

**MINUTES
PLANNING COMMISSION MEETING
JULY 22, 2021**

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

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

Absent: Swisher without notice.

APPROVAL OF AGENDA (Additions/Deletions): Artner motioned to approve the agenda as submitted. Flann seconded.

APPROVAL OF MINUTES OF MAY 27, 2021: Artner moved to approve the minutes of May 27, 2021, omitting Denn's name in the "Present" section. Kotilinek seconded.

O'WALSHY LLC, 5305 W BALD EAGLE BLVD – REQUEST MINOR SUBDIVISION:

The Town Planner reported on this agenda item. The Planning Commission had reviewed and recommended approval of a minor subdivision at 5305 West Bald Eagle Blvd years ago, but it has lapsed since then. Now the property has a new owner who is looking to split this lot in two. The property is 185' in width which means that it meets the Town's Zoning Ordinance for minimum setback and minimum front footage of 80' once divided. Since the property is 1.19 acres, split it would also have 12,000 square feet in area. Due to a fire, the main house has been boarded up and has been condemned. This building would need to come down, and the new owner plans on removing it. The rental house would then need to have the water and sewer capped and later extended from the street.

Artner moved to approve the request for the minor subdivision at 5305 West Bald Eagle Blvd. Kotilinek seconded. There was some discussion of the property, the rental property and a little bit of the history of the property. The rental cottage is just under the minimum requirements for a guest house (950 square feet); and it's about 900 square feet currently. There was consensus that at a later date the Planning Commission would feel comfortable granting a Conditional use Permit, unless something changes. The new owner Patrick Walsh was present to answer any questions and give details about his plans to subdivide the property, build a house on one side and sell the other side, giving

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the option to keep the rental or tear it down. He would note that the water and sewer need to be extended to the street. Ayes all.

This agenda item will be on the Town Board's agenda for Monday, August 2, 2021.

ZEUS ELECTRONIC CHASSIS, 2321 LEIBEL ST – REQUEST ZONING ORDINANCE

AMENDMENT: The Town Planner reported that this property, 2321 Leibel Street, is zoned I-1, Light Industrial. The Township doesn't allow for dealerships in any zone, so the company would need a Zoning Ordinance Amendment, with the wording on page 14 of the packet. Phil Steffes from Zeus Electronic Chassis was present to answer any questions that the Commission may have. He gave a brief history of the company and how they have grown and are working on constructing an entire American-made electric truck, where the back end is customizable. Currently everything but the battery is from the US. There was some discussion of their sale of these electronic vehicles. It was noted that Schwing is also manufacturing and selling vehicles but they don't have a Zoning Ordinance Amendment. The Planning Commission would of course address that separately once Schwing applies for the amendment.

Blin moved to approve the Zoning Ordinance Amendment according to the language on page 14. Artner seconded. Ayes all.

There was some discussion of Zeus needing a Conditional Use Permit for the vehicles. Planning Commission can initiate the application process.

Flann made the motion to approve the Conditional Use Permit for Zeus Electronic Chassis, Inc. to be reviewed again in 5 years, but if there is a substantial change in operations the Planning Commission reserves the right to review sooner. Loes seconded. Ayes all.

LIVABLE COMMUNITIES ACT: The Town Planner introduced Tara Beard from the Met Council, noting that the Town was involved in the Livable Communities Act for years, but their application lapsed and now would like the Planning Commission to consider reapplying. Beard reported that the Livable Communities Act (LCA) was adopted in 1995 to promote living wage jobs, housing options, compact and inter-connected development. Local governments can apply. The LCA is planning on awarding \$24 million in 2021, for cities that want affordable housing options. Within the LCA there are subcategories that are for transit oriented developments and more. Since 1996 (the first year grants were awarded) over 1,000 awards have been given to 84 cities within the region; 49,000 units of housing units developed, 25,500 of which were affordable housing units; 100s of acres cleaned up; and 56,000 jobs preserved or created. Typically communities can apply at any time within the decade, but the enrollment is every decade, so new enrollment would be in 2030.

White Bear Township's affordable housing goals and life-cycle housing goals are as follows:

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2011-2020: 73-110 affordable housing; 80-100 life-cycle housing
2021-2030: 30-55 affordable housing; 63 life-cycle housing

The goals may be set high, but there is no punishment if any of the municipalities don't reach the goals. There was some discussion over the household's annual income and what this means to the communities striving to provide affordable housing for those residents. Beard showed how the Met Council calculates the affordable housing goals and the needs for each municipality, showing White Bear Township's numbers.

There was some discussion of North Oaks Company's housing plan within White Bear Township which would exceed the units of affordable living, and how there is no downside for the Township to apply for LCA. There was some discussion of how the Township can receive aid from LCA. There was consensus that it would be a good idea to enroll in LCA, though the Town has until November 15 to adopt goals and be enrolled for 2022.

Blin moved to recommend the Town Board to approve the resolution to join the Livable Communities Act. Flann seconded. There was some discussion of what the Town spends administratively for affordable housing anyways. Ayes: Artner, Blin, Flann, Kotilinek, Loes; Abstention: Denn.

NORTH OAKS COMPANY – CONCEPT REVIEW OF RESIDENTIAL DEVELOPMENT

AT 5300 CENTERVILLE ROAD: Mark Houge from North Oaks Company, as well as Dan Brown and Joe Larson from Hampton Companies were present to report on this agenda item. North Oaks Company is testing the Planning Commission for general consensus on whether to continue or discontinue development plans of a housing development on the north end of White Bear Township. Houge and Larson showed map of trails, sanitary sewer easement, proposed properties, and the water line that will complete the loop. Another property that was on the agenda tonight, but will be moved to a future meeting, is proposing a typical office building layout with commercial buildings and loading docks. That property may have an immediate renter.

More information about the residential PUD being planned is on pages 35-36 of the packet. There were questions of the residential properties, the two apartment buildings with 80 and 74 units each, and the 4-unit townhomes planned. There was a question of whether or not the cul-de-sac was considered to loop in with the residential neighborhood behind it, maybe help with traffic a bit. It was noted that there are no right-of-way easements to construct a road to connect this development to the neighboring residential area.

There was much discussion on the traffic impacts that this development will make. There was some discussion of the parking situation, one stall underground for each unit, and an average of 1.5 stalls aboveground for each unit. There was some discussion of the legislature approving the County Road J improvement, and more discussion of the traffic impacts in this new development along Centerville. Most likely a left-hand turn

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lane would be needed. But there was a consensus that the Planning Commission would be open to hearing more, but would like North Oaks Company to first proceed with a traffic study of the area. There was some discussion of how the townhomes would be geared toward empty nesters, but how they don't want to put up with high-density traffic issues. Most of the Commission members supported the concept design plan for this PUD. It was noted that the Commission would like to have the concept reviewed at August 2nd Town Board meeting.

ADDED AGENDA ITEMS: There were no added agenda items. Denn did want to state on the record: Thank you, Tom Riedesel for all of your years of service. I have enjoyed all of the years I've worked with you, and I will miss you. All Commission members were in agreement that the Town Planner has done a great job over the years and will be missed.

Artnr moved to adjourn the meeting at 8:09 p.m. Blin seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh
Recording Secretary