

**AGENDA**

**MAPLEWOOD CITY COUNCIL**

7:00 P.M., Monday, January 8, 1990

and

4:30 P.M., Thursday, January 11, 1990

Hazelwood Fire Station, 1530 E. County Road C

Meeting No. 90-1

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. Minutes of Meeting No. 89-25A (October 30, 1989)
2. Minutes of Meeting No. 89-32 (December 28, 1989)

D. APPROVAL OF AGENDA

EA-1 OATH OF OFFICE

E. CONSENT AGENDA

1. Approval of Claims
2. Conditional Use Permit Termination: 1904 Maryknoll Avenue (Apman)

F. PUBLIC HEARINGS

1. 7:00 P.M., Rezoning: Upper Afton Road (4 Votes)\_\_\_\_\_
2. 7:10 P.M., Rezoning: Century Avenue (Rolling Hills 2nd Addition) (4 Votes)\_\_\_\_\_  
\_\_\_\_\_
3. 7:20 P.M., Radatz Avenue, West of White Bear Avenue
  - a. Plan Amendment (4 Votes)\_\_\_\_\_
  - b. Rezoning (4 Votes)\_\_\_\_\_
4. 7:35 P.M., Radatz Avenue, East of White Bear Avenue
  - a. Plan Amendment (4 Votes)\_\_\_\_\_

- b. Rezoning (4 Votes) \_\_\_\_\_
- 5. 7:50 P.M., 2305 Stillwater Road (Sarrack's)
  - a. Conditional Use Permit \_\_\_\_\_
  - b. Variance \_\_\_\_\_
- 6. 8:10 P.M., Street Vacation: Netnorlin Court \_\_\_\_\_

**G. AWARD OF BIDS**

- 1. Removal of Radio Tower: 1380 Frost Avenue \_\_\_\_\_

**H. UNFINISHED BUSINESS**

- 1. Noxious Weeds and Tall Grasses Ordinance (2nd Reading) \_\_\_\_\_
- 2. Plan Amendment: Multiple Dwelling Densities \_\_\_\_\_
- 3. Junked Vehicle Ordinance (2nd Reading) \_\_\_\_\_
- 4. North-Tartan Area Basketball Charitable Gambling Request \_\_\_\_\_

**I. NEW BUSINESS**

- 1. Plan Amendment: Crestview Drive, Between Mailand Road and Londin Lane (4 Votes) \_\_\_\_\_
- 2. Plan Amendment: Walter Street and Frost Avenue (4 Votes) \_\_\_\_\_
- 3. Park Acquisition Charge For Neighborhood Parks \_\_\_\_\_
- 4. Annual Designations and Appointments
  - a. City Attorney \_\_\_\_\_
  - b. Prosecuting Attorney \_\_\_\_\_
  - c. Municipal Legislative Commission \_\_\_\_\_
  - d. Ramsey County League of Local Governments \_\_\_\_\_
  - e. Cable Commission \_\_\_\_\_
  - f. N.E.S.T. \_\_\_\_\_
  - g. Suburban Rate Authority \_\_\_\_\_
  - h. Official Newspaper \_\_\_\_\_

- i. East Community Family Center\_\_\_\_\_
- j. East Metro Development Group\_\_\_\_\_
- k. Acting Mayor\_\_\_\_\_
- l. Chamber of Commerce\_\_\_\_\_
- m. St. Paul Water Treatment Plant Advisor\_\_\_\_\_
- n. Ramsey County Light-Rail Transit Committee\_\_\_\_\_

5. Commissions and Boards

- a. Planning Commission Reappointments\_\_\_\_\_
- b. C.D.R.B. Reappointments\_\_\_\_\_
- c. Park and Recreation Commission\_\_\_\_\_
- d. H.R.C.\_\_\_\_\_
- e. Civil Service Commission\_\_\_\_\_

6. Rules of Procedure\_\_\_\_\_

J. VISITOR PRESENTATIONS

K. COUNCIL PRESENTATIONS

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_

L. ADMINISTRATIVE PRESENTATIONS

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

M. ADJOURNMENT OF 1-8-90 MEETING

MAPLEWOOD CITY COUNCIL  
SPECIAL MEETING

4:00 p.m., Monday, October 30, 1989  
COUNCIL CHAMBERS - MUNICIPAL BUILDING

Meeting No. 89-25A

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A. CALL TO ORDER

A special meeting of the City Council of Maplewood, Minnesota was held in the Council Chambers, Municipal Building, and was called to order at 4:08 p.m. by Acting Mayor Juker.

B. ROLL CALL

John C. Greavu, Mayor	Arrived at 4:20 p.m.
Norman G. Anderson, Councilmember	Present
Gary W. Bastian, Councilmember	Present
Frances L. Juker, Acting Mayor	Present
George F. Rossbach, Councilmember	Present
Michael A. McGuire, City Manager	Present

Councilmember Bastian moved to suspend the Rules of Order and hear Item D-1 first. The motion was seconded by Councilmember Anderson.

Ayes - All

D. NEW BUSINESS

1. Police Department Consultant

Steve Lloyd, P.A.R. Group, introduced himself and stated that today he officially started the Study of the Maplewood Police Department and that he welcomed the opportunity to meet with the City Council and discuss their thoughts on the Study. Individual members had questions and stated some of the specific areas that they wanted reviewed.

C. UNFINISHED BUSINESS

1. Review Code Amendment Sec. 2-23, City Council Compensation (Second Reading)

A motion was made by Councilmember Bastian to amend the proposed compensation to \$7,500.00/year for the Mayor and \$6,600.00/year for Councilmembers.

Seconded by Mayor Greavu.

Ayes - All

2. Mayor Greavu introduced the following ordinance and moved its adoption:

ORDINANCE NO. 654

AN ORDINANCE AMENDING THE MAPLEWOOD CODE  
PERTAINING TO COMPENSATION FOR ELECTED OFFICIALS

Section 1. Section 2-23 is hereby amended as follows:

Section 2-23 Compensation. Pursuant to Section 415.11(1) of Minnesota Statutes, the salary of the Mayor is hereby established at Seven Thousand Five Hundred Dollars (\$7,500.00) per year, payable in monthly installments and the salary of each member of the Council is established at Six Thousand Six Hundred Dollars (\$6,600.00) per year, payable in monthly installments effective January 1, 1990, and thereafter the Mayor's salary and the salary of each Councilmember shall be adjusted annually based on a change in the cost of living. Such adjustment shall be based on the cost-of-living index published by the Department of Labor. Such adjustment becomes effective and automatic on the first of January of the year for which it is made.

Section 2 - this Ordinance shall take effect upon its passage and publication.

Seconded by Councilmember Bastian.

Ayes - All

E. OTHER BUSINESS

General Discussion With Manager

There was brief discussion, but no action, on the following items:

- 1) Budget transfer to cover the cost of a Staff Team Building Seminar
- 2) Fire Department Study
- 3) Fire Department Budget
- 4) English and Cope Project Proposals

F. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:50 p.m.

MINUTES OF MAPLEWOOD CITY COUNCIL  
4:30 P.M., Thursday, December 28, 1989  
Council Chambers, Municipal Building  
Meeting No. 89-32

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A. CALL TO ORDER

A regular meeting of the City Council of Maplewood, Minnesota, was held in the Council Chambers, Municipal Building, and was called to order at 4:30 P.M., by Mayor Greavu.

B. ROLL CALL

John C. Greavu, Mayor	Present
Norman G. Anderson, Councilmember	Present
Gary W. Bastian, Councilmember	Present
Frances L. Juker, Councilmember	Present
George F. Rossbach, Councilmember	Present

C. APPROVAL OF MINUTES

1. Minutes of Meeting No. 89-30 (December 12, 1989 and Balance of December 11, 1989 Meeting).

Mayor Greavu moved to approve the Minutes of Meeting No. 89-30 (December 12, 1989) as submitted.

Seconded by Councilmember Juker.                      Ayes - all.

2. Minutes of Meeting No. 89-31 (December 13, 1989)

Councilmember Anderson moved to approve the Minutes of Meeting No. 89-31 (December 13, 1989) as submitted.

Seconded by Councilmember Anderson.                      Ayes - all.

D. APPROVAL OF AGENDA

Mayor Greavu moved to approve the Agenda as amended:

1. Stolen Recyclables
2. School Plans
3. Department Review
4. Merit Increases
5. Ide Street
6. Attorney-Client Meeting - BBY and Negotiations.

