction of the conditions above.

Comprehensive Sign Plan

1. The signs on the property shall comply with the plans submitted for the Comprehensive Sign Plan application.
2. Signage shall be maintained in accordance with the City’s Sign Code.
3. The applicant shall obtain a sign permit prior to the installation of the new signs on the property.

This approval is based on the following findings of fact:

1. The proposed land use is consistent with the designated commercial land use in the Comprehensive Plan, the C1 zoning district and approved Planned Unit Development.
2. The redevelopment/re-use of the property for commercial is compatible with the adjoining land uses and will not have a significant adverse impact on surrounding properties.
3. The redevelopment/reuse of the property supports the City’s land use and economic development goals.
4. The Sign Plan includes signage that is attractive and compatible with the surrounding development.

VOTE: **Ayes - 6** **Nays - 0**

RESIDENTIAL DESIGN REVIEW / VARIANCE

FILE NO: 2617-16-16
APPLICANT: BEAU & MARY ORCHARD / MARK & KAY CHRISTOPHERSON
LOCATION: 400 EAST HORSESHOE DRIVE

Presentation by Senior Planner Rob Warwick

This application is to tear down and rebuild the home on this substandard riparian lot on Lake Owasso. The property is substandard with a 66-foot front width, which is less than the standard of 100 feet as measured at the front lot line, the OHW and at the building setback. The variance is to increase the maximum setback from the Ordinary High Water (OHW) of Lake Owasso and to reduce the rear (east) setback. The Commission approved variances for a similar project in 2010, but the project was not pursued.

The property is an L-shape with an area of 0.63 acre. It is developed with a two-story house and an 855 square foot attached garage with a gravel drive and parking area. There is also a small lakeside shed. The house and garage are oriented to Horseshoe Drive. The east or rear lot line abuts a private drive used by five lots to the east to access North Owasso Boulevard.

The proposal is to build a new two-story house with a foundation area of approximately 1300 square feet and a 3-car attached garage of 990 square feet. The house would be oriented to the lake. The proposed setbacks would be 166.4 feet from the OHW, 53-foot front setback, and a 16-foot setback from the rear lot line for a screen porch. The main house would be 28.1 feet from the rear lot line. The standard setback from the rear lot line is 30 feet. Therefore, variances are needed for the porch setback at 16.1 feet and the house setback at 28.1 feet. The garage is in compliance with the front setback of 43 feet plus or minus ten. The OHW setback is averaged from the setbacks at 376 North Owasso Boulevard and 406 Horseshoe Drive. The required setback is 67.45 feet plus or minus 10 feet. The variance is to increase the OHW setback to 166.4 feet. Architectural mass will be used with natural colors in brown. The proposal complies with the design standards, except for the OHW and rear setbacks.

The applicant states that the proposed house is located to have the least impact on adjoining lake lots. The L-shape makes it impractical to comply with both the front and OHW setback requirements.

Staff finds the proposal to be a reasonable use of the property. The new house and garage comply with design standards for substandard lake lots. Unique circumstances exist with the lot configuration and size relative to nearby riparian lots. Generally, the front and OHW setbacks are calculated from the same adjoining properties. In this case, the front setback is determined by 398 Horseshoe Drive, a non-riparian lot; and the OHW setback is determined by lots with different street orientations and differing lot depths. When viewed from the lake, the rear lot line appears to function as a side lot line which is common for lake lots in the City. This adds to the unique circumstances of the property. The proposed setbacks exceed the 10 feet required for a side setback from the adjacent parcel to the east.

The variances will not alter the character of the neighborhood. There are many houses that do not comply with required setbacks, and variances have often been approved to allow improvements. Practical difficulty exists with narrow lots platted with 50-foot widths and inconsistent lot configuration. The existing house has been on the property for more than 100 years and is set nearer the rear and further from the front and OHW than the house being proposed. Shoreland mitigation will consist of two practices: 1) architectural mass and 2) reducing impervious surface by 20%.

Notices were mailed to nearby property owners. Two comments were received. One is concerned with construction noise. The second requests removal of the shed by the lake due to its condition. No permit is required by Ramsey Washington Metro Watershed District. No comments were received from the DNR. The City Engineer has requests a detailed grading plan that shows how storm water runoff will be managed prior to issuance of any permits.

Commissioner Solomonson stated that this proposal is better than the one in 2010. He asked about removal of the shed. Mr. Warwick explained that the 2010 proposal would have built the house in the area of the shed, and it would have been removed for that reason. With the house further north, the applicants would like to keep the option of retaining the shed. Commissioner Solomonson asked about drainage issues to the east. Mr. Warwick stated that there is a drop off in topography to the east which staff will be monitoring closely regarding proper drainage.

Chair Doan opened the discussion to public comment.

Mr. Richard Katosky, 2570 North Grotto, Roseville, stated that he represents the Orchards. He stated the shed is not in poor repair, but the applicants would prefer to have the option of taking it down or not, rather than being required to remove it.

MOTION: by Commissioner Solomonson, seconded by Commissioner Thompson to adopt Resolution No. 16-44, approving the variances requested by Beau and Mary Orchard for the property located at 400 Horseshoe Drive East to increase the setback from the Ordinary High Water of Lake Owasso to 166.4 feet, and to reduce the setback from the rear (east) property to 16.1 feet for an enclosed porch and 28.1 feet for the main living area. This approval is subject to the following conditions:

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. The attached garage shall not exceed 992 square feet in size.
3. The mitigation plan shall be completed within one year of this approval date. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new home.
4. One landmark trees will be removed. Two replacement trees are required.
5. A demolition permit is required prior to removal of the existing structures. Erosion and sediment control practices shall be implemented in accordance with City Code. Tree protection measures shall be installed prior to demolition.

6. A revised grading plan shall be submitted for City approval prior to issuance of a demolition permit. The grading plan shall detail practices for managing stormwater runoff demonstrating that adjoining properties will not be affected.
7. This approval will expire after one year if a building permit has not been issued and work commenced.

This approval is based on the following findings:

1. The proposed improvements are consistent with the Housing and Land Use Chapters of the Comprehensive Plan.
2. The proposed house and attached garage represent a reasonable use of the property which is located in the R-1 Detached Residential District and Shoreland Overlay District..
3. Unique circumstances stem from the size and configuration of the property.
4. The new construction will not stand out among the existing residences in the area since they are a mix of new and older age, so the variance should not affect the essential character of the neighborhood.

Discussion:

Commissioner Solomonson stated that the shed was an issue in 2010 but not now. The applicants are aware of its condition and will take care of the matter.

Commissioner McCool agreed and stated that if the shed is in disrepair, he believes that with the amount of money the applicants will spend on a new house, they will take care of the shed.

VOTE: AYES - 6 NAYES - 0

SITE & BUILDING PLAN REVIEW

FILE NO: 2616-16-15
APPLICANT: STEPHEN LALIBERTE
LOCATION: 1080 WEST COUNTY ROAD E

Presentation by City Planner Kathleen Castle

The application is to remodel an existing commercial building in four phases consecutively:

1. A main floor addition of 1,613 square feet for a showroom/retail space on the north side and a 1,299 square foot loading dock addition on the south side.
2. A second floor addition on the north side for a lobby area and chair lift
3. Interior remodeling of existing space
4. Exterior site work with repaving the parking area and storm water management measures.

The property is 30,282 square feet with a two-story commercial building. The foundation area is 3,804 square feet. The building is used for retail and office use. Access is off County Road E, and there is an off-street parking lot with 40 stalls. The property is zoned C2, General Commercial.

The proposal complies with the policies of the Comprehensive Plan and standards of the Development Code. The parking lot will be replaced and will maintain a 6-foot setback from County Road E. One parking stall will be added to total 41. Ramsey County has indicated that low growing shrubs would be permitted along County Road for landscaping. Regarding storm water management, the plan shows a reduction of impervious surface coverage from 79.7% to 73.9%. Rain gardens will be planted along the east lot line. The exterior will blend in with the existing building.

Property owners within 350 feet were notified. Comments received are in support of the project. The Rice Creek Watershed District has stated that no permit is required. Ramsey County will require a permit for work within the right-of-way of County Road E. Staff finds the proposal to be consistent with the Comprehensive Plan and recommends the proposal be forwarded to the City Council with a recommendation for approval with the conditions listed in the motion.

Mr. Laliberte, Applicant, stated that he purchased the building in 2006. The economy is now growing and it is time to expand.

Chair Doan noted that blue spruce is prone to disease and asked if another type of tree is being considered. Ms. Castle responded that another type of evergreen will be used.

Commissioners expressed support for a good improvement to the property.

MOTION: by Commissioner Solomonson, seconded by Commissioner McCool to recommend the City Council approve the Site and Building Plan Review application submitted by Stephen Laliberte, 1080 County Road E, for the expansion and remodeling of the existing commercial building. Said approval is subject to the following:

1. This approval permits the development of the expansion of the commercial building as identified in the approved plans.
2. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to the issuance of a building permit for this project.
3. 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.
4. The items identified in the memo from the City Engineer must be addressed prior to the issuance of a building permit.
5. The applicant shall explore options for landscape screening along the north side of the parking lot.
6. Prior to the installation of any signs, a sign permit is required by the City. A free-standing sign must be setback a minimum of 5-feet from the road easement.
7. A permit from Ramsey County must be received for any work in the County Road E right-of-way.
8. The trash/recycling receptacle shall be contained in an enclosure that is designed with building materials that compliment the building.

TO: Planning Commission

FROM: Kathleen Castle, City Planner

DATE: June 24, 2016

SUBJECT: File No. 2485-13-12, Preliminary Plat, Eagle Ridge Partners – Shoreview Corporate Center, (4000 Lexington Avenue, 1005 Gramsie Road and 1020/1050/1080 County Road F)

Introduction

The City received a Preliminary Plat application from Eagle Ridge Partners to replat the property know as the Shoreview Corporate Center (4000 Lexington Avenue, 1005 Gramsie Road and 1020/1050/1080 County Road F). The intent of the plat is to make minor adjustments to the parcel boundaries and better align the parking provided on each parcel with the demand for each building. Impervious surface coverages for the parcels are also affected by this change.

The application was complete as of June 3, 2016.

Background

Eagle Ridge Partners reacquired the Shoreview Corporate Center complex that is located along Lexington Avenue between County Road F and Gramsie Road. Eagle Ridge Partners had previously owned by property 16 years ago, and at that time rebranded the campus to the Shoreview Corporate Center.

The Shoreview Corporate Center consists of 5 separate buildings totaling about 553,000 square feet of space. The campus includes Land O' Lakes Corporation operating out of the 1050 and 1080 County Road F buildings, and Hill-Rom Corporation in the 1020 County Road F property. Ally Financial Services, a national financial services company primarily serving the areas of auto financing, online banking, and corporate finance businesses recently moved their Minnesota operations into the 4000 Lexington Avenue building.

City staff has had several meetings with representatives of Eagle Ridge Partners to discuss both their, and the City's, vision for the campus, as well



as explore options on how to best address challenges. These include the lack of sufficient on-site parking to meet the demands of office/corporate users, as well as the condition and limited functionality of the largest of the buildings on campus (160,000 square foot) at 1005 Gramsie Road.

The intent of the replat is to address the parking needs for the 4000 Lexington Avenue building which has the highest intensity of office use. In addition, the City has approved on-street parking along Chatsworth Street and a Parking Permit has been issued to Eagle Ridge providing 92 additional stalls for the users in the 4000 Lexington Avenue building.

Site Characteristics

The Shoreview Corporate Center is located north of Interstate 694 on Lexington Avenue and also fronts on Gramsie Road, Chatsworth Street and County Road F. The Corporate Center campus is 34.6 acres in size and was the original campus for Deluxe Corporation. The property is developed with five buildings whose uses range from office, warehouse and production. Parking is provided on-site and off-street. Stormwater from the business campus is directed to a series of stormwater ponds that overflow into public infrastructure. Over the years, the use of the property has transitioned to more intense office uses requiring a different configuration of the available parking.

The property to the north includes medium and high density residential uses. The Shoreview Hills Apartment Complex is located across County Road F and is zoned R-3, Multiple Dwelling Residential. The property to the northwest is developed with duplexes and townhomes which are zoned R-2, Attached Residential. East of Chatsworth Street are the broadcast television towers (Telefarm) which are located in the T, Tower District. South of Gramsie Road, the properties are developed with commercial land uses and include two hotels and a restaurant. These properties are zoned PUD, Planned Unit Development. Across Lexington Avenue to the west, is the City of Arden Hills which is developed with a variety of commercial and business related land uses.

Development Code

The property is located in a PUD zone that has an underlying zoning district of BPK, Business Park (Section 205.045). In this district, office, light industrial and warehouse uses are permitted. The minimum lot area required is 1.5 acres. Required structure setbacks are 75 feet from property lines abutting a street and 30 feet from side and rear property lines.

Off-street parking is required and the number of stalls is determined by the use of the building. In accordance with Section 206.020 B1c, the following parking ratios apply to the Corporate Center.

- 1 space per 2,000 square feet of gross floor area for warehousing;
- 5 spaces per 1,000 square feet of gross floor area for office areas;
- 3 spaces per 1,000 square feet of gross floor area of manufacturing, research, testing and laboratories;

The maximum impervious surface coverage permitted is 75% (Section 205.045 D3).

Project Description

Eagle Ridge Partners is proposing to re-plat the property and make minor adjustments to the parcel boundaries within the existing plat to better align the on-site parking with the needs for each building.

Preliminary Plat

The property is currently platted as the Shoreview Corporate Center and includes four parcels. Ponding and flowage easements along with roadway and utility easements were dedicated with this plat. In accordance with the Plat requirements, Declaration of Easements, Restrictions, Covenants and Conditions were executed and address the maintenance and repair of common infrastructure. This document also addresses the allocation of parking stalls for each building. While shared parking may occur due to the relationship of the buildings and parking areas within the Corporate Center, the Declaration encourages the users of each building to park on their subject property.

The proposed subdivision would shift the common property lines between three lots in the plat. In the northwest corner of Lot 3, there is a ponding and flowage easement over an existing stormwater pond. This area will be transferred to Lot 2.

A portion of the common boundary of Lots 3 and 4 will also be readjusted and affect the allocation of parking between the two lots. The existing structure on Lot 4 will be setback 10-feet from the new property line, less than the minimum 30 feet required. This variation can be permitted with the PUD zoning. In Staff's opinion, this change in setback is reasonable due to the due to the inter-relationship of parking and buildings within this PUD. However, since the structure will be less than 20-feet from the new property boundary, certain building code requirements are applicable. The applicant will need to complete a analysis to verify compliance with the Building Code. This will need to be submitted prior to the City Council's consideration of the Final Plat

Drainage and utility easements will also be dedicated over existing stormwater infrastructure.

The plat complies with the approved PUD, Business Park District and the subdivision standards.

Parking

The proposed change in the property lines for Lots 3 and 4 will impact on the parking provided for each parcel. Again, the intent is to better align the parking provided on each parcel with the parking demand for each building.

The building on Lot 3 is utilized for office and is subject to a higher parking ratio than the office/warehouse building located on Lot 4. Eagle Ridge is also in the process of expanding parking on this property to better meet the tenants parking demand and meet the Code requirements. Eagle Ridge Partners is also planning on renovating the building on Lot 4 to improve leasing opportunities and attract a tenant whose parking demand does not exceed that which is currently provided on the property.

Parking for the Corporate Center is summarized in Table 1. Note that this does not include the 92 stalls located on Chatsworth Street in which Eagle Ridge has received an on-street parking permit from the City.

TABLE 1 - PARKING

Lot No. (Address No.)	Existing Parking	Proposed Parking	Required Parking per Code
1 (1020)	404	404	378
2 (1050/1080)	710	710	947
3 (4000)	468	526	520
4 (1005)	455	455	621
Total	2037	2095	2466

Impervious Surface Coverage

Another outcome of the plat revision is a shift in the impervious surface coverage for each parcel. While the existing impervious surface coverage is less than the maximum 75% for the Corporate Center when considered as a whole, two of the existing parcels exceed the requirement. Lots 1 and 2 have impervious surface coverages of 83.3% and 84% respectively. The change in parcel boundaries will decrease the impervious lot coverage for Lot 2 to 68.9% and increase lot coverage for Lot 3 to 67.9%.

Table 2 summarizes the impervious surface coverage for each parcel and the Corporate Center as a whole.

TABLE 2 IMPERVIOUS SURFACE COVERAGE

Lot No. (Address No.)	Proposed Lot Area (sf)	Existing Impervious Surface Coverage	Proposed Impervious Surface Coverage
1 (1020)	298,354	83.3%	83.3%
2 (1050/1080)	520,024	71%	68.9%
3 (4000)	377,561	62%	67.9%
4 (1005)	312,809	84%	81.7%
Total	1,508,748	73.7%*	74.2%

Public Comment

Property Owners within 350-feet were notified of this hearing and the preliminary plat application. Staff from the City of Arden Hills did not have any concerns. No other comments were received.

