

**REGULAR MEETING
OF THE
VADNAIS HEIGHTS PLANNING COMMISSION
MAY 28, 2019**

OPEN MEETING

Chairperson Evan Cordes called the Regular Meeting of the Vadnais Heights Planning Commission to order at 7:00 p.m. on May 28, 2019.

ROLL CALL

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| Evan Cordes, Chairperson | Present |
| Dave Anderson | Present |
| Linda Bigelbach | Present |
| Edward Caillier | Present |
| Brian Carnes | Absent |
| Martin Jokinen | Present |
| Joseph Stumph | Present |
| Curt Cooper, First Alternate | Present |
| Jerry Moynagh, Second Alternate | Present |

Also present: Council Liaison Youker; Nolan Wall, Planning/Community Development Director; Jeff Melcoch, Cable Producer.

APPROVAL OF AGENDA

Upon motion by Commissioner Jokinen, seconded by Commissioner Anderson, it was

“RESOLVED, to approve the May 28, 2019, Regular Meeting Agenda, as presented.”

Ayes – 7 Nays – 0

The motion carried.

APPROVAL OF MINUTES

Upon motion by Commissioner Cooper, seconded by Commissioner Stumph, it was

“RESOLVED, to approve the minutes of the April 23, 2019, Regular Meeting, as presented.”

Ayes – 6 Nays – 0 Abstain – 1 (Anderson)

The motion carried.

OPEN TO THE PUBLIC

Chairperson Cordes opened the floor to the public at 7:05 p.m. for questions and comments on items not on the agenda. No one wished to address the Commission, Chairperson Cordes closed the meeting to the public at 7:05 p.m.

PUBLIC HEARINGS

None.

A. Case 19-007: Bralen Companies, LLC – Site Plan Review at 1654-1658 East County Road E

Planning/Community Development Director Wall noted that the applicant is requesting site plan approval to construct an addition to an existing building at 1654-1658 East County Road E.. Chapter 38, Article II, Section 38-39(a) of the City Code requires site plan approval for new commercial developments that do not qualify for a minor site plan. Wall noted that Bralen Companies, LLC is proposing to construct a 2,760-square-foot addition to an existing multi-tenant retail building. The subject property is located on the southeast corner of the County Road E/Hoffman Road intersection. The general area contains a mix of commercial/retail, office-warehouse and industrial uses.

Wall noted that a portion of the project is within the City of White Bear Lake and they are currently reviewing a proposal for a 193-unit apartment project northeast of the subject property at County Road E/Linden Avenue.

Wall stated that in 1985, the City Council approved a site plan for a Tom Thumb convenience store with gas pumps on the subject property. The proposed plans included the addition requested in this case but was never constructed. According to historical aerial images, the gas pumps were removed sometime between 2006 and 2008 and the parking re-striped to add spaces between 2009 and 2011. The proposed use of the additional tenant space is speculative at this point, but will be required to be compliant with the applicable uses allowed within the C-2A District.

Wall noted that Ordinance No. 695 rezoned the subject property and the adjacent retail property to the west from C-2 to C-2A, in 2016, in order to accommodate a proposed body art establishment that was added to the City Code by Ordinance 694. The C-2A District incorporates the permitted, conditional, and accessory uses allowed in the C-2 District, which also incorporates, by reference, the permitted uses in the C-1 District. The existing non-accessible off-street parking spaces appear to meet or exceed the 9'x19' standard, however, the existing drive lane between the north and middle parking rows does not appear to meet the 24' minimum standard. Since the existing condition is not being reduced and the drive lane between the middle row and south row nearest to the building is compliant, staff has no issues. Wall noted that there are no proposed changes to the existing driveways. The existing off-street parking lot contains 41 spaces, including two accessible spaces. The proposed plans only identify another accessible space and do not add any additional spaces. The existing 4,800 SF building contains all retail uses and is required to have 22 off-street

parking spaces. Therefore, the site has a surplus of 19 spaces to accommodate any new tenants occupying the addition.

Wall said there are no concerns with current parking configuration but noted that staff would have to confirm parking for other uses in the future such as medical. He said there would be no changes to the existing driveway access from Hoffman and County Road E and that there would be no sidewalk along Hoffman Road as the area is mostly office and industrial but if the Planning Commission wished to explore the option in the future they could.

Wall noted that the proposed addition would be on the west side which decreased the setback. Wall then shared elevations that included an outdoor patio area and seating and shared signage potentials for future uses. Wall said that the proposed materials will include brick, paneling and metal slat awnings. He then reviewed the landscaping plan which will include seven trees total and reviewed the new sanitary sewer and water main connections along with a new drain tile system on the western edge of the building. He spoke about the preliminary plat approved in 1983 with a 10-foot variance to all side and interior lot line setbacks which now would be 20 feet and noted this continued to be an existing condition in compliance with preliminary plat approval granted. Wall noted that he spoke earlier with Commissioner Carnes by phone who stated the trash receptacles at the south end of the site should be enclosed and screened and should include materials that match the building. Commissioner Jokinen asked whether existing roof downspouts would connect to existing drainage lines.