Seconded by Councilmember Bastian.                      Ayes - all.

E. CONSENT AGENDA

Council removed Item E-4 to become Item I-7.

Mayor Greavu moved, seconded by Councilmember Rossbach, Ayes - all, to approve the Consent Agenda, Items E-1 through 3, 5 and 6 as recommended:

1. Approval of Claims

ACCOUNTS PAYABLE

\$ 206,585.70	Checks #5127 - #5169 Dated 12-01-89 thru 12-13-89
\$ <u>338,389.04</u>	Checks #2906 - #3044 Dated 12-28-89
\$ 544,974.74	Total per attached voucher/check register

PAYROLL:

\$ 209,001.37	Payroll Checks
\$ <u>34,840.61</u>	Payroll Deductions
\$ 243,841.98	Total Payroll
\$ 788,816.72	GRAND TOTAL

2. Interfund Transfers For Unassessed Utility Improvements

Approved the following transfers for unassessed utilities:

		Debt Service Funds
\$ 44,300	W.A.C. Fund	1973 Bonds (311)
71,700	Hydrant Fund	1977 Bonds (314)
6,010	Hydrant Fund	1979 Bonds (316)
2,050	Sewer Fund	1979 Bonds (316)
67,720	Hydrant Fund	1988 Bonds (318)
<u>4,650</u>	Hydrant Fund	1989 Bonds (319)

\$196,430

3. Park Availability Charge - Commercial

Approved that the Commercial PAC charge continue at 7% for 1990.

4. Conditional Use Permit Renewal: English Street and Highway 36 (English Place).

Discussed as Item I-7.

5. Budget Adjustment: Fees for Services (Building Inspections)

Approved a budget adjustment increasing building revenues and fees for services (building inspections) by \$28,800.

6. Resolution Ratifying the Creation of Economic Development District No. 1-2 (Mall Addition and Main Street Store).

Resolution No. 89 - 12 - 214

WHEREAS:

A. On September 28, 1987, the City of Maplewood adopted a resolution which created, among other things, Economic Development District No. 1-2 (the "Tax Increment District") within Development District No. 1 and adopted a tax increment financing plan with respect thereto under the provisions of Minnesota Statutes, Sections 469.174 through 469.179 and Sections 469.124 through 469.134 (collectively the "Act");

B. The City has performed all actions required by law to be performed prior to the creation of the Tax Increment District and the adoption of the proposed tax increment financing plan relating thereto, including, but not limited to, notification of Ramsey County and Independent School District No. 622 and Special Intermediate School District No. 916 having taxing jurisdiction over the property to be included in the Tax Increment District, and the holding of a public hearing upon published and mailed notice as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, as follows:

1. Tax Increment District. There is hereby ratified the creation of Economic Development District No. 1-2. The boundaries are as shown on the attached Exhibit A incorporated herein by reference.

2. Tax Increment Financing Plan. The adoption of the tax increment financing plan is hereby ratified, and the City Council hereby ratifies the following findings:

- (a) Economic Development District No. 1-2 is an economic development district as defined in Minnesota Statutes, Section 469.174 the specific basis for such determination being:

Economic Development District No. 1-2 is being created so that the tax increments derived therefrom can be used to fund the public improvements set forth in the development program which will stimulate additional development in Development District No. 1, thereby creating new jobs and expanding the City's tax base.

- (b) The proposed redevelopment in the opinion of the City Council, would not occur solely through private investment

within the reasonably foreseeable future and therefore the use of tax increment financing is deemed necessary.

The reasons supporting this finding are that:

The development activities within Development District No. 1 are to be financed by tax increment financing are not financeable using traditional methods of municipal financing. Private investment will not finance these development activities because of prohibitive costs. It is necessary to finance these development activities through the use of tax increment financing so that other development by private enterprise will occur within Development District No. 1.

(c) The tax increment financing plan for the Tax Increment District conforms to the general plan for development or redevelopment of the City of Maplewood as a whole.

The reasons for supporting this finding are that:

- (i) The Tax Increment District is properly zoned;
- (ii) The tax increment financing plan will generally compliment and serve to implement policies adopted in the City's comprehensive plan.

(d) The tax increment financing plan will afford maximum opportunity, consistent with the sound needs of the City of Maplewood as a whole, for the development or redevelopment of the Tax Increment District by private enterprise.

The reasons supporting this finding are that:

as previously stated, the development activities, consisting of public improvements, to be financed by tax increment financing are necessary so that addition commercial development by private enterprise can occur within Development District No. 1.

F. PUBLIC HEARINGS

None.

G. AWARD OF BIDS

None.

H. UNFINISHED BUSINESS

1. Code Amendment: Noxious Weeds and Tall Grasses (1st Reading).
  - a. Manager McGuire presented the Staff report.
  - b. Director of Community Development Olson explained the proposal.
  - c. Mayor Greavu moved first reading of an ordinance that defines noxious weeds and tall grasses.

Seconded by Councilmember Rossbach. Ayes - all.

- d. Mayor Greavu moved to table the issue on K.S.T.P.'s grass until allergy tests can be done and pollen counts taken in the Spring.

Seconded by Councilmember Rossbach. Ayes - all.

2. Season's Park Plat: Clarification of Motion

- a. Manager McGuire presented the Staff report.
- b. Director of Community Development Olson explained the Staff position.
- c. Councilmember Rossbach moved to accept the developer's plan, with Outlot A and Lot 1, Block 2 as separate lots in the plat, or meeting the intent of the original preliminary plat condition.

Seconded by Councilmember Anderson. Ayes - all.

John Daubney, attorney, wished to take this opportunity to congratulate John Greavu on his retirement as Mayor of Maplewood. Mr. Daubney stated Mary Greavu would be greatly missed and that it was always a pleasure to appear before him; that he was always fair and direct.

3. Plan Amendment: Multiple Dwelling Densities (4 Votes)

- a. Manager McGuire presented the Staff report.
- b. Director of Community Development Olson presented the specifics of the proposal.
- c. Mayor Greavu moved to approve the Plan Amendment.

Motion died for lack of a second.

- d. Councilmember Bastian moved to revise the proposed plan amendment as follows:

RM to be 7

RH to be 12

Seconded by Councilmember Anderson. Ayes - Councilmembers Anderson, Bastian, Juker, and Rossbach.

Nay - Mayor Greavu.

e. Councilmember Bastian moved to table Item H-3 until the Meeting of January 8, 1990.

Seconded by Councilmember Juker. Ayes - all.

Ralph Sletton, 2747 Clarence, expressed his opinions regarding what should be required of K.S.T.P. to eliminate his families' health problems.

Bruce Hagerty, Hubbard Broadcasting (K.S.T.P.) expressed his views and stated he will do whatever is necessary when it is defined that the problem is definitely on K.S.T.P.'s property.

Mayor Greavu moved to hear Item I-7 at this time.

Seconded by Councilmember Juker. Ayes - all.

#### I. NEW BUSINESS

7. Conditional Use Permit Renewal: English Street and Highway 36 (English Place).

a. Manager McGuire presented the Staff report.

b. Council requested the Staff to provide additional information and move on to the next item until this information is produced.

1. Park Planner Fees and Charges

a. Manager McGuire presented the Staff report.

b. Director of Parks and Recreation Odegard presented the proposal in detail.

c. Councilmember Anderson moved to approve entering into a contract for \$65,510 for park planning and surveying services at Hillside, Harvest, Hazelwood, and Vista Hills Parks with Wehrman, Bergly Associates, Inc., and the funds to pay the contract be authorized from the Park Development Fund.

Seconded by Councilmember Rossbach. Ayes - Mayor Greavu, Councilmembers Anderson, Bastian and Rossbach.

Nay - Councilmember Juker.

7. Conditional Use Permit Renewal: English Street and highway 36 (English Place)  
(Continued)

a. Director of Community Development Olson presented the information Council had requested.

b. Councilmember Juker moved to approve a one-year renewal of the conditional use permit for the Maplewood Convenience Center at English Street and Highway 36, subject to the original conditions of approval.

Seconded by Mayor Greavu.

Ayes - all.

Mayor Greavu recessed the meeting at 6:15 P.M.

Mayor Greavu reconvened the meeting at 6:45 P.M.