Recommendation

The submitted plans have been reviewed in accordance with the Development Code, the Subdivision Code and the existing PUD. The preliminary plat is consistent with the Code requirements for subdivisions and is consistent with the approved PUD. The Staff is recommending the Planning Commission recommend approval of the preliminary plat to the City Council subject to the following conditions:

Preliminary Plat

1. The approval permits minor adjustments to the lots within the plat to better align the parking needs for the development and adjust impervious surface coverage for each lot.
2. The Declaration of Easements, Restrictions, Covenants and Conditions shall be amended to reflect the changes in the parking provided for each lot within the Plat. This Declaration shall be submitted to the City Attorney for review and approval prior to the release of the Final Plat. Executed and recorded copies of the Declaration shall be submitted to the City.
3. Drainage and Utility Easements shall be dedicated over the stormwater ponding areas. Other drainage and utility easements shall be provided over the proposed stormwater management areas, infiltration basins and as required by the Public Works Director.
4. Prior to submittal of the Final Plat application, an analysis by a licensed Architect shall be completed for the 1005 Gramsie Road building to determine compliance to the Building Code. This analysis shall be submitted to the Building Official for review and approval.

Attachments

- 1) Email – Steve Nelson, Building Official
- 2) Location Map
- 3) Existing Plat – Shoreview Corporate Center
- 4) Submitted Plans and Statement
- 5) Request for Comment
- 6) Motion



Kathleen Castle <kcastle@shoreviewmn.gov>

Shoreview Corporate Campus

Steve Nelson <snelson@shoreviewmn.gov>

Thu, Jun 23, 2016 at 12:54 PM

To: Kathleen Castle <kcastle@shoreviewmn.gov>

Regarding realigning the property line, I would require that an evaluation be performed on the building to determine if the building at 1005 Gramsie will be in compliance with the building code. Items of concern include percentage of allowable openings permitted in a wall due to decreasing the distance to the property line, and whether allowable square feet of the building is affected due to the building no longer being separated on all sides. This must be performed by a licensed architect and reviewed prior to any approval for the realignment.

Steve

Steve Nelson

*Building Official
City of Shoreview
4600 N Victoria Street
Shoreview, MN 55126
651-490-4691*

[Quoted text hidden]



Legend



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

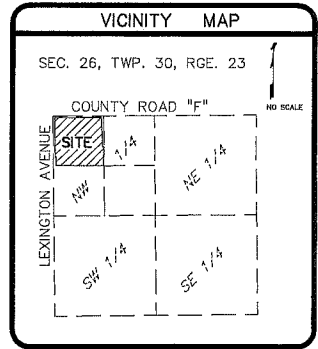
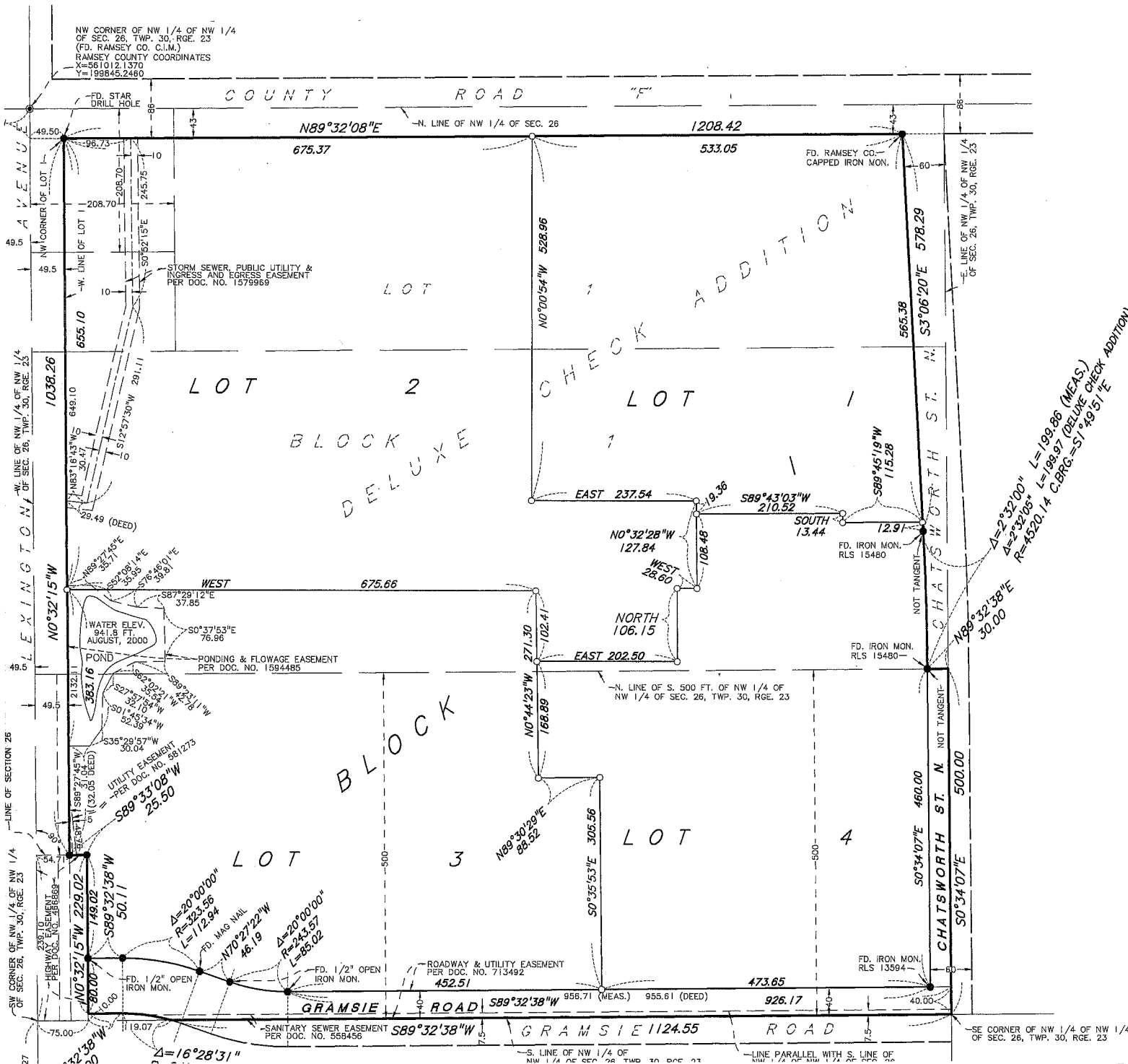


Notes

Preliminary Plat
Comprehensive Sign Plan

1,333.2 0 666.58 1,333.2 Feet

SHOREVIEW CORPORATE CENTER



- Denotes 1/2" by 14" iron monument found with RLS NO. 8612, unless otherwise noted
- Denotes 1/2" by 14" iron monument set with RLS NO. 15480, unless otherwise noted

Bearings for this plat are based on the north-south line of the Northwest Quarter of the Northwest Quarter of Section 26, Township Range 23 having an assumed bearing of S

EXISTING PLAT

May 23, 2016



City of Shoreview
Department of Community Development
4600 Victoria St. North
Shoreview, MN 55126

Dear Staff,

The Shoreview Corporate Center is a five building campus located at 4000 Lexington Ave S, 1005 Gramsie Rd, 1020 County Rd F, 1050 County Rd F, and 1080 County Rd F. Eagle Ridge Partners, as the Asset Manager of Shoreview Corporate Center, is proposing to realign the property boundaries for 4000 Lexington Avenue, Lot 3, Block 1 to accommodate the parking needs of this building and shift pervious surface coverage to Lot 2 Block 1 and Lot 4 Block 1 in anticipation of future site improvements relating to expansion of the parking lots that service Lot 2, Block 1.

The proposed realignment of the property boundaries would change the impervious surface coverage by the following:

Lot No.	Proposed Impervious Area	Proposed Lot Area:	Existing Impervious %	Proposed Impervious %
Lot 1	248,592	298,354 sf	83.3%	83.3%
Lot 2	358,143	520,024 sf	71%	68.9%
Lot 3	256,307	377,561 sf	62%	67.9%
Lot 4	255,631	312,809 sf	84%	81.7%
Total:	1,118,673	1,508,748 sf	73.7%	74.2%

The use for each parcel is unchanged from its current use under this Preliminary Plat/property boundary realignment. The parking count for 4000 Lexington Avenue will increase from 468 stalls to 542 or 4.5 per 1,000 SF to 5.2 per 1,000 SF. The primary purpose is to align the parking needs of the site with the proper amount of parking on each Lot to accommodate the current and future users of the site and to shift pervious areas from one Lot to other Lots which will lessen the impervious percentage coverage on Lot 2 and Lot 4. Please contact me if you need anything further at 952-240-4235, or via email at krish@erpartners.com

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kris Harris".

Kris Harris
Asset Manager
Eagle Ridge Partners

SHOREVIEW CORPORATE CENTER – PAKING CALCULATIONS
 6.23.2016

Building	Square Footage	Use by Square Footage	Number of parking spaces – EXISTING	Number of parking spaces per Lease Requirements	Number of parking spaces per Code Requirements	Number of parking spaces after lot line shift – Lot 3 & Lot 4
1020 County Road F. Lot 1	100,130	39,051 Office 61,079 Manufacturing	404	350	378	404
1080 County Road F. 1050 County Road F. Lot 2	122,609 and 66,729	122,609 Office 66,729 Office	710	852	947	710
4000 Lexington Lot 3	104,065	104,065 Office	468	515	520	526
1005 Gramsie Lot 4	159710	39,503 Warehouse 120,207 Office	455	40	641	455

EAGLE RIDGE PARTNERS

SHOREVIEW CORPORATE CENTER

SHOREVIEW, RAMSEY COUNTY, MN



UTILITIES

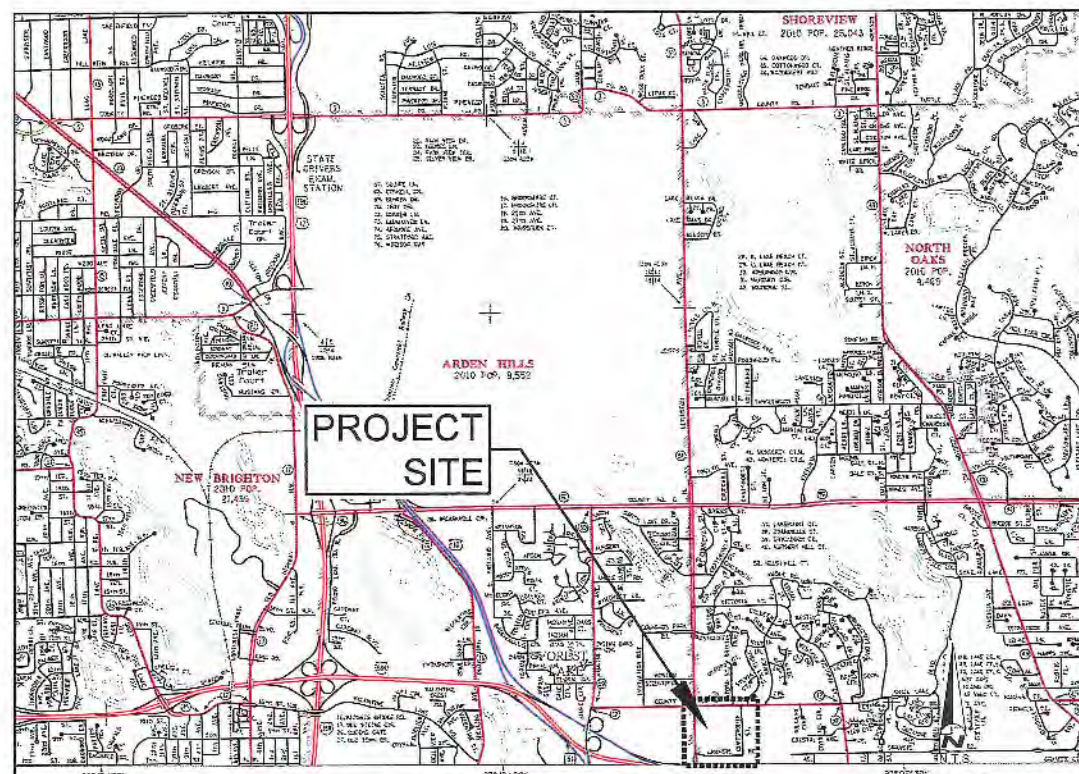
THE LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES AS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION OF SAID UTILITIES DURING THE COURSE OF WORK.

CONSTRUCTION NOTE

CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MAINTAIN OPERATION OF EXISTING UTILITIES THROUGHOUT THE DURATION OF THE PROJECT. IN THE EVENT THAT AN INTERRUPTION OF SERVICE IS UNAVOIDABLE IN ORDER TO COMPLETE THE WORK, CONTRACTOR SHALL PROVIDE ADEQUATE NOTIFICATION TO ALL AFFECTED BUSINESSES A MINIMUM OF 3 WORKING DAYS IN ADVANCE OF ANY INTERRUPTION.

GOPHER STATE ONE-CALL

IT IS THE LAW THAT ANYONE EXCAVATING AT ANY SITE MUST NOTIFY GOPHER STATE ONE CALL (GSOC) SO THAT UNDERGROUND ELECTRIC, NATURAL GAS, TELEPHONE OR OTHER UTILITY LINES CAN BE MARKED ON OR NEAR YOUR PROPERTY BEFORE ANY DIGGING BEGINS. A 48-HOUR NOTICE, NOT INCLUDING WEEKENDS, IS REQUIRED. CALLS CAN BE MADE TO GSOC AT 1-800-252-1166 OR (651)464-0032, MONDAY THROUGH FRIDAY (EXCEPT HOLIDAYS) FROM 7 A.M. TO 5 P.M.



Sheet List Table	
Sheet Number	Sheet Title
00	TITLE SHEET
C1	CIVIL
C2	GRADING
C3	DETAILS
C4	PRELIM PLAT
D5	LAND SURVEY

GOVERNING SPECIFICATIONS

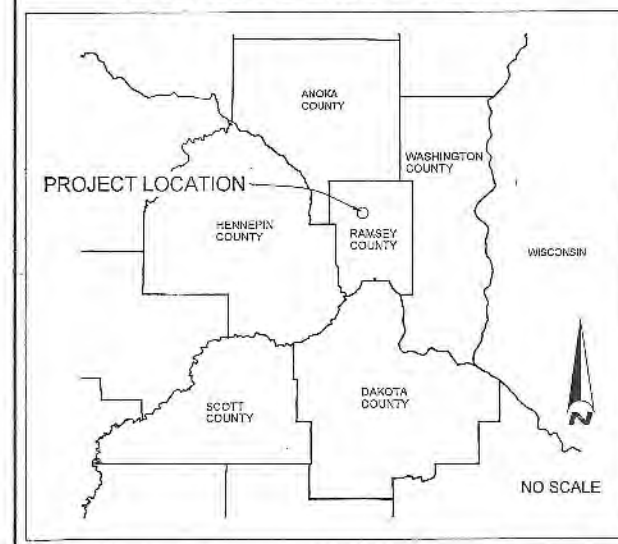
THE 2016 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING FIELD MANUAL (OR TEMPORARY CONTROL ZONE LAYOUTS).

OWNER

EAGLE RIDGE PARTNERS
3601 Minnesota Drive
Suite 510
Edina, MN 55435
952-767-5555

LOCATION MAP



I:\Projects\12515\12515.dwg
 Drawn: Steve L. Pellinen
 Xref:

NO	DATE	BY	REVISION
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4			
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1			

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Steven L. Pellinen
STEVEN L. PELLINEN
DATE: 05/19/2016 LICENSE # 15345

SUBMISSION DATE:
05/19/2016

DESIGN BY SLP DRAWN BY SLP

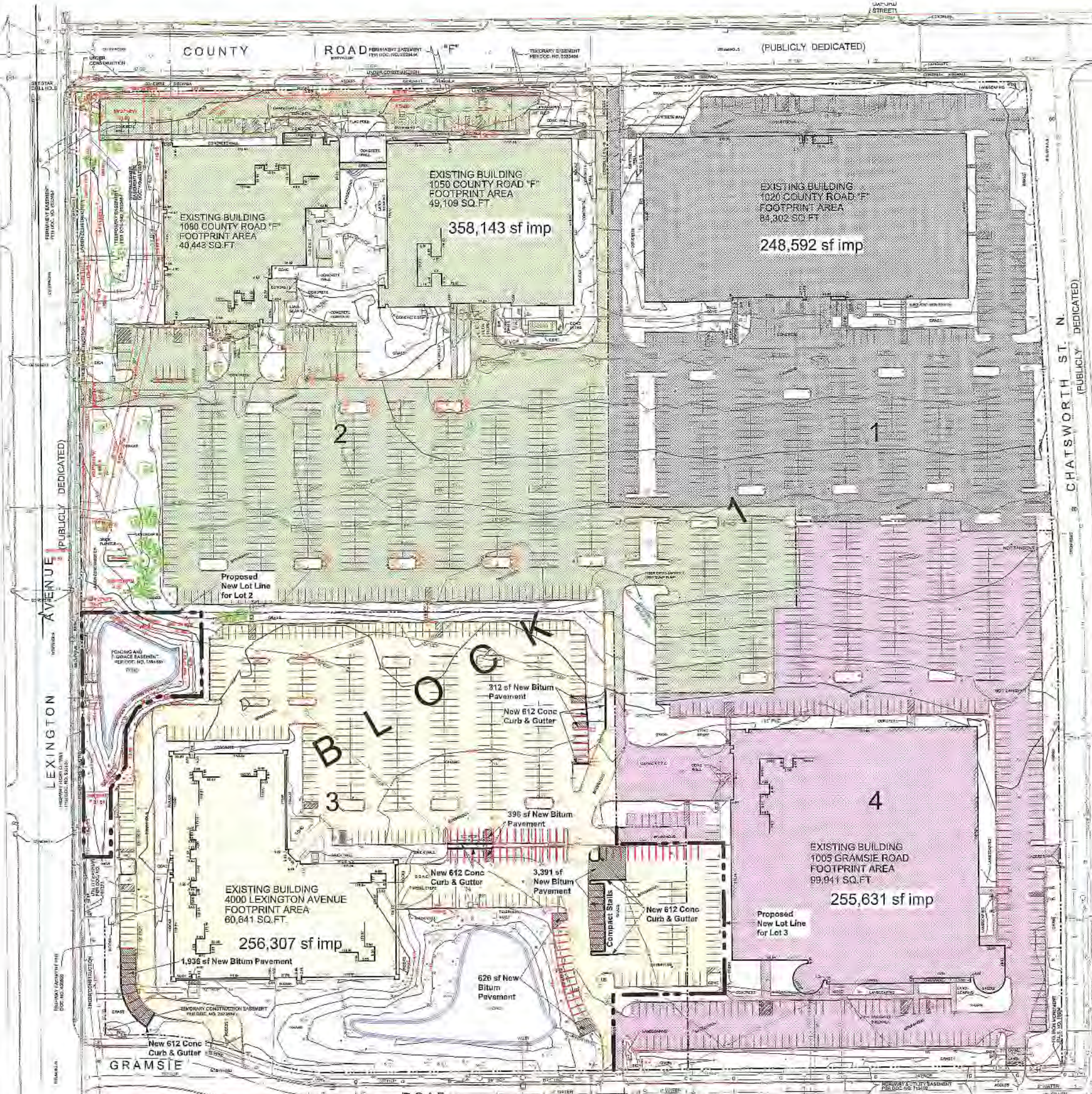
EOR PROJECT NO.
1245-003

EOR Emmons & Olivier Resources, Inc.
651 Hale Avenue North
Water Oakdale, MN 55128
ecology Tele: 651.770.8448
community www.eorinc.com

EAGLE RIDGE PARTNERS
3601 Minnesota Drive Suite 510
Edina, MN 55435

SHOREVIEW CORPORATE CENTER
SHOREVIEW, RAMSEY COUNTY, MN

TITLE SHEET
SHEET 00 OF 05 SHEETS



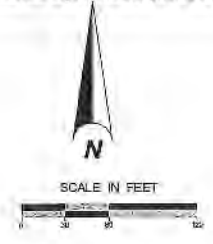
Impervious Area By Lot, with changes to Lots 2, 3 & 4 Boundaries and Parking as shown on this drawing.