Mike Brass, Titus Commercial Real Estate, introduced Joe Palen, Palen Commercial Real Estate and Rene Plumart, rpARCHitect. Brass then talked about the build-outs which will include open ceilings and few hard offices. He said the build-out would appeal to groups such as engineers and could include retail, office or a combination of both.

Chairperson Cordes asked if the applicant would agree to the request for trash enclosures. Mr. Brass said while the area was already hidden by trees, the applicant would certainly consider trash enclosures, as they would be a nice addition to building.

Chairperson Cordes opened the public hearing at 7:19 p.m. No one wished to address the Commission, Chairperson Cordes closed the public hearing at 7:19 p.m.

Upon motion by Commissioner Jokinen, seconded by Commissioner Anderson, it was

“RESOLVED, to recommend approval of the site plan at 1654-1658 East County Road E review based on the following findings of fact:

1. The proposed use(s) is/are permitted within the applicable zoning district and compliant with the Comprehensive Plan.
2. The proposed building addition meets, or is conditioned to meet, all applicable code standards.

Subject to the following conditions:

1. A development agreement between the applicant, and all others with interests in the subject property, shall be entered into with the City, to be recorded at the applicant’s cost with the offices of the Ramsey County Recorder and/or Register of Titles, prior to issuance of a building permit.
2. A building permit in compliance with all applicable code standards shall be submitted prior to commencement of any construction activities and future tenant improvements on the subject property, to be reviewed/approved administratively.
3. Future use(s) of the new tenant space(s) shall be compliant with the Commercial Two-A (C-2A) District and all other applicable code standards.
4. A sign permit(s) in compliance with all applicable code standards shall be submitted prior to any sign(s) being installed on the subject property, to be reviewed/approved administratively.
5. The final design and specifications for all exterior building materials shall be compliant with the applicable code standards, to be reviewed/approved as part the development agreement.
6. Landscape plantings, including any existing vegetation proposed to be preserved, shall comply with all applicable code standards.
7. Roof-mounted mechanical units shall be of a low-profile variety and ground-mounted mechanical units/building utility areas shall be adequately screened by plant material and/or fencing and shall not obstruct fire department connections or hydrants, to be reviewed/approved administratively as part of the building permit.
8. Compliance with the conditions included in the Fire Chief’s memorandum, dated 05/16/2019.
9. Compliance with the conditions included in the City Engineer/Public Service Director’s memorandum, dated 05/22/2019.
10. Enclosed garbage receptacle required.”

The Commission shared how they felt the proposed project would be a nice addition to the area.

Ayes – 7

Nays – 0

The motion carried.

NEW BUSINESS

None.

OLD BUSINESS

None.

GARCEAU CORNER TASK FORCE UPDATE

Planning/Community Development Director Wall said the Task Force will have its first meeting this week and the agenda includes a tour of the site, introductions of the group, some housekeeping items, and review of the second meeting agenda.

Commissioner Stumph requested Garceau Corner Task Force updates via email rather than waiting for the monthly Planning Commission meeting. Wall said he will share information in the Planning Commission meeting packets and will also share updates on the Garceau Task Force page on the City's website.

Commissioner Anderson updated the Commission about the latest developments with the Rush Line transit corridor and said a lot of discussions have been held about the corridor at the ends of the corridor and not much in the middle. They have been soliciting public input on options related to various elements of the project such as shelter design, fencing, lighting, landscaping and snow removal plans.

REPORTS

A. Council Liaison

None.

B. Planning Commissioners

None.

C. Staff

Planning/Community Development Director Wall stated that the Planning Commission's draft work plan was shared with the Council and resulted in inclusion of two items from the Planning Commission work plan being included in the Council's 2019-2021 Work Plan. The two items include: a proactive economic development plan and a street reinvestment plan. Wall outlined other items that would be included in the Work Plan such as a 20 year Capital Improvement Plan, service level budgeting, communication/engagement strategies for greater community participation, maintain or increase housing values through a preservation plan, expansion of the City's trail system, and proactive code enforcement policy. He said the Work Plan was approved at the last Council meeting and that work would begin on a plan of action for moving goals forward which would include review and recommendation with the Planning Commission over the next two years.

NEXT MEETING

The next Planning Commission meeting will be held on June 25, 2019.

ADJOURN MEETING

Upon motion by Commissioner Stumph, seconded by Commissioner Cooper the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Cathy Sorensen, *TimeSaver Off Site Secretarial, Inc.*