2. White Bear Avenue - Larpenteur to Frost, Project 89-12: Authorize Feasibility Study

a. Manager McGuire presented the Staff report.

b. Mayor Greavu introduced the following resolution and moved its adoption:

89 - 12 - 215

WHEREAS, it is proposed to replace White Bear Avenue from Larpenteur to Frost Avenue and to assess the benefited property for all or a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA:

That the proposed improvement be referred to the City Engineer for study and that he is instructed to report to the Council with all convenient speed advising the Council in a preliminary way as to whether the proposed improvement is feasible and as to whether it should best be made as proposed or in connection with some other improvement, and the estimated cost of the improvement as recommended.

Furthermore, funds in the amount of \$5,000 are appropriated to prepare this feasibility report.

Seconded by Councilmember Anderson.

Ayes - Mayor Greavu, Councilmembers Anderson, Juker and Rossbach.

Nay - Councilmember Bastian.

3. County Road C - Keller Parkway Water Main, Project 88-10 - Change Order One.

a. Manager McGuire presented the Staff report.

b. Mayor Greavu introduced the following resolution and moved its adoption:

89 - 12 - 216

WHEREAS, the City Council of Maplewood, Minnesota, has heretofore ordered made Improvement Project 88-10 and has let a construction contract pursuant to Minnesota Statutes, Chapter 429, and

WHEREAS, it is now necessary and expedient that said original contract in the amount of \$112,663.40 be modified and designated as Improvement Project 88-10, Change Order One.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, that the Mayor and City Clerk are hereby authorized and directed to modify the existing contract by executing said Change Order One in the amount of \$2,480.

The project budget is unchanged.

Seconded by Councilmember Juker.

Ayes - all.

4. Cope Avenue, Project 85-26, Change Order Three and Four

a. Manager McGuire presented the Staff report.

b. Director of Public Works Haider explained the change orders.

c. Mayor Greavu introduced the following resolutions and moved its adoption:

89 - 12 - 217

WHEREAS, the City Council of Maplewood, Minnesota, has heretofore ordered made Improvement Project 85-26 and has let a construction contract pursuant to Minnesota Statutes, Chapter 429, and

WHEREAS, it is now necessary and expedient that said contract be modified and designated as Improvement Project 85-26, Change Order Three.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, that the Mayor and City Clerk are hereby authorized and directed to modify the existing contract by executing said Change Order Three in the amount of \$12,104.62.

89 - 12 - 218

WHEREAS, the City Council of Maplewood, Minnesota, has heretofore ordered made Improvement Project 85-26 and has let a construction contract pursuant to Minnesota Statutes, Chapter 429, and

WHEREAS, it is now necessary and expedient that said contract be modified and designated as Improvement Project 85-26, Change Order Four.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA, that the Mayor and City Clerk are hereby authorized and directed to modify the existing contract by executing said Change Order Four in the amount of \$36,036.70.

The project budget is amended to \$569,000. The project financing is amended as follows:

<u>Fund</u>	<u>Current Financing</u>	<u>Difference</u>	<u>Revised Financing</u>
Special Assessment	\$340,445	\$ 19,757	\$ 320,688
Hydrant	10,705	32,000	42,705
MSA Street Construction	158,250	0	158,250
General Obligation	0	50,800	50,800
Total	\$509,400	\$ 63,043	\$572,443

Seconded by Councilmember Anderson. Ayes - Mayor Greavu, Councilmembers Anderson, Juker and Rossbach  
Nay - Councilmember Bastian.

5. Budget Adjustment Project 83-07, Beaver Creek Storm Sewer

a. Manager McGuire presented the Staff report.

b. Mayor Greavu introduced the following resolution and moved its adoption:

89 - 12 - 219

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the budget for Project 83-07, Beaver Creek Ponding, be increased by \$8,000.

Seconded by Councilmember Rossbach. Ayes - all.

6. Council Chambers Meetings Relocation.

a. Manager McGuire presented the Staff report.

b. Mayor Greavu moved to hold the Council meetings at the Hazelwood Fire Station for two months while the Council Chambers is being remodeled.

b. Mayor Greavu moved to hold the Council meetings at the Hazelwood Fire Station for two months while the Council Chambers is being remodeled.

Seconded by Councilmember Juker.

AYES - all.

#### J. VISITOR PRESENTATION

None.

#### K. COUNCIL PRESENTATIONS

Councilmember Juker will be gone the week of January 22, 1990.

Councilmember-Elect Sappa will be gone the Month of February, 1990.

##### 1. Stolen Recyclables

a. Councilmember Bastian inquired if there was a provision in the City's Ordinance that pertained to the stealing of recyclable materials.

b. Staff stated that at present no provision has been made.

c. Councilmember Bastian moved to refer the proposal to staff to gather information from other cities and report back to Council.

Seconded by Councilmember Rossbach. Ayes - all.

##### 2. School Plans

a. Councilmember Bastian stated the School District is holding a hearing on January 15, 1990, 7:00 P.M., at John Glenn Middle School to present the school district proposed financial plan.

b. Director of Finance Faust stated he had been on the committee that submitted suggestions on how the school district could improve their financial problems.

c. Council requested a copy of these proposals.

##### 3. Department Review

a. Councilmember Bastian suggested the idea of bringing in professionals to review a department or departments to see if they need any changes.

##### 4. Merit Increase

a. Councilmember Anderson stated he understood that the merit increases were included in the two-year agreement for non union

personnel. he questioned where merit pay is in the budget. He feels merit pay should be stated as such and not as a benefit.

**L. ADMINISTRATIVE PRESENTATIONS**

**1. Ide Street**

a. Manager McGuire presented letters from resident on Donna Senty Drive that are requesting the street be renamed to Ide Street.

b. Councilmember Juker moved that this street remain Donna Senty Drive from Frost Avenue north to dead end.

Seconded by Councilmember Rossbach. Ayes - Mayor Greavu, Councilmembers Anderson, Juker and Rossbach

Councilmember Bastian abstained.

**2. Junked Vehicle Ordinance**

a. Manager McGuire presented the Staff report.

b. Director of Public Safety Collins explained the proposed ordinance in detail.

c. Mayor Greavu moved first reading of an ordinance updating and redefining the abandoned (junk) vehicle ordinance.

Seconded by Councilmember Rossbach. Ayes - all.

**M. ADJOURNMENT**

Mayor Greavu adjourned the meeting at 7:25 P.M. to reconvene in closed session for an attorney/client meeting regarding B.B.Y. Partnership and labor negotiations.

City Clerk

AGENDA REPORT

Action by Council:

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

TO: City Manager  
FROM: Finance Director *R. O. O'Connell*  
RE: **APPROVAL OF CLAIMS**  
DATE: January 2, 1990

It is recommended that the Council approve payment of the following claims:

ACCOUNTS PAYABLE:

\$ 376,706.47	Checks #5170 - #3099 Dated 12-14-89 thru 12-31-89
\$ <u>94,824.66</u>	Checks #3100 - #3159 Dated 01-08-90
\$ 471,536.63	Total per attached voucher/check register

PAYROLL:

\$ 224,677.46	Payroll Checks
\$ <u>36,687.66</u>	Payroll Deductions
\$ 261,365.12	Total Payroll
\$ 732,901.75	GRAND TOTAL

Attached is a detailed listing of these claims.