- Lot 1 = 248,592/298,354 sf = 83.3%
- Lot 2 = 358,143/520,024 sf = 68.9%
- Lot 3 = 256,307/377,561 sf = 67.9%
- Lot 4 = 255,631/312,809 sf = 81.7%

Total = 1,118,673/1,508,748 sf = 74.2%

- KEY
- New Conc Curb & Gutter
 - New Stripe
 - New Bitum Pavement (± 6,691 of Total)

- Notes
1. Impervious areas are shaded.
 2. Existing conditions survey by HTPCO Inc.
 3. The subsurface utility information in these plans is Utility Quality Level "H". This utility quality level was determined according to the guidelines of CIASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."
 4. Conform to local, State and Federal requirements concerning notifications and safety procedures. Contact Gopher State One Call a minimum of two business days (48 hours) prior to any excavation.



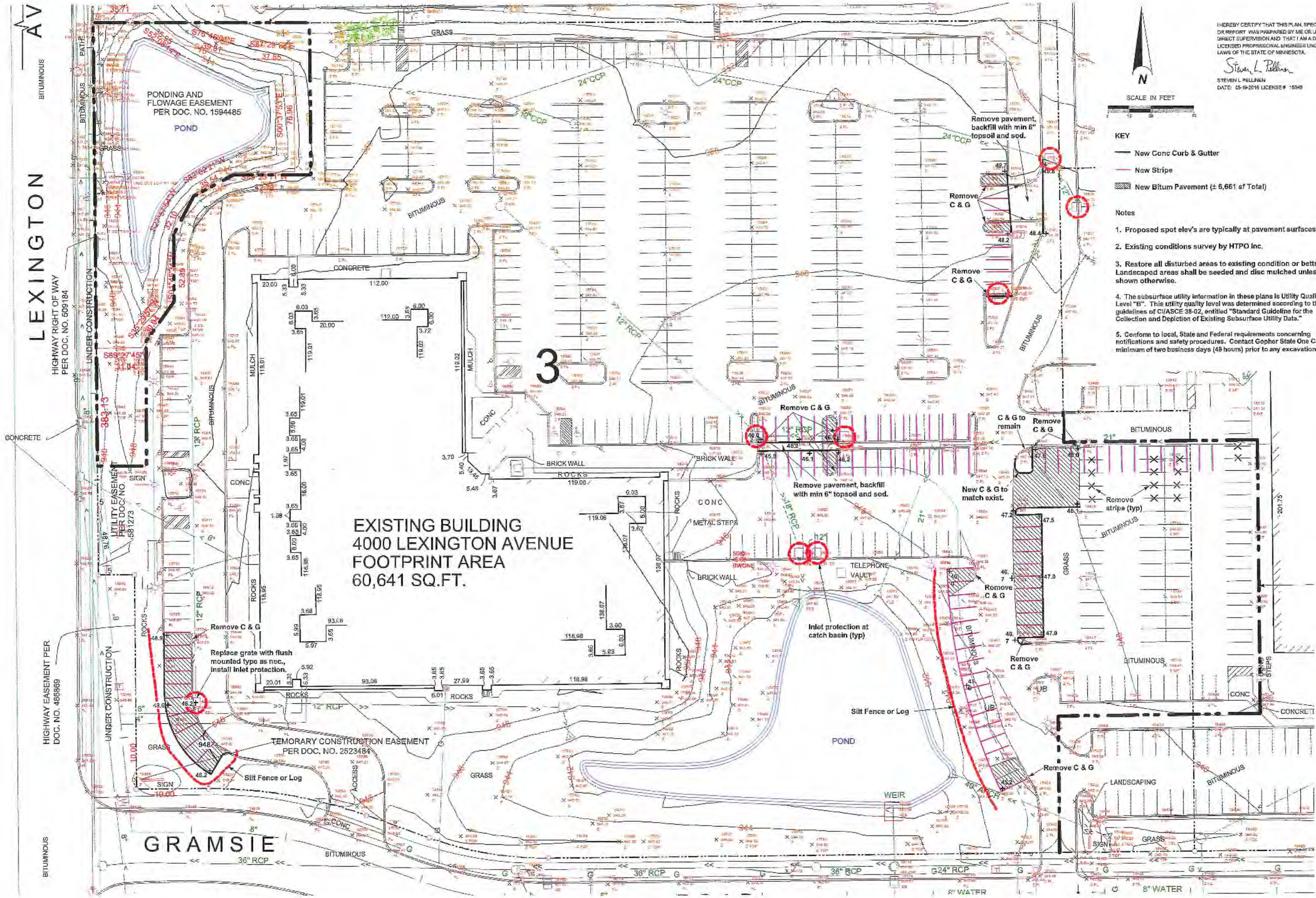
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Steven L. Pellinen
 STEVEN L. PELLINEN
 DATE: 05-09-2018 LICENSE # 15345

EAGLE RIDGE PARTNERS 3601 Minnesota Drive Suite 510 Edina MN 55435		SHOREVIEW CORPORATE CENTER Parking Expansion At 4000 Lexington Ave Shoreview, Minnesota STATE PROJECT NO. CITY PROJECT NO.	
EXISTING & PROPOSED CONDITIONS & IMPERVIOUS AREAS		SHEET 01 OF 4 SHEETS	
NO.	DATE	BY	REVISION

Emmons & Olivar Resources, Inc.
 651 Hale Avenue North
 Chadds Ford, PA 19388
 Tel: 610.338.8448
 www.eorinc.com

SUBMISSION DATE: 01-18-2018
 DESIGN BY: [blank]
 DRAWN BY: [blank]
 EOR PROJECT NO.: 11748-003



**EXISTING BUILDING
4000 LEXINGTON AVENUE
FOOTPRINT AREA
60,641 SQ.FT.**

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Steven L. Bellum
STEVEN L. BELLUM
DATE: 05-19-2018 LICENSE # 15348



- KEY**
- New Conc Curb & Gutter
 - New Stripe
 - ▨ New Bitum Pavement (± 6,661 sf Total)

- Notes**
1. Proposed spot elev's are typically at pavement surfaces.
 2. Existing conditions survey by HTPD Inc.
 3. Restore all disturbed areas to existing condition or better. Landscaped areas shall be seeded and disc mulched unless shown otherwise.
 4. The subsurface utility information in these plans is Utility Quality Level "B". This utility quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."
 5. Conform to local, State and Federal requirements concerning notifications and safety procedures. Contact Gopher State One Call a minimum of two business days (48 hours) prior to any excavation.

GRADING, DRAINAGE & EROSION CONTROL

SHEET C2 OF 4 SHEETS

SHOREVIEW CORPORATE CENTER
Parking Expansion At 4000 Lexington Ave

Shoreview, Minnesota

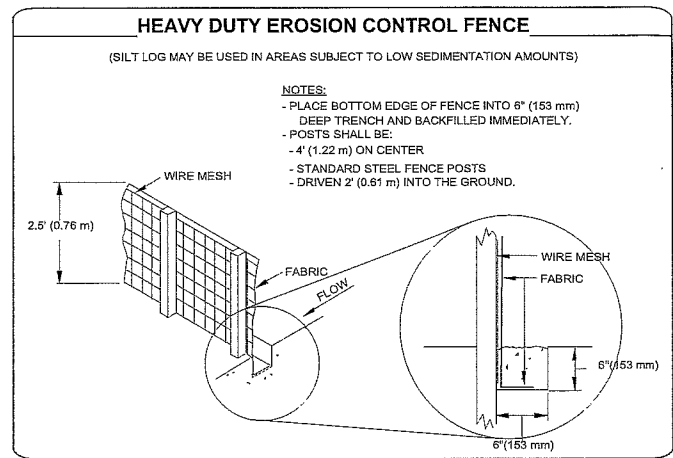
STATE PROJECT NO. CITY PROJECT NO.

EAGLE RIDGE PARTNERS
3601 Minnesota Drive, Suite 510
Edina MN 55435

Emmons & Olivier Resources, Inc.
851 Hale Avenue North
Oakdale, MN 55128
Tel: 861.770.8448
www.eorinc.com

FOR
water ecology community

NO	DATE	BY	REVISION
6			
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INLET PROTECTION

SPECIFICATIONS:

INLET PROTECTION SHALL BE IN ACCORDANCE WITH MN DOT 3861. INLET PROTECTION WILL BE CLASSIFIED BY TYPE ACCORDING TO USE. TYPE WILL BE AS INDICATED HEREIN:

TYPE A: INLET PROTECTION TO BE UTILIZED AROUND FIELD INLETS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED. INLET PROTECTION TYPE A MAY ALSO BE UTILIZED ON PAVEMENT INLETS PRIOR TO INSTALLATION OF CURB AND GUTTER OR PAVEMENT.

TYPE B: INLET PROTECTION WILL BE UTILIZED ON STREET INLETS WITHOUT CURB HEADS.

TYPE C: INLET PROTECTION WILL BE UTILIZED ON STREET INLETS WITH CURB HEADS.

TYPE D: INLET PROTECTION TO BE UTILIZED AT CULVERTY INLETS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

APPROVED PRODUCTS FOR INLET PROTECTION:

TYPE A

- ROAD DRAIN - WIMCO, LLC-799 THEIS DRIVE, SHAKOPEE, MN
- STREAM GUARDEXERT - FOSS EXPERIMENTAL - SEATTLE, WA
- EROSION CONTROL SHROUD - ROYAL CONCRETE PIPE - STACY, MN
- SILT SACK - ACF ENVIRONMENTAL - RICHMOND, VA
- STREAM GUARD - SEDIMENT ONLY- FOSS ENVIRONMENTAL - SEATTLE, WA
- VERTI*PRO - ALPINE STORMWATER MGT. - GROVE CITY, OH

TYPE B

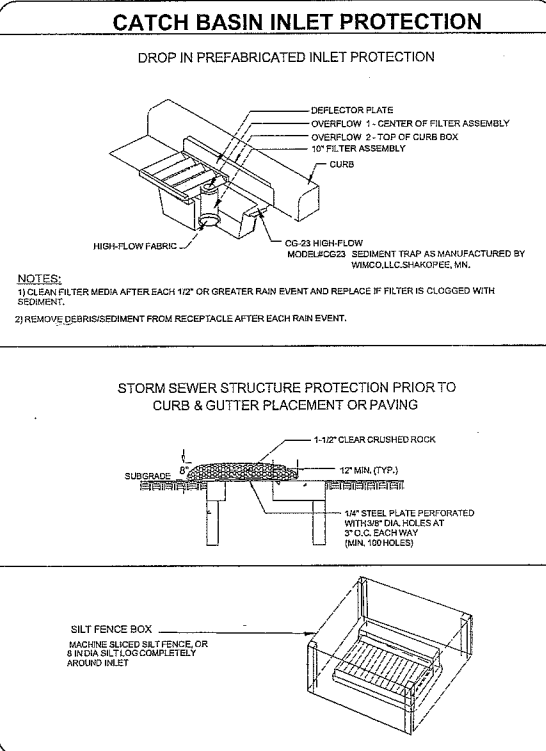
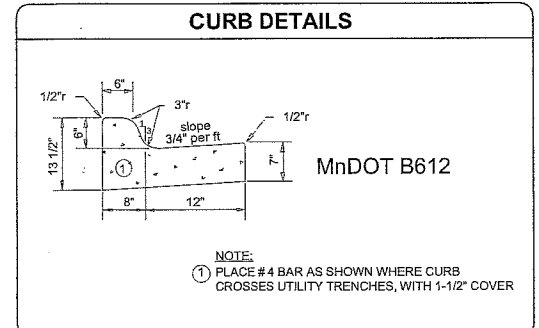
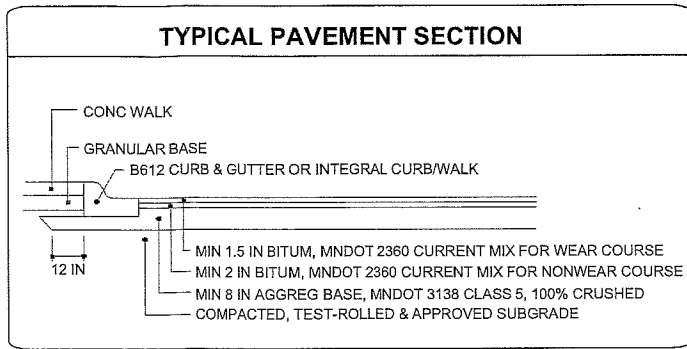
- DANDYBAG - DANDY PRODUCTS- GROVE CITY, OH

TYPE C

- BEAVER DAM - DANDY PRODUCTS - GROVE CITY, OH
- ROAD DRAIN CURB AND GUTTER-WIMCO, LLC 799 THEIS DR.-SHAKOPEE, MN
- SILT SCREEN - ALPINE STORMWATER MGT.- GROVE CITY, OH

TYPE D

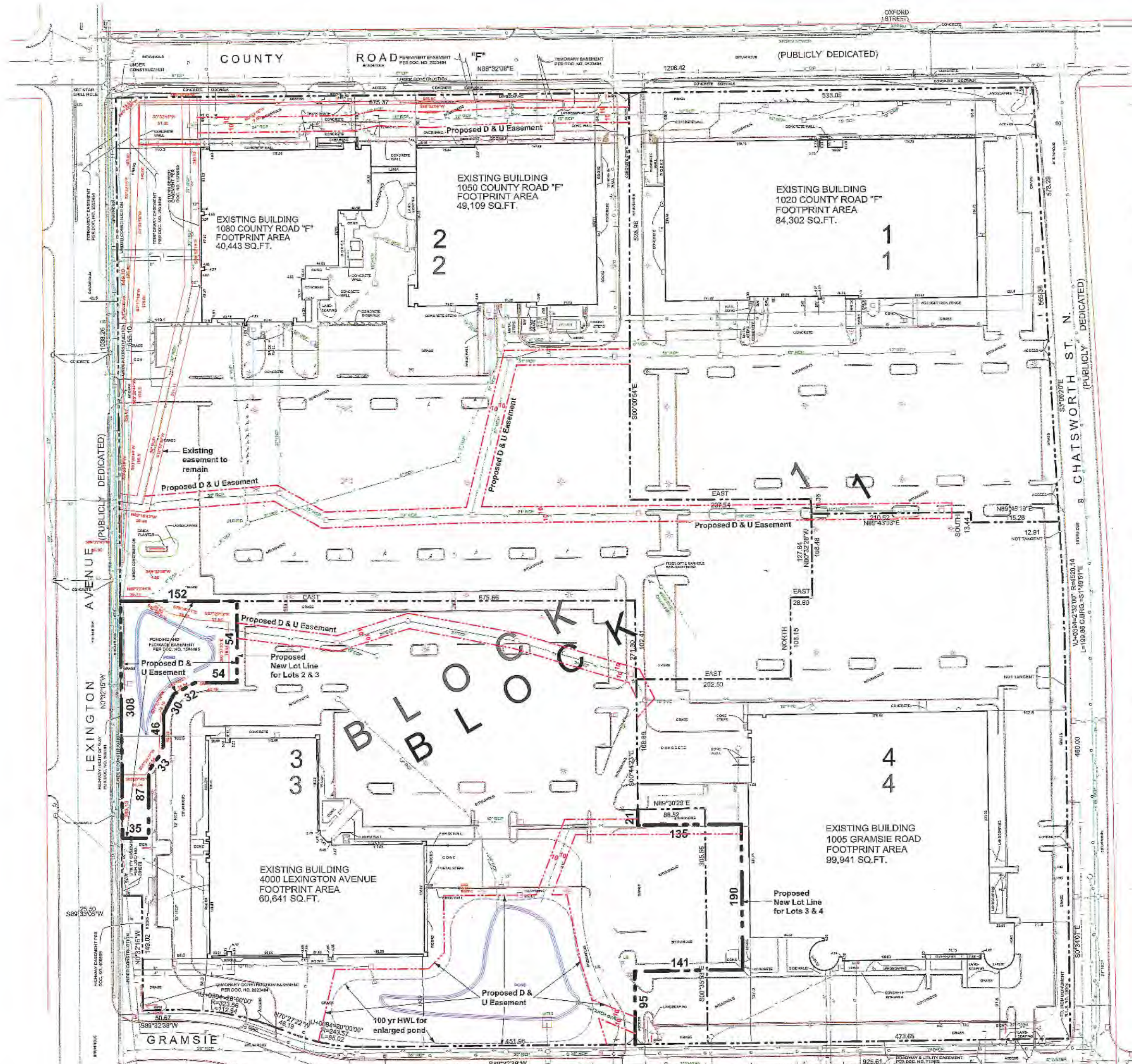
AS APPROVED BY THE ENGINEER



SHOREVIEW CORPORATE CENTER Parking Expansion At 4000 Lexington Ave		DETAILS
EAGLE RIDGE PARTNERS 3601 Minnesota Drive Suite 510 Edina MN 55435		SHOREVIEW, Minnesota STATE PROJECT NO. CITY PROJECT NO.
SUBMISSION DATE: 01-15-2016	DESIGN BY DRAWN BY	FOR PROJECT NO. 01245-0003
NO	DATE	REVISION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Steven L. Pellinen
STEVEN L. PELLINEN
DATE: 05-19-2016 LICENSE # 15345

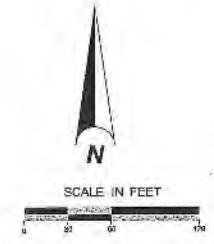


Preliminary Plat of Shoreview Corporate Center Second Addition

Lot areas and impervious coverage including approximately 6,700 sq ft of new impervious proposed for Lot 3.

Lot No.	Imp Area	Lot Area	Imp %
Lot 1	248,592	298,354	83.3%
Lot 2	358,143	520,024	68.9%
Lot 3	256,307	377,561	67.9%
Lot 4	255,631	312,809	81.7%
Total	1,118,673	1,508,748	74.2%

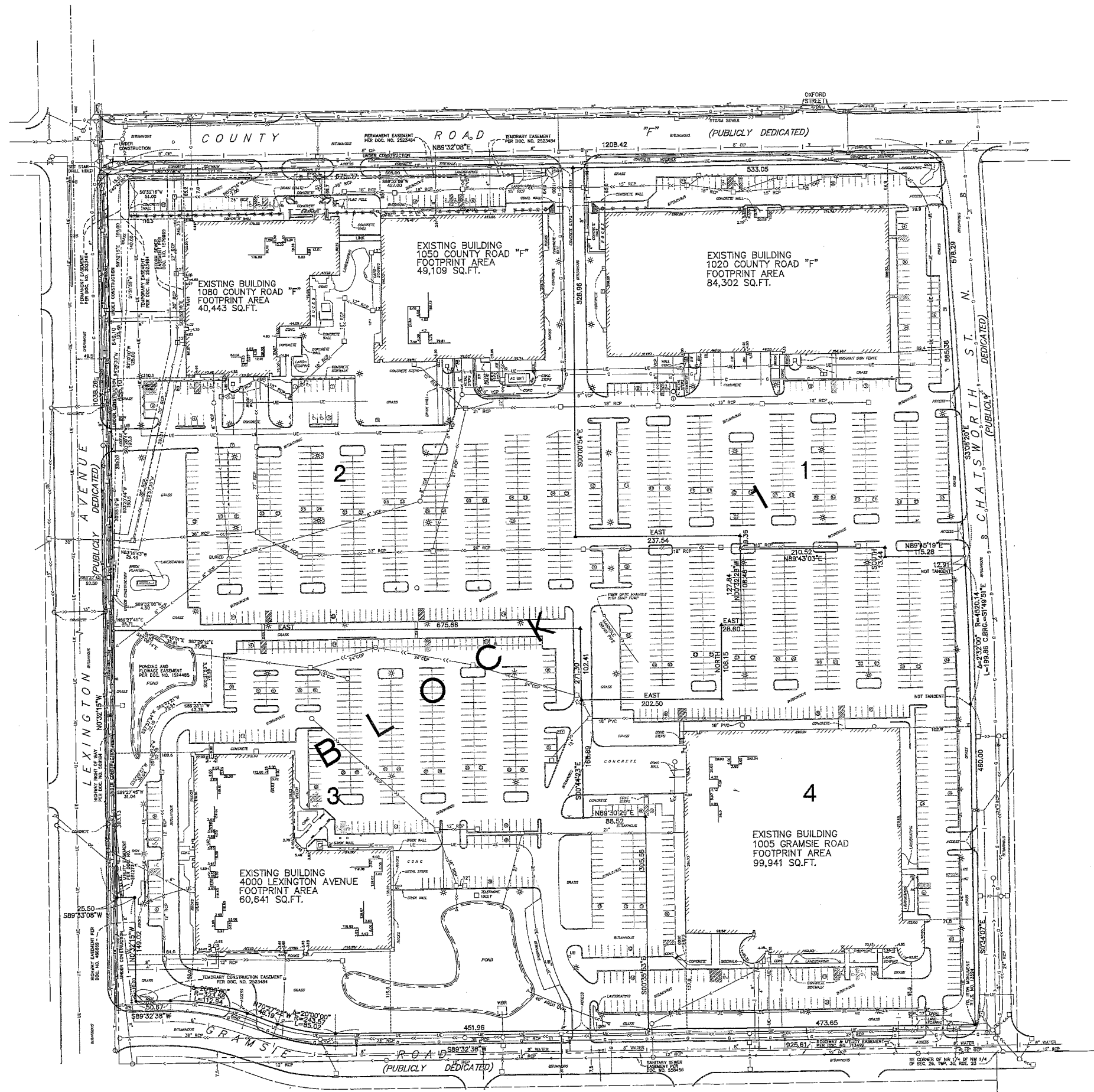
- Notes
1. Legal description: Lots 1, 2, 3 and 4, Block 1, Shoreview Corporate Center, Ramsey County, Minnesota.
 2. Existing conditions survey by HTPCO Inc. See survey for additional information.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Steven L. Pellmar
STEVEN L. PELLMAR
DATE: 10-15-2016 LICENSE # 15345

PRELIMINARY PLAT		SHOREVIEW CORPORATE CENTER Parking Expansion At 4000 Lexington Ave	
SHEET 0A OF 4 SHEETS		Shoreview, Minnesota	
STATE PROJECT NO.		CITY PROJECT NO.	
EAGLE RIDGE PARTNERS		3601 Minnesota Drive Suite 510 Edina MN 55435	
Emmons & Olivier Resources, Inc.		651 Hale Avenue North Oakdale, MN 55228	
WORKING AT		www.eorinc.com	
SUBMISSION DATE: 01-16-2016		FOR PROJECT NO. 01245-0003	
DESIGN BY		BY	
DRAWN BY		DATE	
NO		REVISION	



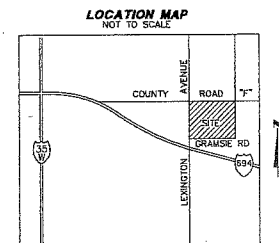
LEGAL DESCRIPTION:
 Lots 1, 2, 3, and 4, Block 1, Shoreview Corporate Center, Ramsey County, Minnesota

CERTIFICATION:
 To: JPMCC 2016-LPT7 GRAMISIE ROAD, LLC, a Delaware limited liability company; LMT Partners, LLC, a Florida limited liability company; Novus National Settlement Services; First American Title Insurance Company.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minnesota Standard and General Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 7a, 7b, 7c, 7d, 8, 9, 10, 11a, 12, 14, 15, 16, 18, 21, 22 (implicitly depicted property boundary) and 23 (implicitly depicted utility easement) of Table A thereof. The field work was completed on June 10, 2016.

Paul A. Thiel, Land Surveyor
 Minnesota License Number 13637
 Date: 7-23-2016

- NOTES:**
- This survey relies on information found in the commitment for title insurance prepared by Novus National Settlement Services, file no. 75762M, dated June 10, 2016.
 - All distances are in feet.
 - The basis of bearings is assumed.
 - The property lies in a flood hazard zone X according to the Federal Emergency Management Agency Flood Insurance Rate Map Number 27123C02005 dated June 4, 2010.
 - The area of the property described is:
 Lot 1 is 528,354 square feet or 6.8493 acres
 Lot 2 is 446,538 square feet or 5.3482 acres
 Lot 3 is 453,227 square feet or 5.3027 acres
 Lot 4 is 510,841 square feet or 7.1359 acres
 The Total area is 1,939,000 square feet or 24.4381 acres
 - The property is a Planned Unit Development. The setbacks were established by the city approval of the site plan.
 - Exterior dimensions of all buildings are at ground level.
 - Building heights per the city definitions:
 1005 Gramsie Road, the building height is 32.1 feet, based on the mean grade adjacent to the front of the building and the mechanical penthouse is 73.7 feet higher than the top of the parapet wall.
 4000 Lexington Avenue, the building height is 37.8 feet, based on the mean grade adjacent to the front of the building and the mechanical penthouse is 12.8 feet higher than the top of the parapet wall.
 1020 County Road F, the building height is 26.6 feet, based on the mean elevation of the top of curb on County Road F in front of the building.
 1080 County Road F, the building height is 12.0 feet, based on the mean elevation of the top of curb on County Road F in front of the building.
 1050 County Road F, the building height is 42.2 feet, based on the mean grade adjacent to the front of the building.
 - There are a total of 1,585 asphalt parking spaces and 27 striped handicap spaces. One area designated for motor cycle parking. Several handicap spaces appear to have designated signage but no striping.
 - The locations of underground utilities are based upon available maps, records and field locations. Source information from plans and overheads will be combined with observed evidence of utilities to develop a view of these underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted.
 - On the date of the survey there was no observed evidence of current earth work, building construction or building existence.
 - On the date of the survey there was evidence of construction along Lexington Avenue and County Road F.
 - On the date of the survey there was no observed evidence of site use as a solid waste dump, camp or sanitary landfill.
 - Easement for ponding and drainage purposes per Doc. No. 158468 as shown on survey.

- SURVEY RELATED SCHEDULE B - SECTION TWO EXCEPTIONS:**
- Item 6 Drainage and Utility easements as shown on the recorded Plat of Shoreview Corporate Center as shown on survey.
 - Item 9 Final Certificate by the County of Ramsey per Doc. No. 609184 as shown on survey.
 - Item 10 Easement for utility purposes per Doc. No. 591273 as shown on survey.
 - Item 11 Easement for roadway and utility purposes per Doc. No. 713492 as shown on survey.
 - Item 12 Easement for storm drainage and utility purposes per Doc. No. 1579959 as shown on survey.
 - Item 13 Terms and Conditions per Doc. No. 1822510 cannot be plotted.
 - Item 16 Permanent and temporary easement for construction purposes per Doc. No. 2523404 as shown on survey.

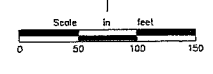


LEGEND

▲	NAIL	DR	DRAIN GRATE
●	PIED IRON MONUMENT	BW	BRICK WALL
○	IRON MONUMENT	MC	METAL COVER
○	HYDRANT	BR	BENCH
○	WATER VALVE	CONC	CONCRETE
○	GAS VALVE	UB	UTILITY BOX
○	LIGHT POLE	TE	TELEPHONE BOX
○	POWER POLE	CS	CASHMAN
○	ELECTRIC MANHOLE	FC	FENCELINE
○	MANHOLE	OE	OVERHEAD ELECTRIC
○	TELEPHONE MANHOLE	SS	SANITARY SEWER
○	WATER MANHOLE	WS	WATER MAIN
○	WELL	ST	STORM SEWER
○	SIGN	TL	TELEPHONE LINE
○	CATCH BASIN	WM	WATER MAIN
○	ELECTRIC BOX	UE	UNDERGROUND ELECTRIC
○	GAS METER	RP	REGULAR PARKING SPACES

**ALTA/ACSM
 LAND TITLE SURVEY**

**SHOREVIEW CORPORATE CENTER
 SHOREVIEW, MINNESOTA**



HT Engineers - Surveyors
 Landscape Architects

Project No. 05-113a.2
 Drawn by: DBC
 Checked by: PAT
 Date: 7/23/16



Kathleen Castle <kcastle@shoreviewmn.gov>

Shoreview Corporate Center

1 message

Ryan Streff <RStreff@cityofardenhills.org>

Mon, Jun 20, 2016 at 10:51 AM

To: Kathleen Castle <kcastle@shoreviewmn.gov>

Cc: Sue Iverson <SIverson@cityofardenhills.org>, Matthew Bachler <MBachler@cityofardenhills.org>

Kathleen,

I received the public hearing notice for the Shoreview Corporate Center. Staff does not have any comments at this time related to the re-plat to adjust parcel boundaries for parking purposes.

Thanks

Ryan

Ryan B. Streff

City Planner | City of Arden Hills
1245 West Highway 96, Arden Hills, MN 55112
Office: 651.792.7828 | Fax: 651.634.5137

www.cityofardenhills.org

**MOTION
TO APPROVE PRELIMINARY PLAT
EAGLE RIDGE PARTNERS – SHOREVIEW CORPORATE CENTER**

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To recommend the City Council approve the preliminary plat submitted by Eagle Ridge Partners for the Shoreview Corporate Center, (4000 Lexington Avenue, 1005 Gramsie Road and 1020/1050/1080 County Road F). Said approval is subject to the following:

Preliminary Plat

1. The approval permits minor adjustments to the lots within the plat to better align the parking needs for the development and adjust impervious surface coverage for each lot.
2. The Declaration of Easements, Restrictions, Covenants and Conditions shall be amended to reflect the changes in the parking provided for each lot within the Plat. This Declaration shall be submitted to the City Attorney for review and approval prior to the release of the Final Plat. Executed and recorded copies of the Declaration shall be submitted to the City.
3. Drainage and Utility Easements shall be dedicated over the stormwater ponding areas and as required by the Public Works Director.
4. Prior to submittal of the Final Plat application, an analysis by a licensed Architect shall be completed for the 1005 Gramsie Road building to determine compliance to the Building Code. This analysis shall be submitted to the Building Official for review and approval.

This approval is based on the following findings of fact:

1. The proposed land use is consistent with the designated business park land use in the Comprehensive Plan.
2. The proposed subdivision complies with the subdivision standards identified in the City's Development Code and is consistent with the approved PUD.

VOTE:

AYES:

NAYS:

TO: Planning Commission
FROM: Rob Warwick, Senior Planner
DATE: June 22, 2016
SUBJECT: Variance and Residential Design Review, Jayme Brisch/Willet Remodeling, 3275 Owasso Heights Road, File No. 2619-16-18

INTRODUCTION AND BACKGROUND

Jayme Brisch and Willet Remodeling have submitted applications necessary to permit a project to remodel and enlarge the house located at 3275 Owasso Heights Road. The existing single-story house is small, and the applicants propose to add a second floor and to expand the main floor with a 24- by 24-foot addition on the rear.

Residential design review is required (Section 207.050(D)), because the property does not conform to the minimum lot requirements for a standard lot, and is subject to design standards that have been adopted by the City. The proposed improvements require a variance to increase the foundation area by 17 sq. ft., from the existing 1,064 sq. ft. (12.7 %) to 1,617 sq. ft. (19.2 %), exceeding the maximum 1600 sq. ft. foundation area (Section 207.050(D)(3)). A variance is also requested to reduce the 10-foot minimum side setback, to allow expansion of the existing house which has a 5-foot setback from the north side lot line.

PROJECT DESCRIPTION

The property is located on the west side Owasso Heights Road. The rear lot line abuts the alleyway known as Dale St. The lot has an area of 8401 sq. ft. and a width of 50-feet. The property is developed with a 1-story house that has a foundation area of 815 square feet. There is a small 249 square foot detached garage and a paved parking area adjacent to Dale Street. The house was constructed in 1924, and is located 5-feet from the north side lot line.

The applicants propose to construct a second floor that will have an area of about 624 sq. ft., and a 24- by 24-foot addition on the rear, resulting in 1344 sq. ft. of living area on the main floor and about 2,000 sq. ft. of total living area. The applicants request a variance to allow the second floor, and rear additions to maintain the existing 5-foot side setback.

DEVELOPMENT CODE

Residential Design Review

The property is located in the R-1 Detached Residential District. The lot has dimensions of 50 feet by about 170 feet, and is a substandard lot since the 8400 sq. ft. lot area is less than 10,000 sq. ft. and width is less than the 75-feet required for a standard lot (Section 205.082(D)(1)). The minimum required side setback is 10-feet, and the existing house does not conform to that requirement.