DFF:kaz

VOUCHREG  
12/29/89 15:06

CITY OF MAPLEWOOD  
VOUCHER/CHECK REGISTER  
FOR PERIOD 14

PAGE

VOUCHER/

CHECK  
NUMBER

VENDOR  
NUMBER

CHECK  
DATE

VENDOR  
NAME

ITEM  
DESCRIPTION

ITEM  
AMOUNT

CHECK  
AMOUNT

3150	021425	01/08/90	AMERICAN PLANNING ASSOCIATION	SUBS & MEMBERS	120.00	120.00
3151	101800	01/08/90	BURLINGTON NORTHERN	FEES FOR SERVICE	10.00	10.00
3152	300800	01/08/90	G.F.O.A.	SUBS & MEMBERS	55.00	55.00
3153	530900	01/08/90	METRO EMERGENCY MGRS ASSN	SUBS & MEMBERS	25.00	25.00
3154	570500	01/08/90	MOTOROLA, INC	REPAIR & MAINT/R	3,855.60	3,855.60
3155	580300	01/08/90	MPLS. STAR & TRIBUNE	FEES FOR SERVICE	70.20	70.20
3156	610600	01/08/90	MUNICIPAL LEGISLATIVE	SUBS & MEMBERS	10,257.00	10,257.00
3157	630790	01/08/90	NATIONAL SOCIETY OF PROFESSION	SUBS & MEMBERS	207.00	207.00
3158	701150	01/08/90	PARLAY GROUP, INC.	DEP PAY	118.60	118.60
3159	850300	01/08/90	SUBURBAN AREA CHAMBER OF	SUBS & MEMBERS	305.00	305.00

TOTAL CHECKS

15,023.40

VOUCHREG  
12/29/89 15:05

CITY OF MAPLEWOOD  
VOUCHER/CHECK REGISTER  
FOR PERIOD 12

PAGE

VOUCHER/ CHECK NUMBER	VENDOR NUMBER	CHECK DATE	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
5170	140400	12/14/89	CLERK OF DISTRICT COURT	CNTY DRIV LIC FEES	115.00	115.00
5171	541400	12/15/89	MINN. STATE TREASURER	MTR VEH LIC FEES	5,476.75	5,476.75
5172	541400	12/14/89	MINN. STATE TREASURER	ST DRIV LIC FEES	184.50	184.50
5173	030400	12/15/89	ANDERSON, CAROLE	PROGRAM SUPPLIES	9.00	
				SUPPLIES EQUIPMENT	4.23	
				PROGRAM SUPPLIES	14.98	
				PROGRAM SUPPLIES	2.58	
				SUPPLIES EQUIPMENT	3.49	
				TRAVEL & TRAIN	7.20	
				SUPPLIES JANITOR	1.65	
				PROGRAM SUPPLIES	2.19	45.32
5174	190400	12/15/89	DEPT. OF NATURAL RESOURCES	DNR LIC FEES PAY	423.00	423.00
5175	630700	12/15/89	NATIONAL CHEMSEARCH	CHEMICALS	210.51	210.51
5176	661750	12/15/89	NORTHERN STATES POWER	UTIL 217 ROSELAWN	2.75	
				UTIL 217 ROSELAWN	2.75	
				UTIL 707 SKILLMAN	2.75	
				UTIL 1830 ECORDB	6,279.92	
				UTIL 1825 ADOLPHUS	10.63	
				UTIL 1825 ADOLPHUYS	5.94	
				UTIL 95 LARP	85.46	6,390.20
5177	510100	12/15/89	MAPLE LEAF OFFICIALS ASSN.	FEES FOR SERVICE	1,440.00	1,440.00
5178	080900	12/15/89	BOARD OF WATER COMMISSIONERS	UTIL 1845 PROSP	12.12	
				UTIL 1685 GERVAIS	13.20	
				UTIL 63 STERL	6.48	
				UTIL 1830 CORDB	58.92	
				UTIL 1902 CORDB	24.00	114.72
5179	091440	12/15/89	BROWN AND CRIS, INC.	OTHER IMPROV PURCH	28,715.90	28,715.90
5180	541400	12/15/89	MINN. STATE TREASURER	MTR VEH LIC FEES	4,949.55	4,949.55
5181	541400	12/15/89	MINN. STATE TREASURER	ST DRIV LIC FEES	660.50	660.50
5182	541400	12/18/89	MINN. STATE TREASURER	MTR VEH LIC FEES	4,555.00	4,555.00
5183	541400	12/18/89	MINN. STATE TREASURER	ST DRIV LIC FEES	345.00	345.00
5184	700835	12/18/89	PARKER, ROBERT A. JR.	PROGRAM SUPPLIES	26.98	26.98
5185	720600	12/19/89	POSTMASTER	POSTAGE	60.00	60.00
5186	531650	12/19/89	METRO WASTE CONTROL COMMISSN	SAC PAYABLE	35,075.00	
				SAC RETAINER	350.75-	34,724.25

CITY OF MAPLEWOOD  
VOUCHER/CHECK REGISTER  
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VOUCHER/ CHECK NUMBER	VENDOR NUMBER	CHECK DATE	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
5187	530510	12/19/89	MENARD, INC.	OTHER IMPROVE PURCHAR	65,000.00	65,000.00
5189	541400	12/19/89	MINN. STATE TREASURER	ST DRIV LIC FEES	364.00	364.00
5190	540900	12/20/89	MINN. G.F.O.A.	TRAVEL & TRAIN	9.00	
				TRAVEL & TRAIN	9.00	18.00
5191	460570	12/20/89	LEE, ROGER W.	JUDGEMENTS & LOSS	10,068.04	10,068.04
5192	461200	12/20/89	LESLIE PAPER	SUPPLIES OFFICE	67.64	
				SUPPLIES OFFICE	108.20	
				SUPPLIES OFFICE	297.61	
				SUPPLIES OFFICE	189.39	
				SUPPLIES OFFICE	67.64	
				SUPPLIES OFFICE	338.19	
				SUPPLIES OFFICE	284.08	
				SUP OFF 89143104	.15-	1,352.60
5193	511125	12/20/89	MARQUETTE BANK	PAYING AGENTS FEES	544.50	
				PAYING AGENTS FEES	243.00	
				PAYING AGENTS FEES	489.00	1,276.50
5194	541400	12/20/89	MINN. STATE TREASURER	MTR VEH LIC FEES	5,095.00	5,095.00
5195	541400	12/20/89	MINN. STATE TREASURER	ST DRIV LIC FEES	306.00	306.00
5196	140400	12/21/89	CLERK OF DISTRICT COURT	CNTY DRIVERS LIC.	88.00	88.00
5197	150800	12/21/89	COMMISSIONER OF REVENUE	FUEL OIL	5.48	
				FUEL OIL	32.21	
				FUEL OIL	23.60	
				FUEL OIL	36.55	
				FUEL OIL	35.10	
				FUEL OIL	26.31	
				FUEL OIL	27.69	
				FUEL OIL	4.24	
				FUEL OIL	22.47	
				FUEL OIL	36.91	250.56
5198	541400	12/21/89	MINN. STATE TREASURER	STATE DRIVERS LIC.	260.50	260.50
5199	541400	12/21/89	MINN. STATE TREASURER	MOTOR VEH LIC.	3,468.16	3,468.16
5200	510100	12/21/89	MAPLE LEAF OFFICIALS ASSN.	CONTRACT PYM	45.00	45.00
5201	741200	12/21/89	RAINBOW FOODS	PROGRAM SUPPLIES	250.00	250.00
5202	722200	12/22/89	PUBLIC EMPLOYEE	PERA DED PAY	9,806.00	
				PERA CONTRIB	12,733.11	22,539.11
5203	722200	12/22/89	PUBLIC EMPLOYEE	LIFE INS PAY	144.00	144.00

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CITY OF MAPLEWOOD  
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VOUCHER/ CHECK NUMBER	VENDOR NUMBER	CHECK DATE	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
5204	541400	12/22/89	MINN. STATE TREASURER	MTR VEH LIC FEES	3,294.50	3,294.50
5205	541400	12/22/89	MINN. STATE TREASURER	ST DRIV LIC FEES	284.00	284.00
5206	190400	12/22/89	DEPT. OF NATURAL RESOURCES	DNR LIC FEES	225.00	225.00
5207	720600	12/22/89	POSTMASTER	POSTAGE	60.00	60.00
5208	661750	12/22/89	NORTHERN STATES POWER	UTIL 220 ODAY	2.75	
				UTIL 2501 LONDIN	3.90	
				UTIL 2621 LINWOOD	2.75	
				UTIL 1830 ECORDB	502.70	
				UTIL 2725 AFTON	98.67	
				UTIL J1081 MARNIE	6.60	
				UTIL 63 STERLING	227.68	
				UTIL 63 STERLING	6.44	
				UTIL 2287 MAILAND	592.20	
				UTIL 700 STERLING	22.88	1,466.57
5209	660800	12/22/89	NORTH ST. PAUL CITY OF	UTILITIES	128.10	
				UTILITIES	189.32	317.42
5210	843050	12/22/89	STATE OF MINNESOTA TREASURER	TRAVEL & TRAIN	30.00	30.00
5211	541400	12/26/89	MINN. STATE TREASURER	MTR VEH LIC FEES	5,842.20	5,842.20
5212	541400	12/26/89	MINN. STATE TREASURER	ST DRIV LIC FEES	442.50	442.50
5213	722200	12/26/89	PUBLIC EMPLOYEE	JUDGEMENTS & LOSSES	406.40	406.40
5214	530615	12/26/89	MERRIMAC CONSTRUCTION	AWARDED CONST CTRS	42,535.39	42,535.39
5215	261100	12/27/89	FIRST MINNESOTA	FICA PAYABLE	7,929.81	
				FED INC TAX PAY	34,137.16	
				FICA CONTRIB	7,929.81	49,996.78
5216	541400	12/27/89	MINN. STATE TREASURER	MTR VEH LIC FEES	9,782.04	9,782.04
5217	541400	12/27/89	MINN. STATE TREASURER	ST DRIV LIC FEES	518.00	518.00
5218	940625	12/27/89	WELSH CONSTRUCTION	DEPOSITS PAYABLE	1,000.00	1,000.00
5219	560100	12/27/89	MN STATE COMMISSIONER	ST INC TAX PAY	13,055.89	13,055.89
5220	943500	12/27/89	WISCONSIN DEPT. OF REVENUE	ST INC TAX PAY	102.54	102.54
5221	140400	12/28/89	CLERK OF DISTRICT COURT	CNTY DRIVERS LIC.	79.00	79.00
5222	541400	12/28/89	MINN. STATE TREASURER	STATE DRIVERS LIC.	507.00	507.00
5223	541400	12/28/89	MINN. STATE TREASURER	MOTOR VEH LIC. FEES	9,074.25	9,074.25