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

STANDARD	ALLOWED	PROPOSED
Lot Coverage	30% Existing: 1840 sq. ft. (21.9%)	2393 sq. ft. (28.5%)
Building Height	28 feet	24 feet
Foundation Area	1,600 sq. ft. (19%) Existing = 1,064 sq. ft.	1,617 square feet (19.24%)*
Setbacks: Front (East) Rear (West) Side (North) (South)	28 to 48 feet 25 feet 10 feet 10 feet	42.9 feet (No change) 56 feet 5 feet * 20.7 feet
Architectural Mass	Neighborhood compatibility	

***Variance required**

The proposal requires a variance to increase in the foundation area from the existing 1,064 square feet to 1,617 square feet. The Development Code limits foundation area to a maximum of 18% of lot area, 1,600 square feet, or the existing foundation area, whichever is greater. Variance is requested to permit the proposed foundation area increase, and to construct the proposed expansions above and west of the existing house to use the existing 5-foot side setback.

The Residential Design Review application can be approved only with approval of the required variances. As noted in the table above, the project complies with the other design standards.

Variance

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 Development Code. Practical difficulty is defined and reviewed using these criteria:

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.*

Applicant’s Statement of Justification

The applicant states that practical difficulty is due to the dimensions of the existing house, and constructing an addition that uses the same width. To do so requires the new work to use the same side

setback of 5-feet. This allows improvements that are intended to enlarge and modernize the existing small house while holding costs down. See the attached statement.

Staff Review

Staff supports the applicant's desire to reinvest in the home, but has concern about the design and potential impact on nearby properties. Staff has identified rationale for both approving and denying the requested variances and the discussion below will attempt to present arguments for both positions.

The proposal to improve the dwelling is consistent with the Land Use and Housing Chapters of the Comprehensive Plan, and represents a reasonable use of the property located in the R-1 District. The City encourages re-investment in the housing stock, especially in neighborhoods such as this, where development occurred in the early 1920s. It is common in the area for houses to be setback less than 10-feet from the side lot lines, since the minimum requirement at the time was 5-feet. The older houses in the neighborhood are often single- or 1 ½ -story designs. Newer houses are often two-stories. Detached garages are a common feature, oriented to Dale St., the only improved alley in the City.

In support of approval of the variance requests, staff is able to identify practical difficulty that is present for the variances requested. The applicant is proposing to use the property in a reasonable manner, unique circumstances stem from the age of the house, and its location on the small lot. Finally staff does not believe that the proposed improvements will adversely affect the character of the neighborhood, which is comprised of a mix of house styles and ages, developed on narrow lots. Side setbacks less than 10-feet are common.

Reasonable Manner

The proposal to expand the living area is reasonable given the small size of the existing structure. The overall area of the proposed home is modest, with three bedrooms and so suitable for a family. Staff believes the proposal represents reasonable use of the property.

Unique Circumstances

For staff, practical difficulty for the foundation area stems from historic development of the house, from a seasonal cabin built in 1924 to a year-round residence. While the lot is a substandard lot (area less than 10,000 sq. ft.), the house and detached garage are not overbearing when viewed from the street. With the proposed addition of the second floor the height will be about 24 feet, measured peak to grade.

The existing foundation area is 1064 sq. ft. (12.7% of the lot area), and will be increased to 1617 sq. ft. (19.24% of lot area), exceeding the maximum 1600 sq. ft. foundation area by 17 square feet. The applicant is aware that the small detached garage is included in determining foundation area, but wants to retain the garage, which is large enough to accommodate her vehicle.

Neighborhood Character

If approved, it is Staff's opinion that the variance will not have an adverse affect on the character of the neighborhood. While there are newer two-story houses nearby, the area is characterized by older homes with no predominant style present. Along the east side of the street, the lakeshore lots have larger and newer houses than the west side. As such, staff believes approval of the requested variances will not have an adverse affect on the neighborhood.

The applicant will manage stormwater using gutters, rain barrels, and rain gardens. The preliminary plan appears to control additional runoff generated by the proposed improvements.

Staff is also able to identify findings that support denying the requests. With respect to expanding the existing legal nonconforming structure, staff considers a provision in Code that applies **only** to substandard **riparian** lots that where the existing side setback is less than 10-feet, but more than 5-feet, the existing setback can be retained, including an expansion, but only for a single story addition. From that staff sees intent that a single story building mass can be acceptable with a lesser setback, but larger buildings must comply with the 10-foot side setback (unless a variance is approved).

The proposed design uses a shed roof with a low pitch. This style roof aids in keeping the height within the 28-foot maximum, but places the roof peak 5-feet from the north side lot line. The north elevation of the house extends about 55-feet from front to rear and presents a fairly uniform wall, broken with three window openings, with an elevation area of approximately 1,000 sq. ft. The large surface area of that elevation raises concern about the mass the structure presents when viewed from adjoining property. Staff relies on the Residential Design Review design standard Architectural Mass (Sec. 207.050(D)(5)), which specifies that the City may require revisions for roof design, dwelling style, and the location of doors and windows. Staff prefers not to design project and do not encourage the Commissioners to engage in design. However the proposed design appears to potentially affect nearby properties in a manner that is discouraged by Code. Staff believes that there are options available to the applicants to create family living space that will better comply with Code and provide better compatibility with the existing neighborhood. The reduced setback and design together put the City in a role to arbitrate the design employed on the property.

Finally, regarding the foundation area variance request, the applicant states that there is a larger cost to constructing an addition that does not use a 'nominal' dimension for the foundation. Staff notes that economic circumstances alone cannot be used to demonstrate practical difficulty.

REQUEST FOR COMMENT

Property owners within 150 feet were notified of the applicant's request. Two comments supporting the project have been submitted, and a third with concerns regarding reduction of the rear yard and the visual impact of the additions. The comments are attached.

RECOMMENDATION

Due to concern regarding the design, and compatibility with the neighborhood, staff recommends the Commission table the applications to allow the applicants the opportunity to revise their plans based on City comments.

Staff recommends that the Commission review the proposed findings if approving or denying the applications.

For an approval, the following conditions are suggested:

1. The project must be completed in accordance with the plans submitted as part of the Variance application.

2. This approval will expire after one year if a building permit has not been issued and construction commenced.
3. Material storage and construction vehicle parking shall be limited to the subject property. No construction parking or storage is permitted within the public right-of-way or on nearby private property without the written consent of the affected property owner.
4. Erosion control will be installed in accordance with City Code requirements prior to any site disturbance. Vegetation shall be restored in accordance with City Code standards.
5. This approval is subject to a 5-day appeal period.

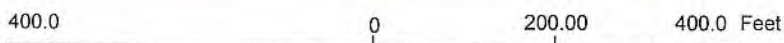
Attachments:

- 1) Location Map
- 2) Applicant's Statement and Submitted Plans
- 3) Response to Request for Comment
- 4) Resolution No. 16-60 (To Deny)
- 5) Proposed Motion
 - A. Proposed Motion to Deny



Legend

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



1: 2,400



NAD_1983_HARN_Adj_MN_Ramsey_Feet
 © Ramsey County Enterprise GIS Division

Notes

Enter Map Description

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

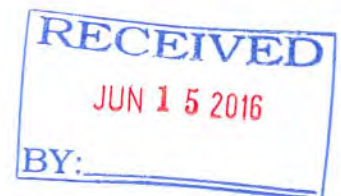


The whom it may concern,

- 1) This is a request for 16 extra square feet for the proposed foundation to save on construction costs. This makes the addition a nominal number for the foundation.
- 2) This request is for the second story addition to go exactly above the existing foundation which is only set back 5' from the lot line. ~~If~~ we set it back to the 10' mark it will cost significantly more for us to build.
- 3) The reason for the additions is for us to have the space needed to raise our family. We are not building this for a resale or so called flip house. This is for me and my family. I appreciated your consideration in this matter and look forward to seeing you at the meeting.
- 4) We plan on planting multiple water gardens to help protect our lake.
- 5) We will be installing gutters on the home with rain barrels for our water gardens to help with the drainage from our new addition.

Thank You

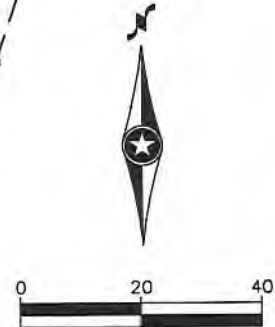
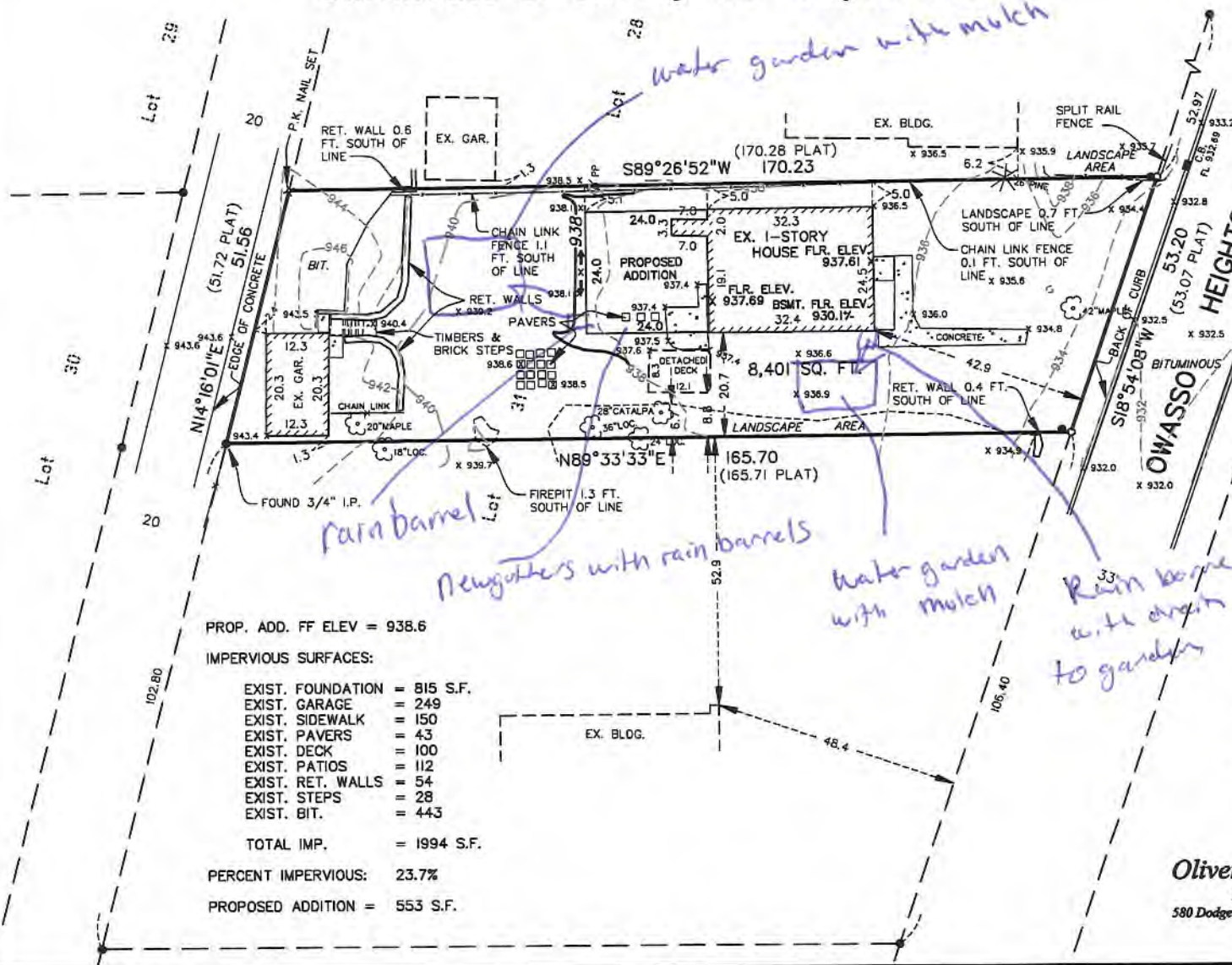
Jayne Brisch



New Land scape plan

Certificate of Survey for: Jayme Brisch

Job # 9071.10-101 Book/Page: 287/23
 Scale: 1"=20' Date: 6/09/16
 Drawing: 9071-10-101topo.dwg



- Denotes iron pipe set with a plastic plug stamped RLS 13057
- Denotes iron pipe found.
- x 932.8 Denotes Existing Elevation
- Denotes Surface Drainage

PROP. ADD. FF ELEV = 938.6

IMPERVIOUS SURFACES:

EXIST. FOUNDATION	=	815 S.F.
EXIST. GARAGE	=	249
EXIST. SIDEWALK	=	150
EXIST. PAVERS	=	43
EXIST. DECK	=	100
EXIST. PATIOS	=	112
EXIST. RET. WALLS	=	54
EXIST. STEPS	=	28
EXIST. BIT.	=	443
TOTAL IMP.	=	1994 S.F.

PERCENT IMPERVIOUS: 23.7%

PROPOSED ADDITION = 553 S.F.

The North 1/2 of Lot 31, OWASSO HEIGHTS, Ramsey County, Minnesota

I hereby certify that this survey, plan, 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.

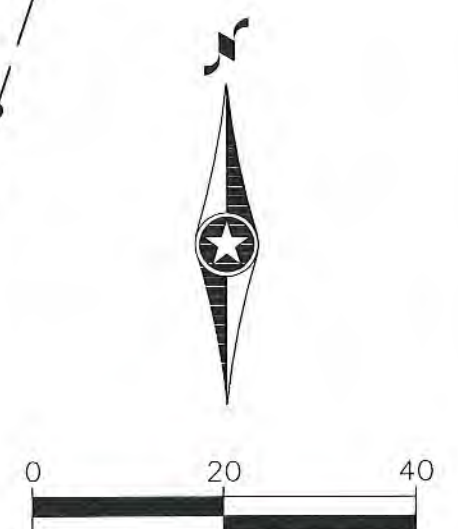
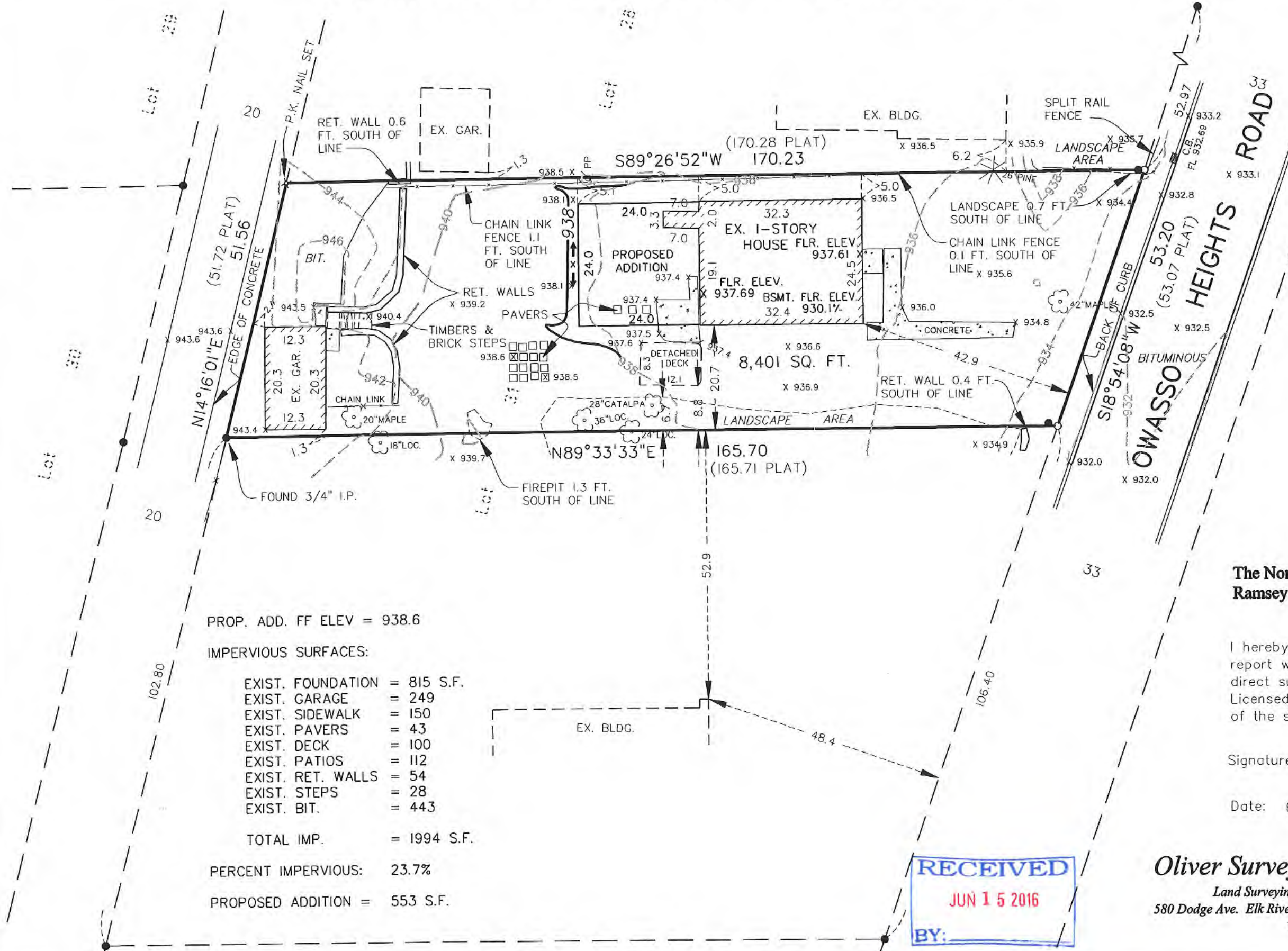
Signature: *Lynn P. Caswell*
 Lynn P. Caswell, LS

Date: 6/08/2016 Lic. No. 13057

Oliver Surveying & Engineering, Inc.
 Land Surveying • Civil Engineering • Land Planning
 580 Dodge Ave. Elk River, MN 55330 • 763.441.2072 • fac. 763.441.5665
 www.oliver-oe.com

Certificate of Survey for: Jayme Brisch

Job # 9071.10-101 Book/Page: 267/23
 Scale: 1"=20' Date: 6/09/16
 Drawing: 9071-10-101topo.dwg



- Denotes iron pipe set with a plastic plug stamped RLS 13057
- Denotes iron pipe found.
- x 952.8 Denotes Existing Elevation
- ➔ Denotes Surface Drainage

PROP. ADD. FF ELEV = 938.6

IMPERVIOUS SURFACES:

EXIST. FOUNDATION	=	815 S.F.
EXIST. GARAGE	=	249
EXIST. SIDEWALK	=	150
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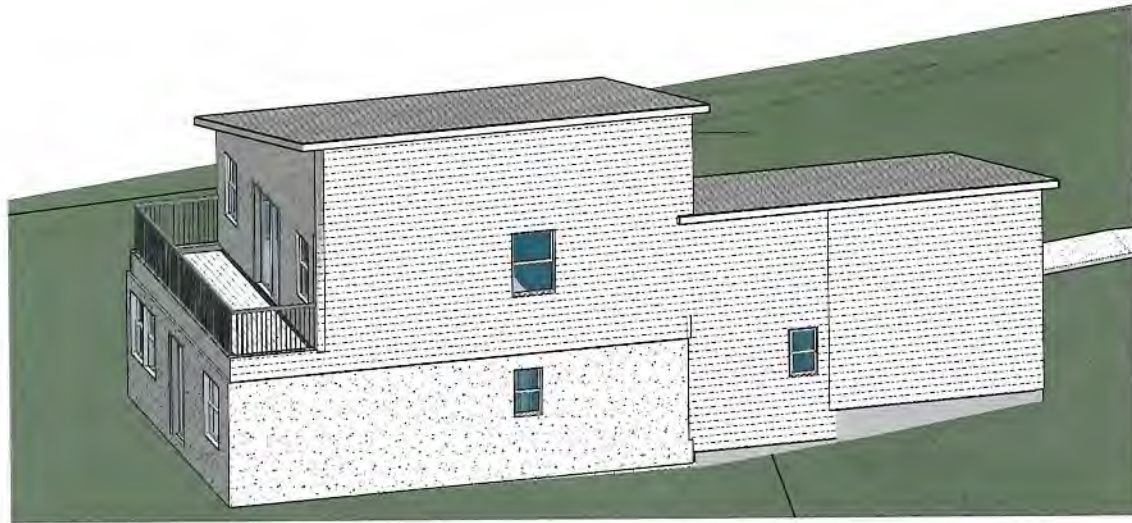
The North 1/2 of Lot 31, OWASSO HEIGHTS, Ramsey County, Minnesota

I hereby certify that this survey, plan, 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.

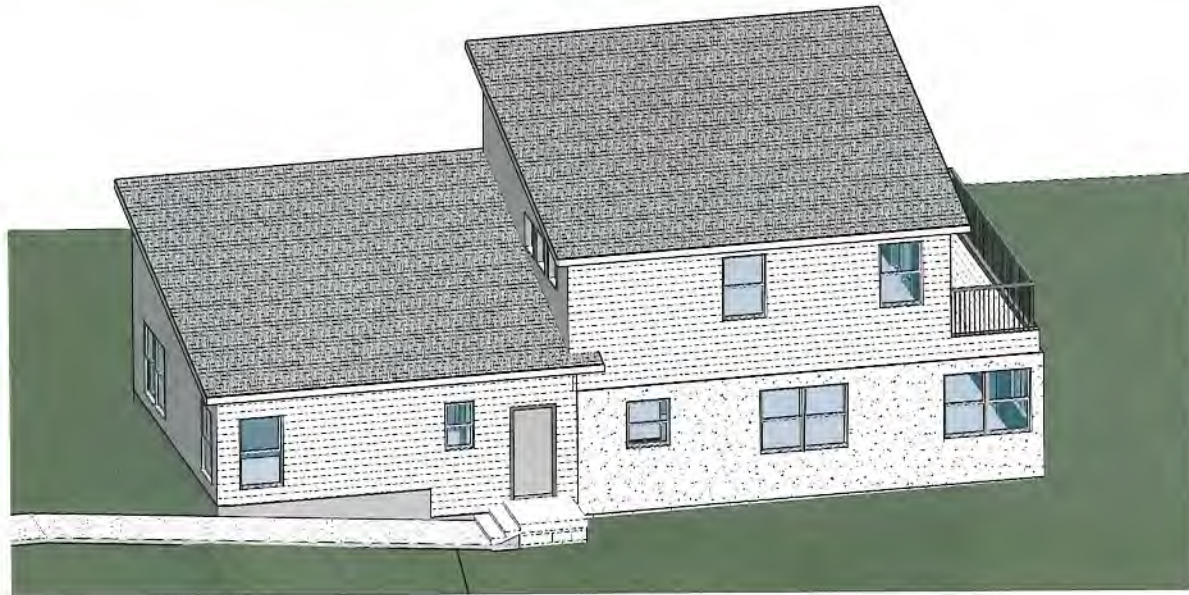
Signature: *Lynn P. Caswell*
 Lynn P. Caswell, LS
 Date: 6/08/2016 Lic. No. 13057

RECEIVED
 JUN 15 2016
 BY: _____

Oliver Surveying & Engineering, Inc.
 Land Surveying • Civil Engineering • Land Planning
 580 Dodge Ave. Elk River, MN 55330 • 763.441.2072 • fac. 763.441.5665
 www.oliver-se.com



2 SOUTH EAST 3-D PERSPECTIVE
D-1



1 NORTH EAST 3-D PERSPECTIVE
D-1

PROJECT:
REMODEL AND ADDITION
TO EXISTING HOUSE

OWNER: JAYME BRISCH
ADDRESS:
3275 OWASSO HEIGHTS RD.
SHOREVIEW, MN.

CONTRACTOR:
WILLET REMODELING & CONST. INC.
CONTACT: SCOTT RICKS
PHONE: (612) 203-4929
E-MAIL: sr@wrcincmn.com

REVISIONS			
NO.	DATE	DESCRIPTION	BY

FINAL CONSTRUCTION
APRIL 29, 2016
PLANS

PLANS PROVIDED BY:
SCHWIETERS HOME DESIGN
1628 COUNTY HIGHWAY 10 N.E.
SPRING LAKE PARK, MN 55432
TEL: (763) 785-2105
SchHomDsgn@aol.com

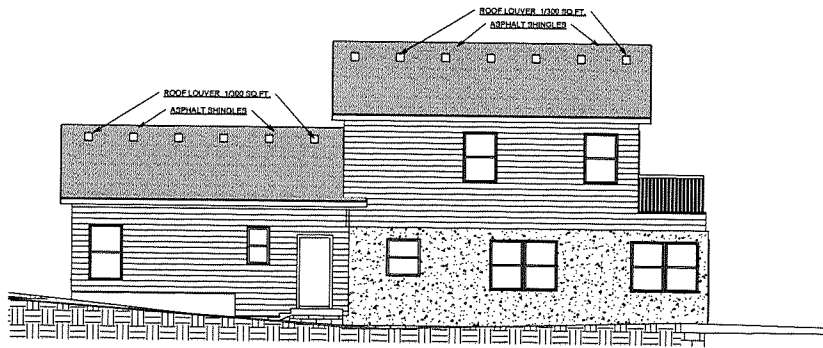
DATE: 02/29/16

DATE: APRIL 23, 2016 DRAWN: DICK S.
JOB NO: 2810 CHECKED: R.J.S.

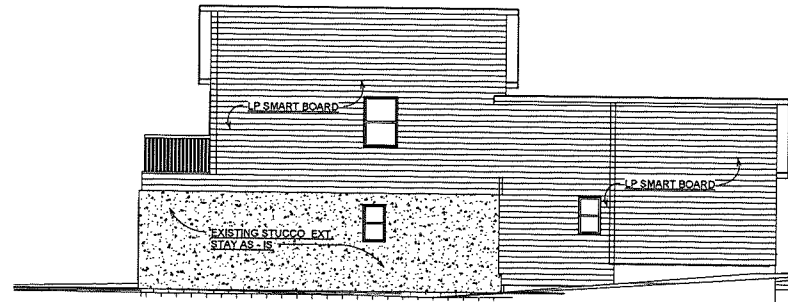
3-D PERSPECTIVES

SCALE:

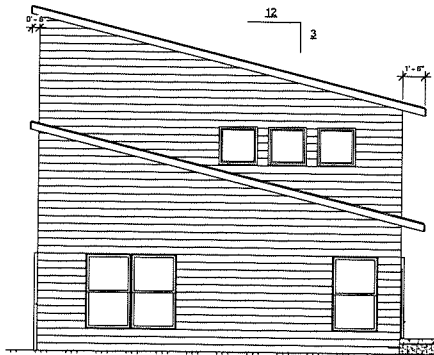
PAGE NO: **D-1**



4 LEFT SIDE ELEVATION
 A-1 3/16" = 1'-0"



3 RIGHT SIDE ELEVATION
 A-1 3/16" = 1'-0"



2 REAR ELEVATION
 A-1 1/4" = 1'-0"



1 FRONT ELEVATION
 A-1 1/4" = 1'-0"

PROJECT:
 REMODEL AND ADDITION
 TO EXISTING HOUSE

OWNER: JAYME BRISCH
 ADDRESS:
 3275 OWASSO HEIGHTS RD.
 SHOREVIEW, MN.

CONTRACTOR:
 WILLET REMODELING & CONST. INC.
 CONTACT: SCOTT RICKS
 PHONE: (612) 203-4929
 E-MAIL: sr@wrcincmn.com

REVISIONS			
NO.	DATE	DESCRIPTION	BY

FINAL CONSTRUCTION

APRIL 29, 2016

PLANS

PLANS PROVIDED BY:

SCHWIETERS HOME DESIGN
 1628 COUNTY HIGHWAY 10 N.E.
 SPRING LAKE PARK, MN 55432

TEL: (763) 785-2105
 SchHomDsgn@aol.com

DATE: 02/28/16

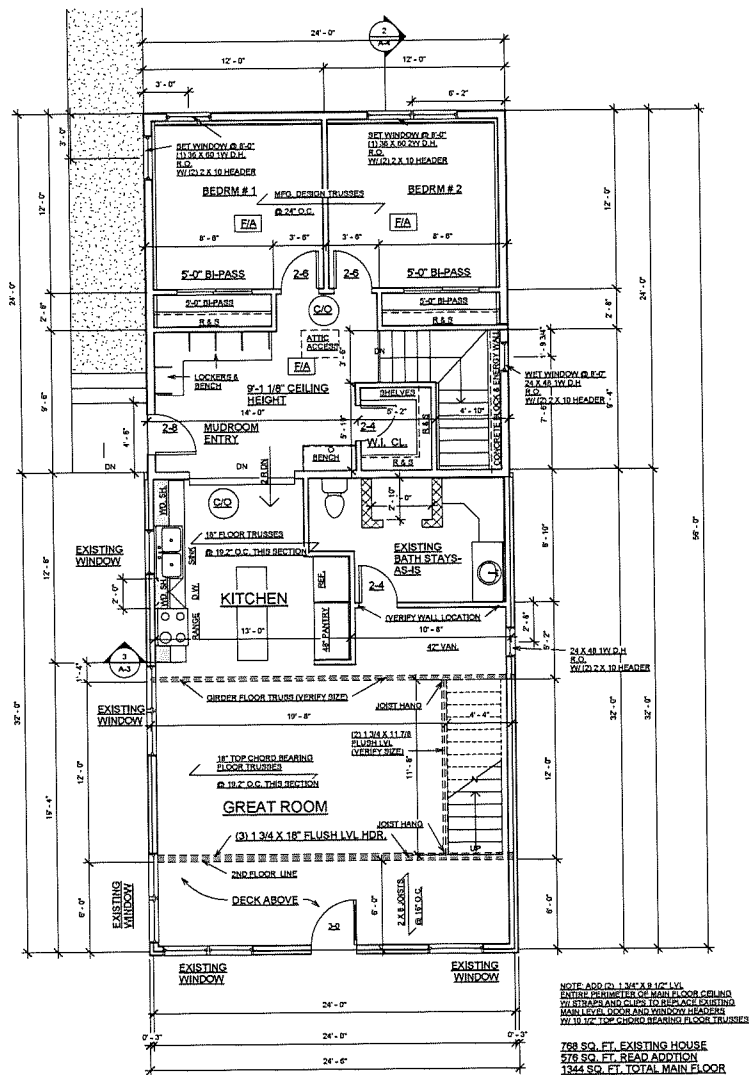
DATE: APRIL 29, 2016 DRAWN: DICK S.
 JOB NO: 2610 CHECKED: R.J.S.

ELEVATIONS

SCALE: As Indicated

PAGE NO:

A-1



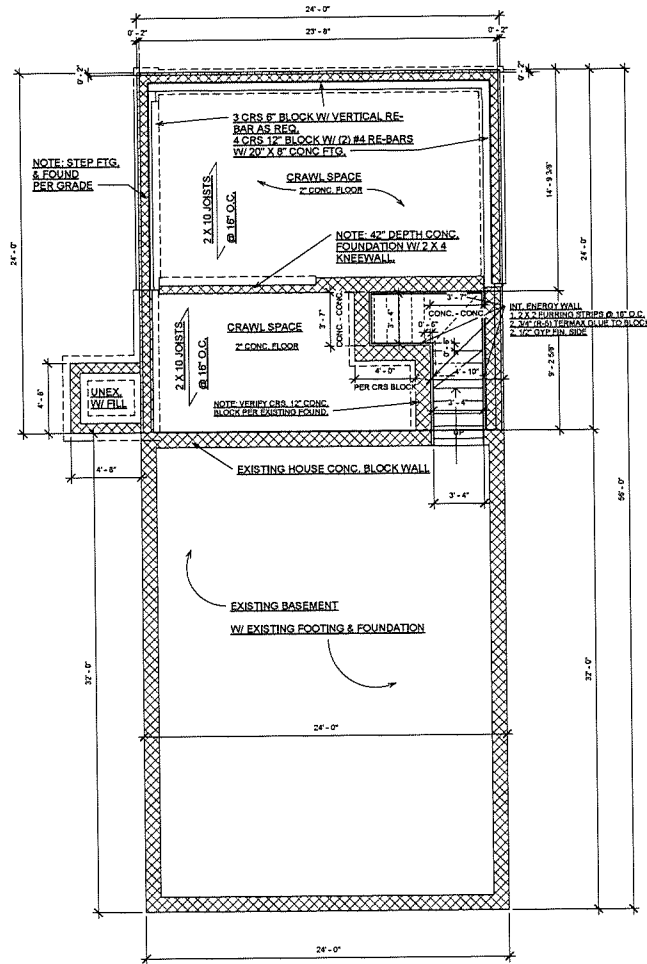
NOTE: ADD (2) 1 3/4" X 8 1/2" LVL ENTIRE PERIMETER OF MAIN FLOOR CEILING TO BE PAINTED AND COVER TO MATCH EXISTING MAIN LEVEL. DOOR AND WINDOW HEADERS W/ 10" TOP CHORD BEARING FLOOR TRUSSES

768 SQ. FT. EXISTING HOUSE
578 SQ. FT. READ ADDITION
1344 SQ. FT. TOTAL MAIN FLOOR

TOTAL MAIN FLOOR 1344 SQ. FT.
TOTAL 2ND FLOOR 624 SQ. FT.
TOTAL LIVING AREA 1968 SQ. FT.
OPEN DECK 144 SQ. FT.
TOTAL LIVING & DECK 2112 SQ. FT.

2 MAIN FLOOR PLAN
1/4" = 1'-0"

NOTE: HOLD CONC. BLOCK IN 2" AROUND THE PERIMETER FOR 2" EXT RIGID INSULATION TO MATCH WITH EXT. WALL SHEATHING



1 FOOTING AND FOUNDATION PLAN
1/4" = 1'-0"

PROJECT:
REMODEL AND ADDITION
TO EXISTING HOUSE

OWNER: JAYME BRISCH
ADDRESS:
3275 OWASSO HEIGHTS RD.
SHOREVIEW, MN.