CITY OF MAPLEWOOD  
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VOUCHER/ CHECK NUMBER	VENDOR NUMBER	CHECK DATE	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
5224	080900	12/28/89	BOARD OF WATER COMMISSIONERS	UTILITIES	15.90	15.90
5225	541440	12/28/89	MINN. STATE TREASURER STAX	SURCHARGE TAX SURTAX RETAINER	1,951.15 39.15	1,912.00
5226	842875	12/29/89	STATE OF MINNESOTA	MEMBERSHIP	40.00	40.00
5227	190400	12/29/89	DEPT. OF NATURAL RESOURCES	DNR LICENSE	409.00	409.00
5228	950290	12/29/89	WORD PERFECT CORP.-5.0 UPDATE	SUPPLIES EQUIPMENT	10.00	10.00
5229	660800	12/29/89	NORTH ST. PAUL CITY OF	UTILITIES	1,292.63	1,292.63
5230	662600	12/29/89	NORWEST INVESTMENTS SERVICES	INTEREST PAYMENT	5,036.56	5,036.56
5231	060700	12/29/89	BAHT, JAMES C.	CONTRACT PYM.	3,223.25	3,223.25
5232	300800	12/29/89	G.F.O.A.	TRAVEL TRAINING	220.00	220.00
5233	320200	12/29/89	GRACE, DUANE	CONTRACT PYM.	5,631.00	5,631.00
5234	541400	12/29/89	MINN. STATE TREASURER	MOTOR VEH LIC.	13,521.00	13,521.00
5235	541400	12/29/89	MINN. STATE TREASURER	DRIVERS LIC.	815.50	815.50
5788	541400	12/19/89	MINN. STATE TREASURER	MTR VEH LIC FEES	6,600.25	6,600.25
3054	010200	01/08/90	A.E.C. ENGINEERS	REPAIR & MAINT/U	20.00	20.00
3055	010600	01/08/90	ACRD MINNESOTA	SUPPLIES OFFICE	74.38	74.38
3056	021700	01/08/90	AMOCO OIL CO.	FUEL & OIL	30.06	30.06
3057	031450	01/08/90	AQUARIUS HEATING & PLUMBING	PLUMB PER REF PLUMB PER REF	47.00 .50	47.50
3058	040915	01/08/90	ARNALS AUTO SERVICE	REPAIR & MAINT/V REPAIR & MAINT/V	201.70 22.95	224.65
3059	042350	01/08/89	ASSOCIATION OF AMERICAN RRS	BOOKS	30.00	30.00
3060	061000	01/08/90	BANICK, JOHN	PROGRAM SUPPLIES	35.00	35.00
3061	061900	01/08/90	BATTERY TIRE WAREHOUSE	SUPPLIES VEHICLE	137.52	137.52
3062	070350	01/08/90	BELL, MICHAEL	CONNECTION CHGS	150.00	150.00
3063	071600	01/08/90	BIG BOB REPAIR	SUPPLIES JANITOR	42.00	42.00
3064	080900	01/08/90	BOARD OF WATER COMMISSIONERS	UTIL 2005 EDGERTON OTHER CONST COSTS	18.96 390.50	

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CHECK NUMBER	VENDOR NUMBER	CHECK DATE	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
				OTHER CONSTS COSTS	1,859.00	
				OTHER CONST COSTS	5,016.00	
				OTHER CONST COSTS	16,516.50	23,800.96
3065	081150	01/08/90	BOHL, JOHN	PROGRAM SUPPLIES	35.00	35.00
3066	090800	01/08/89	BREHEIM HEATING INC.	CONTRACT PYM.	65.82	65.82
3067	091485	01/08/89	BRW, INC.	CONTRACT PYM.	3,187.03	3,187.03
3068	101101	01/08/89	BUCHER, LORI	PROGRAM REGISTRATION	20.00	20.00
3069	101400	01/08/90	BUILDERS SQUARE	SMALL TOOLS MAINTENANCE MATERIAL	29.12 69.96	99.08
3070	101900	01/08/90	BUSINESS RECORDS CORP, MN	PROGRAM SUPPLIES	2,997.48	2,997.48
3071	110550	01/08/90	CARPENTER MARINE & POWER	MAINT MATERIAL	21.99	21.99
3072	140210	01/08/90	CLEAN-MATIC	FEES FOR SERVICE	40.00	40.00
3073	150900	01/08/90	COMMISSIONER OF TRANSPORTATION	REPAIR & MAINT/E OUTSIDE ENG FEES REPAIR & MAINT/E	62.50 1,362.33 12.78	1,437.61
3074	152300	01/08/90	COPY DUPLICATING PROD.	DUPLICATING COSTS REPAIR & MAINT/E	365.62 180.00	545.62
3075	152400	01/08/90	COPY EQUIPMENT, INC.	SUPPLIES OFFICE	165.20	165.20
3076	152500	01/08/90	CORPORATE RISK MANAGERS, INC.	FEES FOR SERVICE	155.00	155.00
3077	170100	01/08/90	CURRENTECH COMPUTER CENTERS	EQUIPMENT OFFICE EQUIPMENT OFFICE EQUIPMENT OFFICE EQUIPMENT OFFICE EQUIPMENT OFFICE SUPPLIES EQUIPMENT	767.85 615.44 1,401.64 767.00 778.02 14.65	4,344.60
3078	181300	01/08/90	DATA DISPATCH	FEES FOR SERVICE FEES FOR SERVICE	20.00 25.00	45.00
3079	200600	01/08/90	DIESEL INJECTION	SUPPLIES VEHICLE	28.47	28.47
3080	220200	01/08/90	DYNAMED	SUPPLIES EQUIPMENT	98.75	98.75
3081	230225	01/08/90	E.K.QUEHL	SUPPLIES OFFICE	900.43	900.43
3082	230900	01/08/90	EASTMAN KODAK COMPANY	DUPLICATING COSTS DUPLICATING COSTS DUPLICATING COSTS	146.41 39.60 108.74	

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VOUCHER/CHECK REGISTER  
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VOUCHER/ CHECK NUMBER	VENDOR NUMBER	CHECK DATE	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
				DUPLICATING COSTS	467.50	
				DUPLICATING COSTS	179.58	
				DUPLICATING COSTS	172.47	
				DUPLICATING COSTS	184.84	
				DUPLICATING COSTS	247.64	1,546.78
3083	240375	01/08/89	EMERGENCY APPARATUS MAINT. INC	REPAIR MAINT VEHICLE	260.01	260.01
3084	240450	01/08/90	EMERGENCY MEDICAL UPDATE	BOOKS	159.00	159.00
3085	260775	01/08/89	FIRE PROTECTION PUBLICATION	BOOKS	20.70	20.70
3086	280465	01/08/90	FOX, ANN	FEES FOR SERVICE	10.00	10.00
3087	302900	01/08/90	GLENWOOD INGLEWOOD	FEES FOR SERVICE	69.20	69.20
3088	310300	01/08/90	GOODYEAR TIRE COMPANY	REPAIR & MAINT/V	446.29	446.29
3089	340050	01/08/90	HEALTH RESOURCES	FEES FOR SERVICE	28.66	
				FEES FOR SERVICE	487.22	
				FEES FOR SERVICE	14.33	
				FEES FOR SERVICE	28.66	
				FEES FOR SERVICE	14.33	
				FEES FOR SERVICE	14.33	
				FEES FOR SERVICE	28.66	
				FEES FOR SERVICE	14.33	
				FEES FOR SERVICE	28.66	
				FEES FOR SERVICE	14.33	673.51
3090	350700	01/08/90	HIRSHFIELDS	SUPPLIES JANITOR	22.87	22.87
3091	350925	01/08/90	HOLIDAY CREDIT OFFICE	FUEL & OIL	13.18	13.18
3092	351300	01/08/90	HORSNELL, JUDITH	VEHICLE ALLOWANCE	4.91	4.91
3093	390100	01/08/90	INDEPENDENT SCHOOL DIST. #622	FEES FOR SERVICE	503.25	503.25
3094	390700	01/08/90	INNOVATIVE MICROGRAPHICS	FEES FOR SERVICE	1,941.18	1,941.18
3095	401400	01/08/90	JOE'S SPORT GOODS	SUPPLIES EQUIPMENT	134.85	134.85
3096	450140	01/08/90	LAB SAFETY SUPPLY, INC.	PROGRAM SUPPLIES	46.05	46.05
3097	470450	01/08/90	LIGHT IMPRESSIONS CORP.	PROGRAM SUPPLIES	36.01	36.01
3098	510700	01/08/90	MAPLEWOOD OAKDALE	PUBLISHING	37.40	37.40
3099	511550	01/08/90	MARY E. MILLER & ASSOCIATES	PROGRAM SUPPLIES	33.00	33.00
3100	511600	01/08/90	MASYS CORP	TRAVEL & TRAIN	100.00	
				TRAVEL & TRAIN	300.00	400.00

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CHECK NUMBER	VENDOR NUMBER	CHECK DATE	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
3101	511730	01/08/90	MAUSTON, KENNETH	SUPPLIES EQUIPMENT	12.66	12.66
3102	530500	01/08/90	MENARDS	SMALL TOOLS MAINT MATERIAL	26.09 37.50	63.59
3103	531950	01/08/89	MEYERS, PETRA	VEHICLE ALLOWANCE	24.54	24.54
3104	542675	01/08/90	MINNE MUFFLERS	REPAIR & MAINT/V REPAIR & MAINT/V	79.95 90.00	169.95
3105	551700	01/08/90	MN REC. & PARK ASSOCIATION	PROGRAM SUPPLIES	120.00	120.00
3106	661725	01/08/90	NORTHERN SANITARY SUPPLY CO.	SUPPLIES JANITOR	185.60	185.60
3107	680600	01/08/90	OCTOPUS CAR WASH	REPAIR & MAINT/V REPAIR & MAINT/V REPAIR & MAINT/V REPAIR & MAINT/V REPAIR & MAINT/V	290.64 55.36 20.76 13.84 13.84	394.44
3108	691400	01/08/90	ORR, SCHELEN, MAYERON & ASSOC.	FEES CONSULTING	1,516.52	1,516.52
3109	711345	01/08/90	PETERSON, BELL, CONVERSE & JENSEN	FEES FOR SERVICE	358.26	358.26
3110	740500	01/08/90	R.L.POLK CO.	SUPPLIES EQUIPMENT	155.00	155.00
3111	741200	01/08/90	RAINBOW FOODS	PROGRAM SUPPLIES PROGRAM SUPPLIES PROGRAM SUPPLIES	3.57 31.25 46.05	80.87
3112	741700	01/08/90	RAMSEY COUNTY	MAINT MATERIAL OTHER CONSTRUCTION	11,067.00 10,290.00	21,357.00
3113	741725	01/08/89	RAMSEY COUNTY	CONTRACT PYM FEES FOR SERVICE	10.00 12.00	22.00
3114	750500	01/08/89	REEF INDUSTRIES	PROGRAM SUPPLIES	122.49	122.49
3115	761300	01/08/89	ROADRUNNER	CONTRACT PYM.	68.80	68.80
3116	762300	01/08/89	ROYAL DOWNS	PROGRAMS PROGRAMS	30.00 31.50	61.50
3117	770800	01/08/89	RYCO SUPPLY CO.	SUPPLIES JANITORIAL	32.85	32.85
3118	820610	01/08/90	SNELLING COMPANY	REPAIR & MAINT/B	236.98	236.98
3119	831500	01/08/90	SPECIALTY RADIO	REPAIR & MAINT/R REPAIR & MAINT/R REPAIR & MAINT/R SUPPLIES EQUIPMENT	43.15 172.95 172.95 450.00	

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				SUPPLIES EQUIPMENT	182.40	1,021.45
3120	831600	01/08/90	SPS OFFICE PRODUCTS	SUPPLIES OFFICE	41.60	
				SUPPLIES OFFICE	6.93	
				PROGRAM SUPPLIES	80.00	128.53
3121	840300	01/08/90	ST.PAUL BOOK & STATION	PROGRAM SUPPLIES	13.40	13.40
3122	840400	01/08/90	ST.PAUL CITY OF	FEES FOR SERVICE	762.50	
				LAB WORK	177.90	
				REPAIR & MAINT/R	1,529.11	
				REPAIR & MAINT/E	371.13	
				REPAIR & MAINT/R	121.15	
				REPAIR & MAINT/E	171.00	
				REPAIR & MAINT/R	192.67	3,325.46
3123	842200	01/08/90	STAPLES, PAULINE	VEHICLE ALLOWANCE	94.64	94.64
3124	843200	01/08/90	STEFFEN, SCOTT	PROGRAM SUPPLIES	35.00	35.00
3125	850315	01/08/90	SUBURBAN PRINTING	SUPPLIES EQUIPMENT	192.00	
				SUPPLIES OFFICE	63.00	255.00
3126	860315	01/08/90	T.K.D.A.	OUTSIDE ENG FEES	1,942.67	1,942.67
3127	860330	01/08/90	T.W.& COMPANY	FEES FOR SERVICE	585.00	585.00
3128	860650	01/08/90	TARGET STORES	PROGRAM SUPPLIES	21.82	21.82
3129	862100	01/08/90	THANE HAWKINS POLAR CHEV.	REPAIR & MAINT/V	100.00	
				REPAIR & MAINT/V	92.79	
				REPAIR & MAINT/V	100.00	292.79
3130	871800	01/08/90	TOWER ASPHALT	MAINT MATERIAL	1.84	1.84
3131	880650	01/08/90	TRIARCO ARTS AND CRAFTS, INC.	PROGRAM SUPPLIES	41.92	41.92
3132	890200	01/08/90	U S WEST CELLULAR INC	TELEPHONE	28.29	
				TELEPHONE	34.22	62.51
3133	900100	01/08/90	UNIFORMS UNLIMITED	UNIFORMS & CLOTH	162.55	
				UNIFORMS & CLOTH	228.30	
				UNIFORMS & CLOTH	18.86	
				UNIFORMS & CLOTH	18.86	428.57
3134	900600	01/08/90	UNIVERSAL MEDICAL	SUPPLIES EQUIPMENT	96.17	96.17
3135	940555	01/08/90	WEILAND, ELIZABETH	VEHICLE ALLOWANCE	18.98	18.98
3136	942065	01/08/90	WILD BIRD STORE	PROGRAM SUPPLIES	24.57	24.57

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VOUCHER/ CHECK NUMBER	VENDOR NUMBER	CHECK DATE	VENDOR NAME	ITEM DESCRIPTION	ITEM AMOUNT	CHECK AMOUNT
3137	970700	01/08/90	YOCUM OIL CO.	FUEL & OIL	1,209.60	1,209.60
3138	980100	01/08/89	ZABEL, MARG	PROGRAM REGISTRATION	5.00	5.00
3139	980400	01/08/90	ZAWACKI, KATHRYN A.	TRAVEL & TRAIN TRAVEL & TRAIN	39.35 39.35	78.70
TOTAL CHECKS						456,513.23

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CITY OF MAPLEWOOD  
 PAYROLL CHECKS ISSUED FOR PAY PERIOD ENDING 12/15/89  
 CHECK #12926 - CHECK #13083