CONTRACTOR:
WILLET REMODELING & CONST. INC.
CONTACT: SCOTT RICKS
PHONE: (612) 203-4929
E-MAIL: sr@wrcincmn.com

REVISIONS			
NO.	DATE	DESCRIPTION	BY

FINAL CONSTRUCTION
APRIL 29, 2016
PLANS

PLANS PROVIDED BY:

SCHWIETERS HOME DESIGN
1628 COUNTY HIGHWAY 10 N.E.
SPRING LAKE PARK, MN 55432

TEL: (763) 785-2105
SchHomDsgn@aol.com

DATE: 02/29/16

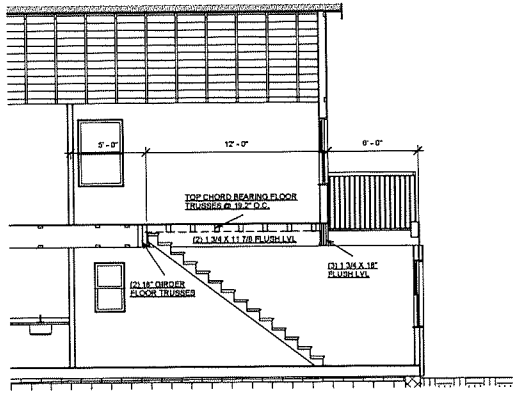
DATE: APRIL 29, 2016 DRAWN: DICK S.
JOB NO: 2610 CHECKED: R.L.S.

FOOTING AND
FOUNDATION PLAN

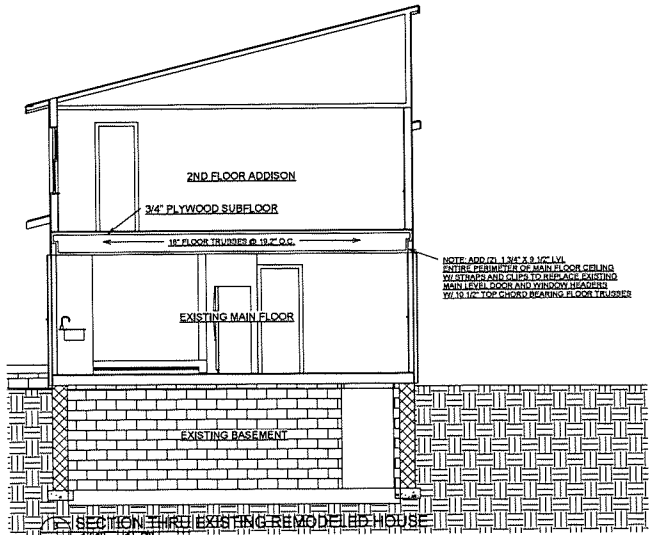
SCALE: 1/4" = 1'-0"

PAGE NO:

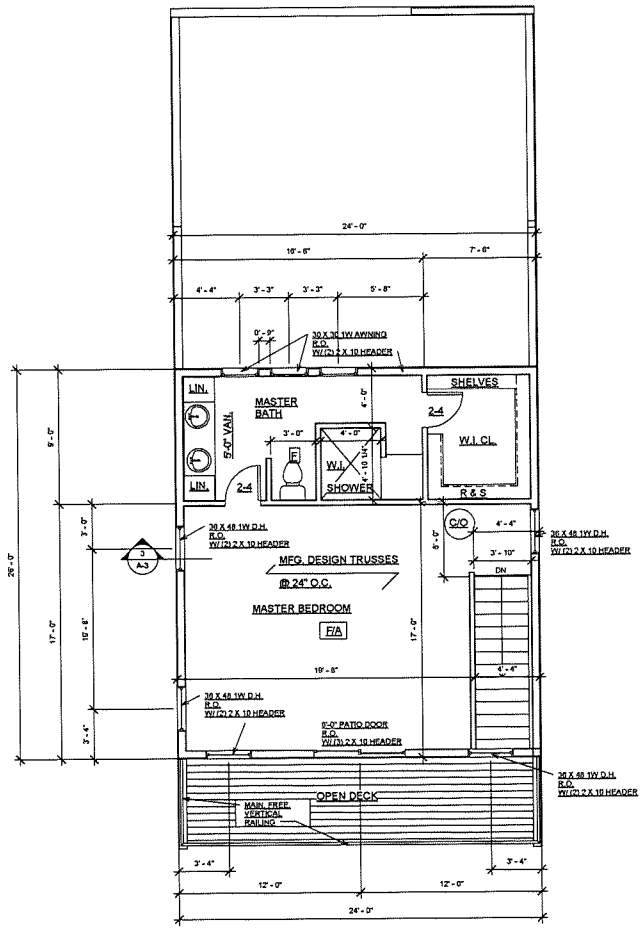
A-2



2 SECTION THRU NEW STAIRS EXISTING SPACE
1/4" = 1'-0"



1 SECTION THRU EXISTING REMODEL OF HOUSE
1/4" = 1'-0"



1 2ND FLOOR PLAN
1/4" = 1'-0"

674 SQ. FT. LIVING AREA 2ND FLOOR
144 SQ. FT. OPEN DECK
788 SQ. FT. TOTAL W/ DECK

PROJECT:
REMODEL AND ADDITION
TO EXISTING HOUSE

OWNER: JAYME BRISCH
ADDRESS:
3275 OWASSO HEIGHTS RD.
SHOREVIEW, MN.

CONTRACTOR:
WILLET REMODELING & CONST. INC.
CONTACT: SCOTT RICKS
PHONE: (612) 203-4929
E-MAIL: sr@wrcincmn.com

REVISIONS			
NO.	DATE	DESCRIPTION	BY

FINAL CONSTRUCTION
APRIL 29, 2016
PLANS

PLANS PROVIDED BY:

SCHWIETERS HOME DESIGN
1628 COUNTY HIGHWAY 10 N.E.
SPRING LAKE PARK, MN 55432
TEL: (763) 785-2105
SchHomDsgn@aol.com

DATE: 02/28/16

DATE: APRIL 29, 2016 DRAWN: DICK S.
JOB NO: 2610 CHECKED: R.J.S.

2ND FLOOR & SECTION

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

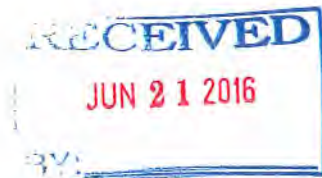
PAGE NO:

A-3

Comments:

I think it is wonderful that the new owner is choosing to add on to the existing house and excited that it will add character to the neighborhood and match all the other updates and additions to the neighborhood.

I support this improvement as an investment for the new property owner in a pleasing way to benefit such a wonderful neighborhood and community which I lived in for so many years



Name: Kimberly Parent Wedger
Address: 483 Walker Dr
family 3275 Owasso Heights Rd

Comments:

WE FEEL THAT THIS VARIANCE SHOULD NOT BE GRANTED,
THE NEIGHBORHOOD SHOULD ^{HAVE} BE CONTINUITY, BY
ALLOWING THIS "MONSTER" TO HAVE 2 STORIES
WOULD NOT BE ACCEPTABLE.

IT SEEMS THAT THE EXTREMELY RICH GET TO BEND
ALL THE "RULES." WE ALWAYS THOUGHT ORDINANCES
WERE PUT IN PLACE FOR A GOOD REASON, NOT
SOMETHING ONLY THOSE WITH A LOT OF MONEY CAN
BEND.

OUR "VOTE" IS NO!

THE BLOCK HAS NO 2 STORY HOMES
AND SHOULD NOT BE PERMITTED TO DO SO.

Name: DENNIS + DOROTHY WEAVER

Address: 3274 W. OWASSO BLVD.



Mr. Rob Warwick
Senior Planner
City of Shoreview
4600 Victoria Street North
Shoreview, Minnesota 55126
rwarwick@shoreviewmn.gov
651 490-4681

Re: 3275 Owasso Heights Road Remodel

Dear Mr. Warwick,

We object to allowing a variance to reduce the standard 10 feet setback. The design of the right side Facing North is aesthetically prohibitive. The huge wall on the right side will block much of the views and sunlight from the southside of our home & yard. We trust that you all will understand the concerns & we would prefer not to see an industrial looking wall that is only 5 feet from our lot. We chose this neighborhood 31 years ago because the houses were low and small, with beautiful trees and views. And it was affordable as a starter home for our family. The substandard lots in his area of the city of Shoreview were an attraction when we purchased our home. We would like to see the neighborhood retain its character it has currently.

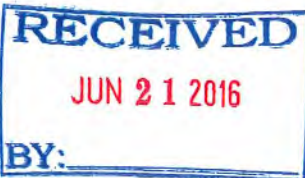
We have contracted Rud ^{Engineering - Survey} Engineering to complete a more accurate survey of our lot and will bring the results with us to the meeting.

Sincerely,
Eric and Sue Kramer
3279 Owasso Heights Road
Shoreview, MN 55126
612-719-4841



Comments:

We have no problem with granting this variance.
The additions to this house seem reasonable
and will add value to the neighborhood and to
our city.



Name: Jeff + Linda Budd
Address: 3270 Owasso Heights Road



June 21, 2016

Dear Mr. Warwick,

The most immediate issue with the proposal for 3275 Owasso Heights Road is its negative impact to the property value at 3279, which should be assessed by an independent real estate appraisal (without affiliation to the city of Shoreview).

It is not responsible to either the applicant or neighbors for this large a structure to be built within 5' of the property line (less than the 10' requirement). In the past the City of Shoreview has wisely enforced the 10' setback requirement unless there was no practical alternative or would result in excessive financial burden or hardship. Neither is the case here: the foundation can be located 10' from the property line without affecting house or landscape design, and at a cost that is reasonable and appropriate for the scope of this type of home rebuild.

Previously, the city of Shoreview has considered and equalized set-back distances between adjacent properties from the front of the house to the street; and from the rear of the house to the detached garages. The latter is important in order to keep back yard sight lines between adjacent properties open. Keeping the backyard sight line open between house and detached garage contributes greatly to maintaining aesthetic integrity and financial value of these narrow lot properties. This proposal does not attempt to equalize the set-back distance between the detached garage and the rear of the house between these adjacent properties. Instead, this plan allows the house to lengthen by 24' and height to increase to 2 stories, resulting effectively as a wall to the south of the house and side yard at 3279.

Lastly the proposed foundation size of 1614, beyond the 1600 sq ft allowed by impervious surface calculation should be reviewed carefully. The calculation which is based on the impervious surface to total lot area ratio does not ensure concentration of run-off and its management between the two house foundations will be acceptable.

Sincerely,

Michael and Kelly Lyden

3262 Owasso Heights Road

**EXTRACT OF MINUTES OF MEETING OF THE
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA
HELD JUNE 28, 2016**

* * * * *

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. 16-60 FOR A VARIANCE TO INCREASE THE FOUNDATION
AREA AND TO REDUCE THE SIDE SETBACK**

WHEREAS, Jayme Brisch submitted a variance application for the following described property:

*The North ½ of Lot 31, OWASSO HEIGHTS, RAMSEY COUNTY, MINNESOTA
(This property is more commonly known as 3275 Owasso Heights Road)*

WHEREAS, the Development Regulations establish that on substandard lots the maximum permitted foundation area shall be the the greater of the existing founrdation area, 1600 square feet, or 18% of lot area; and

WHEREAS, the Development Regulations establish that on substandard lots a minimum 10-foot setback from a side property line is required; and

WHEREAS, the applicant proposes a 24- by 24-foot addition onto the house that represents an increase to the existing foundation area; and

WHEREAS, the applicant has requested a variance to increase foundation area by 553 square feet to square feet; and

WHEREAS, the applicant has requested to reduce the side setback to 5-feet; and

WHEREAS, the Shoreview Planning Commission is authorized by State Law and the City of Shoreview Development Regulations to make final decisions on variance requests; and

WHEREAS, on June 28 22, 2016 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 proposed additions enlarge this small house providing living area typical of residential properties in the R-1 District, and represent a reasonable use of the property. On small residential lots the foundation area is limited to ensure the intensity of development is proportional to the lot size. The applicants have reasonable design options to comply with the foundation area limit of 1600 square feet.

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

The plight of the owner is due to the design used for the proposed project. It appears possible to add living area to the property in compliance with the required setbacks and foundation area limitations.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW PLANNING COMMISSION, that the variance request for property described above, 3275 Owasso Heights Road, be denied, subject to the following condition:

1. 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 28th day of June, 2016

Steve Solomonson, Chair
Shoreview Planning Commission

ATTEST:

Kathleen Castle, City Planner
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 28th day of June, 2016 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 16-60.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 28th day of June, 2016.

Terry C. Schwerm
City Manager

SEAL

**PROPOSED MOTION
TO DENY**

MOVED BY COMMISSION MEMBER _____

SECONDED BY COMMISSION MEMBER _____

To adopt Resolution No. 16-60, denying the variance requests to increase the allowed foundation area from 1,600 sq. ft. to 1,617 sq. ft., to reduce the side setback to 5-feet for the second floor and rear additions, and to deny the residential design review application submitted by Jayme Brisch and Willet Remodeling for the property located at 3275 Owasso Heights Road, subject to the following condition:

1. This approval is subject to a 5-day appeal period.

This action is based on the following findings:

1. The proposed additions enlarge this small house providing living area typical of residential properties in the R-1 District, and represent a reasonable use of the property. On small residential lots the foundation area is limited to ensure the intensity of development is proportional to the lot size. The applicants have reasonable design options to comply with the foundation area limit of 1600 square feet.
2. The plight of the owner is due to the design used for the proposed project. It appears possible to add living area to the property in compliance with the required setbacks and foundation area limitations.

VOTE: AYES: NAYES:

Regular Planning Commission Meeting
June 28, 2016

**PROPOSED MOTION
TO TABLE**

MOVED BY COMMISSION MEMBER _____

SECONDED BY COMMISSION MEMBER _____

To table the variance request to increase the allowed foundation area from 1,600 sq. ft. to 1,617 sq. ft., to reduce the side setback to 5-feet for the second floor and rear additions, and the residential design review application submitted by Jayme Brisch and Willet Remodeling for the property located at 3275 Owasso Heights Road to provide the applicants the opportunity to revise their plans to better conform to the spirit and intent of City Code and the design standards specified in Section 207.050(D).

VOTE: AYES: NAYES:

Regular Planning Commission Meeting
June 28, 2016

t:\2016pcf\2619-16-18 brisch 3275 owasso hgtis road/PC motion to table

TO: Planning Commission
FROM: Rob Warwick, Senior Planner
DATE: June 24, 2016
SUBJECT: Temporary Sale/Special Event Permit, Shepherd of the Hills Church, File No. 2622-16-21

INTRODUCTION AND BACKGROUND

Shepherd of the Hills Church has submitted an application for a Temporary Sale/Special Event Permit in order to hold weekly Framers Markets each Wednesday afternoon during the summer and fall months. The first market is proposed for Wednesday July 6th and the final market of the year will be held October 12th. There will be a total of 15 markets over the approximately 3 month season.

PROJECT DESCRIPTION

The Church will host a maximum of ten vendors who will park in the area in front of the Church. Access to the vendor sales area will be marked using traffic cones. Site access for customers is provided using driveways on Victoria Street and Gramsie Road. Customer parking is provided in the parking area in the northwest portion of the property. A 4- by 8-foot sign will be used to announce the event, and will be displayed each Tuesday afternoon through the end of the market the following day. See the attached sketch plan.

DEVELOPMENT ORDINANCE REQUIREMENTS

Temporary Sale/Special Event Permits (Section 203.043) are subject to administrative review and approval if the proposal complies with standards (Section 207.030) for:

- General health, safety and welfare
- Duration not to exceed 7 consecutive days, nor 60 days for seasonal merchandise.
- Hours between 7 a.m. and 10 p.m.
- Parking and traffic safety
- Sign limitations
- Site maintenance and restoration

In this case the duration proposed exceeds the length subject to administrative approval, and so the application is subject to review and recommendation by the Planning Commission, prior to consideration of the application by the City Council. The provisions of the Development Code allow reasonable conditions to be attached to City approval.

STAFF REVIEW

The event duration exceeds the length that can be approved administratively, but appears to comply with the standards.

One sign will be used to announce the markets. A 4- by 8-foot sandwich board will be displayed between the Church and Victoria St. This same location is used to announce other events, such as Vacation Bible School. The sign must be located at least 5-feet from the property line abutting the Victoria Street right-of-way.

The number of vendors participating may be appropriate for a neighborhood event. There are 30 – 40 vendors participating in the farmers markets held at the Shoreview Community Center, which draws 400-600 customers to the event each week.

Traffic and parking impacts are difficult to predict. Staff anticipates this event will cater to nearby residents, and so pedestrian traffic may predominate over vehicular traffic.

Event parking is not permitted on nearby private property without the written permission of the property owner, with a copy submitted to the City. Staff is aware that the Church has an agreement with the neighboring business, Cummins Power Generation, to use the parking area to the south during weekend and evening hours.

COMMENTS

Property owners within 350-feet of the Church were notified of the request. Two written comments in support were submitted in response. One telephone caller objected, stating that the Church is operating as a business.

Victoria Street is under the jurisdiction of Ramsey County, and staff from the County Public Works Department commented that traffic on Victoria St. has increased due to construction work on nearby Lexington Ave. The intersection of Victoria and Gramsie is controlled, with 4-way stop signs. Northbound traffic on Victoria has been observed encroaching in the parking shoulder using that as an added lane in order to make a right hand turn onto Gramsie in order to avoid waiting for traffic ahead to clear the 4-way stop. That traffic may impede access into the Church parking area for customers.

Nate Berg of the Lake Johanna Fire Department commented that vendor parking cannot interfere with emergency access to the building. Vendors must park within established parking stalls and not block maneuvering aisles.

The comments are attached.

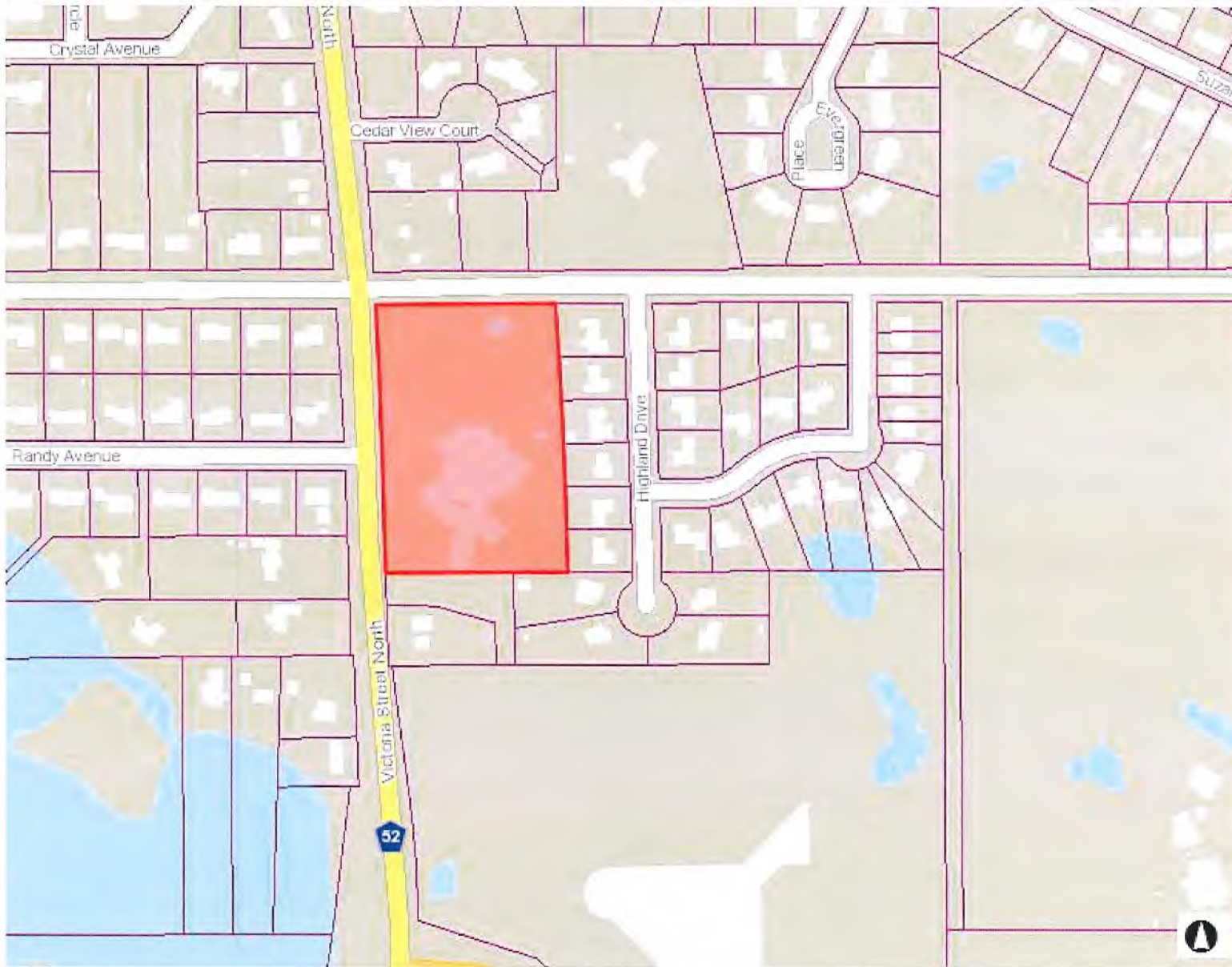
STAFF RECOMMENDATION

The event, as proposed, will comply with City standards. The recommended conditions of approval re-iterate standards specified in the Development Code. City and County staff recommend that the Church remain flexible with the access and parking plan, and a condition authorizes staff to review operational conditions and administratively approve modifications to the plan to address circumstances as experience is developed with the sales. Staff recommends the Planning Commission forward the application to the City Council with a recommendation for approval, subject to the following conditions:

1. The event shall not cause a public nuisance because of noise, air pollution, traffic congestion or failure to properly maintain the site. The event shall comply with all relevant building, fire and safety codes.
2. The permit is valid during the period July 6 until October 12, 2016, and authorizes one market to be held each Wednesday.
3. The hours of operation shall be limited to 3PM until 7PM, with setup and teardown occurring during the two hours prior to and after the event.
4. The event shall not cause a traffic hazard. The Director of Public Works is authorized to revise the approved access and parking plan should conditions warrant changes.
5. Ample parking must be provided to accommodate expected visitors.
6. One sign is permitted for this event, and the sign area shall not exceed 32 square feet. One temporary sign permit will be required for the season, provided the sign is removed and reinstalled each week. The sign shall be located a minimum of 5-feet from any property line and shall not interfere with traffic safety.
7. No structures requiring a building permit shall be permitted in association with the event (excluding tents and temporary shelters).
8. The site shall be maintained and cleaned during the temporary event and shall be restored to its original condition no later than 9PM each Wednesday following the sale event.
9. The Special Event Permit application may, in future years, be eligible for administrative review and approval, subject to compliance with the conditions enumerated above.

Attachments:

- 1) Location Map
- 2) Submitted Plans
- 3) Comments
- 4) Proposed Motion



Legend



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



Notes

3920 VICTORIA STREET

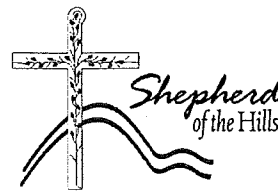
599.8 0 299.92 599.8 Feet

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





Mission Focus: To Reach, Ignite
and Empower People for Jesus.

Miranda Oliver

Director of Operations

Direct 651.288.2255

Cell 651.964.5760

operations@shepherdshoreview.org

3920 North Victoria Street

Shoreview, MN 55126

Phone: 651.483.5419

Fax: 651.483.2296

shepherdshoreview.org

June 1, 2016

City of Shoreview
Department of Community Development
4600 Victoria Street N
Shoreview, MN 55126

To Whom It May Concern:

Shepherd of the Hills would like to sponsor a Farmer's Market at our location. This would run from approximately July 6-October 12th on Wednesdays 3-7 pm. We would have at most 10 vendors in the area indicated on the attached map. These vendors would be selling fresh produce, flowers, baked goods and local wares. We feel that this would be a beneficial outreach ministry to our congregation along with the neighboring businesses. I have attached a map with locations and a check. Please let me know if you have any questions.

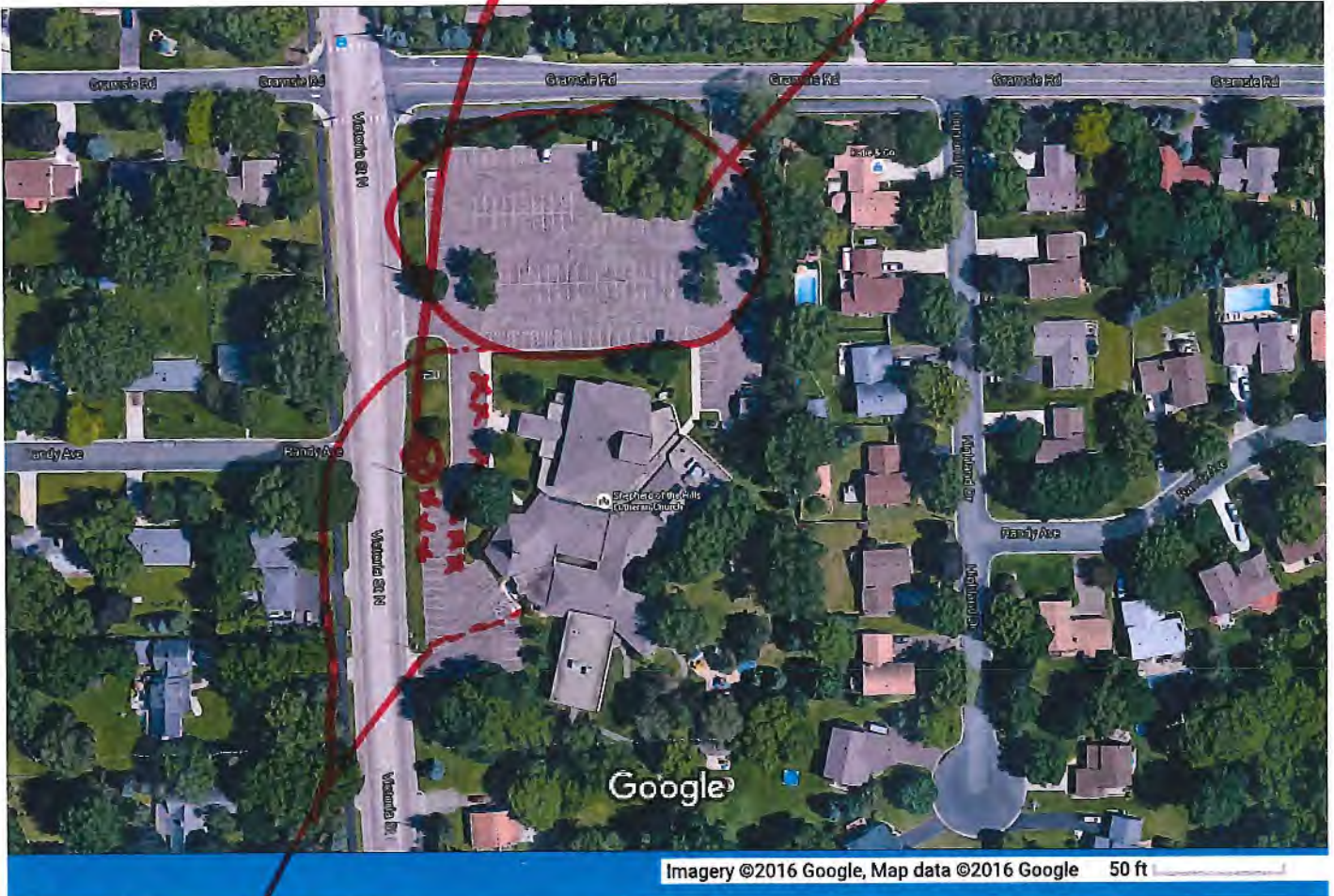
Thank you!

Sincerely,

Miranda Oliver
Director of Operations

Google Maps

X = Sign
Parking



Imagery ©2016 Google, Map data ©2016 Google 50 ft

Google Maps

X = location of vendors
blocked off



Robert Warwick <rwarwick@shoreviewmn.gov>

Shepherd of the Hills Farmers Market Permit

Tom Wesolowski <twesolowski@shoreviewmn.gov>
To: Robert Warwick <rwarwick@shoreviewmn.gov>

Thu, Jun 9, 2016 at 2:13 PM

Rob,

Talked with Mark and he agreed that designating Gramsie as the entrance/exit point made sense. Given the time of day the market will start and the traffic volumes on Victoria are more than double the volumes on Gramsie. Otherwise, no issues.

Thanks, Tom

Tom Wesolowski, P.E. | City Engineer

City of Shoreview

4600 Victoria St. N.

Shoreview, MN 55126

twesolowski@shoreviewmn.gov

Direct Tel: 651-490-4652

Fax: 651-490-4696

[Quoted text hidden]



Robert Warwick <rwarwick@shoreviewmn.gov>

Farmers Market Permit Application

Lux, Joseph <Joseph.Lux@co.ramsey.mn.us>
To: Robert Warwick <rwarwick@shoreviewmn.gov>

Fri, Jun 10, 2016 at 11:38 AM

Hi, Rob:

Yes, traffic on Victoria is pretty nuts right now and next year promises more of the same. Since this is half a block from my house, it sure will be convenient, so I like the idea, even with the traffic issues. One problem is that there is the right-turn lane for Gramsie Street does not have the capacity to handle the traffic now and people tend to drive the shoulder almost from the I-694 ramp as the right-turn lane. This causes some problems at the main entrance on Victoria, with drivers sometimes backed up past it. The entrance on Gramsie has issues because of the steep hill and no right-turn lane, so the main entrance on Victoria may be preferable to the Gramsie one. One thing I think they may want to consider is closing their south access during the farmer's market so that people don't try and use that for parking and/or circulation through the lot. I think this will be a nice event to have, but they should be open to making traffic control changes on the fly if problems crop up.

Joe Lux

Joseph Lux

Senior Planner

Ramsey County Public Works

1425 Paul Kirkwold Drive

Arden Hills, MN 55112-3933

651-266-7114

<http://www.ramseycounty.us/>**From:** Robert Warwick [mailto:rwarwick@shoreviewmn.gov]**Sent:** Friday, June 10, 2016 11:13 AM**To:** Lux, Joseph <Joseph.Lux@CO.RAMSEY.MN.US>



Robert Warwick <rwarwick@shoreviewmn.gov>

Shepherd of the Hills Farmers Market Permit

Nate Berg <nberg@ljfd.org>

Thu, Jun 9, 2016 at 1:53 PM

To: Robert Warwick <rwarwick@shoreviewmn.gov>

Rob,

As long as they are only using the parking spaces for their tents, and not the entire portion of the parking lot, we should be fine with that.

Nate Berg

Fire Marshal/Deputy Chief

Lake Johanna Fire Department

5545 Lexington Ave N

Shoreview, MN 55126

(651) 481-7024

nberg@ljfd.org

From: Robert Warwick [mailto:rwarwick@shoreviewmn.gov]

Sent: Thursday, June 09, 2016 12:04 PM

[Quoted text hidden]

[Quoted text hidden]



Robert Warwick <rwarwick@shoreviewmn.gov>

Shepherd of the Hills Farmers Market Permit

Nate Berg <nberg@ljfd.org>

Wed, Jun 8, 2016 at 3:14 PM

To: Robert Warwick <rwarwick@shoreviewmn.gov>

We must be able to have full access to the entire building. What are they using to block off the parking lot? Are they able to set up only on one side of the lot so are able to still get by?

Nate Berg

Fire Marshal/Deputy Chief

Lake Johanna Fire Department

5545 Lexington Ave N

Shoreview, MN 55126

(651) 481-7024

nberg@ljfd.org

From: Robert Warwick [mailto:rwarwick@shoreviewmn.gov]**Sent:** Wednesday, June 08, 2016 11:24 AM**To:** SCHWERM, TERRY <tschwerm@shoreviewmn.gov>; SIMONSON, TOM <tsimonson@shoreviewmn.gov>; CASTLE, KATHLEEN <kcastle@shoreviewmn.gov>; MALONEY, MARK <mmaloney@shoreviewmn.gov>; WESOLOWSKI, TOM <twesolowski@shoreviewmn.gov>; Nicole Hill <NHill@shoreviewmn.gov>; NELSON, STEVE <snelson@shoreviewmn.gov>; Nate Berg <nberg@ljfd.org>**Subject:** Shepherd of the Hills Farmers Market Permit

[Quoted text hidden]



Robert Warwick <rwarwick@shoreviewmn.gov>

Temporary Sale/event at Shepherd of the Hills

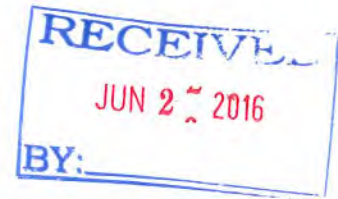
Barb Bester <bbester8@gmail.com>
To: rwarwick@shoreviewmn.gov

Wed, Jun 22, 2016 at 12:18 PM

This is a letter of support for the proposed Farmer's Market at Shepherd of the Hills Lutheran Church. I would love to have one there this summer! As a neighbor and a longtime member of Shepherd, I wholeheartedly support this new venture and look forward to shopping there.

Barb Bester
3915 Highland Drive
Shoreview

Sent from my iPad



Attention: Rob Warwick

Comments:

Shepherd of the Hills church is a good neighbor and we have no problem with them hosting a farmers market on Wednesdays. We trust they will do a good cleanup each week so no debris blowing around.

Name: The Elliotts
Address: 744 Randy Avenue



**PROPOSED MOTION
TO APPROVE**

MOVED BY COMMISSION MEMBER _____

SECONDED BY COMMISSION MEMBER _____

To recommend the City Council approve the Special Event Permit application submitted by Shepherd of the Hills Church to hold a weekly farmers market Wednesday afternoons (3pm to 7pm) during the period July 6 – October 12. This approval is subject to the following conditions:

1. The event shall not cause a public nuisance because of noise, air pollution, traffic congestion or failure to properly maintain the site. The event shall comply with all relevant building, fire and safety codes.
2. The permit is valid during the period July 6 until October 12, 2016, and authorizes one market to be held each Wednesday.
3. The hours of operation shall be limited to 3PM until 7PM, with setup and teardown occurring during the two hours prior to and after the event.
4. The event shall not cause a traffic hazard. The Director of Public Works is authorized to revise the approved access and parking plan should conditions warrant changes.
5. Ample parking must be provided to accommodate expected visitors.
6. One sign is permitted for this event, and the sign area shall not exceed 32 square feet. One temporary sign permit will be required for the season, provided the sign is removed and reinstalled each week. The sign shall be located a minimum of 5-feet from any property line and shall not interfere with traffic safety.
7. No structures requiring a building permit shall be permitted in association with the event (excluding tents and temporary shelters).
8. The site shall be maintained and cleaned during the temporary event and shall be restored to its original condition no later than 9PM each Wednesday following the sale event.
9. The Special Event Permit application may, in future years, be eligible for administrative review and approval, subject to compliance with the conditions enumerated above.

This approval is based on the following findings:

1. The Event complies with the standards specified in City Code.

VOTE: AYES: _____ NAYES: _____

Regular Planning Commission Meeting
June 28, 2016