EMPLOYEE NAME	GROSS PAY
-----	-----
GREAVU, JOHN C.	477.58
ROSSBACH, GEORGE	399.42
BASTIAN, GARY W.	399.42
JUKER, FRANCES	399.42
*ANDERSON, NORMAN	5,232.77
McGUIRE, MICHAEL A.	2,782.34
BLACKSTONE, GAIL	1,510.90
WEILAND, ELIZABETH	1,181.30
ZAWACKI, KATHRYN	1,034.10
BEHM, LOIS N.	1,034.10
JAHN, DAVID J.	849.07
SWANSON, LYLE	993.16
CUDE, LARRY J.	276.80
OSTER, ANDREA J.	902.28
MIKISKA, WILLIAM	172.80
FAUST, DANIEL F.	2,033.30
TAYLOR, LINDA	1,165.84
MATHEYS, ALANA K.	1,083.88
VIGNALO, DELORES A.	1,083.88
ANDERSON, CAROLE J.	1,308.69
LA MOTTE, MARLENE	210.00
AURELIUS, LUCILLE E.	1,878.90
SELVOG, BETTY D.	119.00
SCHADT, JEANNE L.	1,029.48
KELSEY, CONNIE L.	544.88
VIETOR, LORRAINE S.	972.68
HENSLEY, PATRICIA A.	572.57
JAGOE, CAROL	732.68
CARLE, JEANETTE E.	1,009.42
OLSON, SANDRA	537.87
RONGSTAD, CAROLEE	169.50
PALANK, MARY KAY	732.68
COLLINS, KENNETH V.	2,084.50
RICHIE, CAROLE L.	1,041.58
SVENDSEN, JOANNE M.	1,283.37
NELSON, ROBERT D.	1,800.50
FULLER, ELAINE	410.74
MARTINSON, CAROL F.	1,022.33
STILL, VERNON T.	1,378.28
SKALMAN, DONALD W.	1,908.74
FRASER, JOHN	1,715.05
NELSON, CAROL M.	1,768.83
MORELLI, RAYMOND J.	1,382.25
STEFFEN, SCOTT L.	1,450.28
ARNOLD, DAVID L.	3,109.48
BANICK, JOHN J.	1,594.27
BOHL, JOHN C.	1,479.92

\*Gross Pay includes a deferred compensation adjustment.

CITY OF MAPLEWOOD  
PAYROLL CHECKS ISSUED FOR PAY PERIOD ENDING 12/15/89  
CHECK #12926 - CHECK #13083

EMPLOYEE NAME	GROSS PAY
CAHANES, ANTHONY G.	1,800.50
CLAUSON, DALE K.	1,403.88
MOESCHTER, RICHARD M.	1,468.61
ATCHISON, JOHN H.	1,403.88
YOUNGREN, JOHN	1,812.49
YANG, YING	562.08
PELTIER, WILLIAM F.	1,781.90
SZCZEPANSKI, THOMAS J.	1,388.21
WELCHLIN, CABOT V.	1,388.21
LANG, RICHARD J.	1,410.44
RAZSKAZOFF, DALE	1,454.28
HERBERT, MICHAEL J.	1,494.54
DREGER, RICHARD C.	1,766.96
STAFNE, GREGORY L.	1,455.66
BECKER, RONALD D.	1,454.28
HALWEG, KEVIN R.	1,801.63
STOCKTON, DERRELL T.	1,479.92
PAULOS, JR., PAUL G.	1,205.83
BOWMAN, RICK A.	1,400.43
RYAN, MICHAEL P.	1,617.49
KARIS, FLINT D.	1,390.28
HEINZ, STEPHEN J.	1,559.51
GRAF, DAVID M.	1,508.78
THOMALLA, DAVID J.	1,441.55
PALMA, STEVEN T.	1,293.96
VORWERK, ROBERT E.	1,467.09
BERGERON, JOSEPH A.	1,407.54
MEEHAN, JAMES	1,579.06
MELANDER, JON A.	1,467.08
SAUNDERS, SARAH	770.08
EMBERTSON, JAMES M.	1,538.10
WILLIAMS, DUANE J.	1,354.90
RABINE, JANET L.	1,029.48
STAHNKE, JULIE	1,076.66
BOYER, SCOTT K.	1,018.20
WALDT, CYNTHIA	848.61
FEHR, JOSEPH	968.22
NELSON, KAREN A.	1,096.76
FLAUGHER, JAYME L.	1,067.88
WEGWERTH, JUDITH A.	532.55
HAIDER, KENNETH G.	2,084.50
CHLEBECK, JUDY M.	1,087.89
PRIEFER, WILLIAM	985.48
MEYER, GERALD W.	1,200.74
KANE, MICHAEL R.	1,411.09
NAGEL, BRYAN	992.68
LUTZ, DAVID P.	1,132.68

CITY OF MAPLEWOOD  
 PAYROLL CHECKS ISSUED FOR PAY PERIOD ENDING 12/15/89  
 CHECK #12926 - CHECK #13083

EMPLOYEE NAME	GROSS PAY
-----	-----
KLAUSING, HENRY F.	1,197.48
SCHMOOCK, JOHN	1,068.28
HELEY, RONALD J.	1,154.28
OSWALD, ERICK D.	1,100.68
FREBERG, RONALD L.	1,154.28
CASS, WILLIAM C.	1,704.68
LINDBLOM, RANDY	995.08
ELIAS, JAMES G.	1,334.28
DUCHARME, JOHN	887.08
PECK, DENNIS L.	1,334.28
PRIEBE, WILLIAM	1,262.28
IRISH, BRUCE A.	1,719.88
GEISSLER, WALTER M.	1,310.28
METZ, TERRY	995.08
LOFGREN, JOHN R.	986.24
ODEGARD, ROBERT D.	1,878.90
BRENNER, LOIS J.	1,067.88
KRUMMEL, BARBARA A.	486.35
STAPLES, PAULINE	1,642.28
JONES, LUTHER	36.00
TRAVERS, DANIEL	85.50
ANDERSON, ROBERT S.	1,299.12
LINDORFF, DENNIS P.	1,267.91
GARRY, WILLIAM	992.68
HELEY, ROLAND B.	1,316.38
MARUSKA, MARK A.	1,749.41
SCHINDELDECKER, JAMES	818.28
LeCOUNT, TERRY	20.00
BURKE, MYLES R.	1,373.64
STARK, RICHARD	20.00
SHELDON, LEO	10.00
HANNEGAN, ANDREA	105.00
MILLER, SHERRAL	82.50
DREGER, KARI	121.25
KOEGEL, R.	7.50
MEYERS, PETRA	75.00
GREEN, GUY	55.00
WARD, ROY G.	406.40
TAUBMAN, DOUGLAS J.	1,372.68
GREW-HAYMAN, JANET M.	1,157.48
NELSON, JEAN	379.65
HORSNELL, JUDITH A.	567.94
HUTCHINSON, ANN E.	533.99
DOHERTY, KATHLEEN M.	1,137.98
BARTA, MARIE L.	954.28
OLSON, GEOFFREY W.	1,878.90
SUNDGAARD, L.	96.00

CITY OF MAPLEWOOD  
 PAYROLL CHECKS ISSUED FOR PAY PERIOD ENDING 12/15/89  
 CHECK #12926 - CHECK #13083

EMPLOYEE NAME	GROSS PAY
-----	-----
MISKELL, NANCY	301.15
LIVINGSTON, JOYCE L.	543.86
ROBERTS, KENNETH	1,121.35
EKSTRAND, THOMAS G.	1,517.24
BERNIER, SHAWN	360.00
OSTROM, MARJORIE	1,563.08
CARVER, NICHOLAS N.	1,187.88
WENGER, ROBERT J.	1,286.28
NADEAU, EDWARD A.	1,191.95
MULWEE, GEORGE W.	1,161.32
NUTESON, LAVERNE S.	1,536.68
BREHEIM, ROGER W.	1,174.28
EDSON, DAVID B.	1,228.24
GERMAIN, DAVE	1,228.24
MARTINSON, ERIC	30.00
MULVANEY, DENNIS M.	1,288.68
SPREIGL, GEORGE C.	1,167.88
	-----
	\$178,211.55

PAYROLL DEDUCTIONS

ICMA RETIREMENT TRUST-457	\$ 8,911.30
CITY & COUNTY EMP CR UNION	25,988.00
AFSCME 2725	513.95
MN MUTUAL LIFE INS 19-3988	160.00
METRO SUPERVISORY ASSOC	18.00
MN BENEFIT ASSOCIATION	505.41
MN STATE RETIREMENT SYSTEM	191.00
RAMSEY COUNTY SUPPORT & COLLECT	400.00
	-----
	\$ 36,687.66

GRAND TOTAL \$214,899.21  
 =====

LEE, ROGER \$ 46,465.91

MEMORANDUM

Action by Council:

TO: City Manager  
 FROM: Director of Community Development  
 SUBJECT: Conditional Use Permit Termination  
 LOCATION: 1904 Maryknoll Avenue  
 OWNERS: John and Kathleen Apman  
 PROJECT: Beauty Shop  
 DATE: December 27, 1989

Endorsed \_\_\_\_\_  
 Modified \_\_\_\_\_  
 Rejected \_\_\_\_\_  
 Date \_\_\_\_\_

SUMMARY

INTRODUCTION

Staff is proposing that the conditional use permit for a home beauty shop at 1904 Maryknoll Avenue be terminated, since the business is no longer in operation.

BACKGROUND

January 10, 1983: The City Council approved a conditional use permit for this home occupation, subject to installation of a fire extinguisher. The permit was last renewed on January 9, 1989 for one year.

ORDINANCE PROVISIONS

Subsection 36-446 (a)... "The City Council may suspend or terminate the permit if the approved conditions have been violated or the use is no longer in effect."

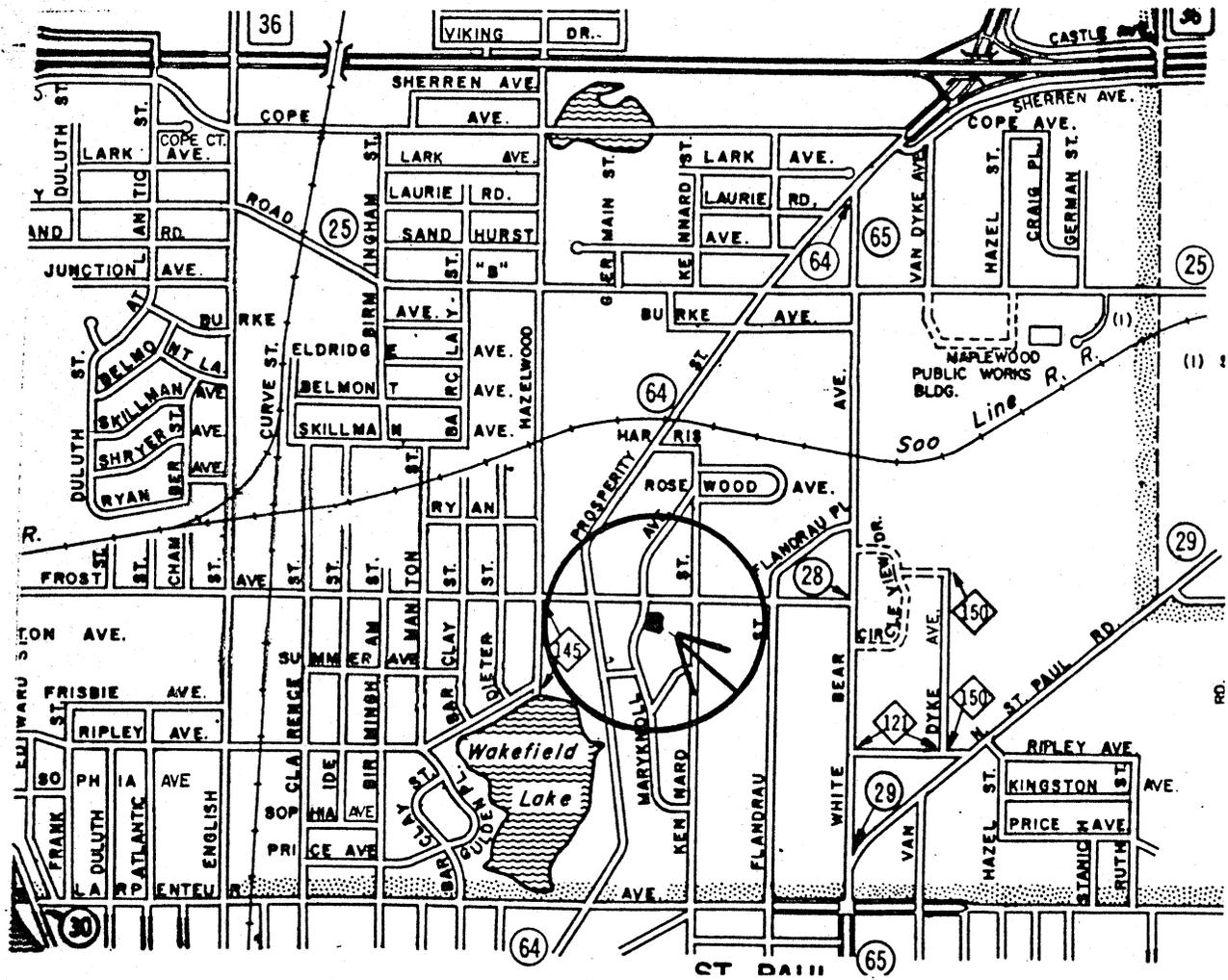
RECOMMENDATIONS

Termination of the conditional use permit at 1904 Maryknoll Avenue for a home beauty shop.

Attachments:

1. Location Map
2. Property Line/Zoning Map

SBHOCTCUP1



LOCATION MAP

ATTACHED TO...



Action by Council:

MEMORANDUM

TO: City Manager  
 FROM: Ken Roberts, Associate Planner  
 SUBJECT: Rezoning  
 LOCATION: South of Upper Afton Road, east of McKnight Road  
 APPLICANT/OWNER: City of Maplewood  
 DATE: November 28, 1989

Endorsed \_\_\_\_\_  
 Modified \_\_\_\_\_  
 Rejected \_\_\_\_\_  
 Date \_\_\_\_\_

SUMMARY

INTRODUCTION

The City is proposing the rezoning of an approximately 2.5-acre area of land from BC, business and commercial to F, farm residential. The property is located south of Upper Afton Road and east of McKnight Road. This is shown on the map on page 5.

BACKGROUND

August 12, 1985: The City Council approved Ramsey County's acquisition of the subject parcel to make it part of the county's park system. The City purchased the property for the county park system with the understanding that the county would buy it from Maplewood when regional park funds are available. Funds may be available in 1990 or 1991.

May 22, 1986: The City Council approved a Comprehensive Plan amendment from LSC, limited service commercial to OS, open space for the subject parcel.

November 16, 1989: The City Council initiated a study by staff of properties which have zoning and land use designations that are inconsistent.

CRITERIA FOR APPROVAL

Section 36-485 of the City Code requires the following findings to approve a rezoning:

1. The proposed change is consistent with the spirit, purpose and intent of the zoning code.
2. The proposed change will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood, and that the use of the property adjacent to the area included in the proposed change or plan is adequately safeguarded.
3. The proposed change will serve the best interests and conveniences of the community, where applicable, and the public welfare.

4. The proposed change would have no negative effect upon the logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection and schools.

#### **DISCUSSION**

The proposed F, farm residential zoning classification would be consistent with the OS, open space land use designation and would serve to "clean-up" the zoning map. Since the property is publicly owned and is surrounded by the Battle Creek Regional Park, the removal of the commercial zoning designation will help to clarify the City's intentions for the property.

#### **RECOMMENDATION**

Approve the resolution on page 6 to rezone the City's property south of Upper Afton Road east of McKnight Road from BC, business commercial to F, farm residential based on the findings required by ordinance and that F, farm residential zoning is consistent with the OS, open space land use designation for this property.

## REFERENCE

### Site Description

Area: Approximately 2.5 acres

Existing land use: undeveloped

### Surrounding Land Uses

North: Upper Afton Road. North of Upper Afton Road is the Battle Creek Regional Park.

East: Battle Creek Regional Park.

South: Battle Creek Regional Park.

West: Battle Creek Regional Park.

### Attachments

1. Battle Creek Land Use Plan
2. Property Line/Zoning Map
3. Rezoning Resolution

REVISED  
7-07-86

JM CO

Interchange

principal arterial

I-84

Interchange

OS

OS

P

P

minor arterial

OS

OS

m

m

major arterial

Saint Paul

Lower Alton

major arterial

McKnight Rd

RANNEY CO  
WORKS

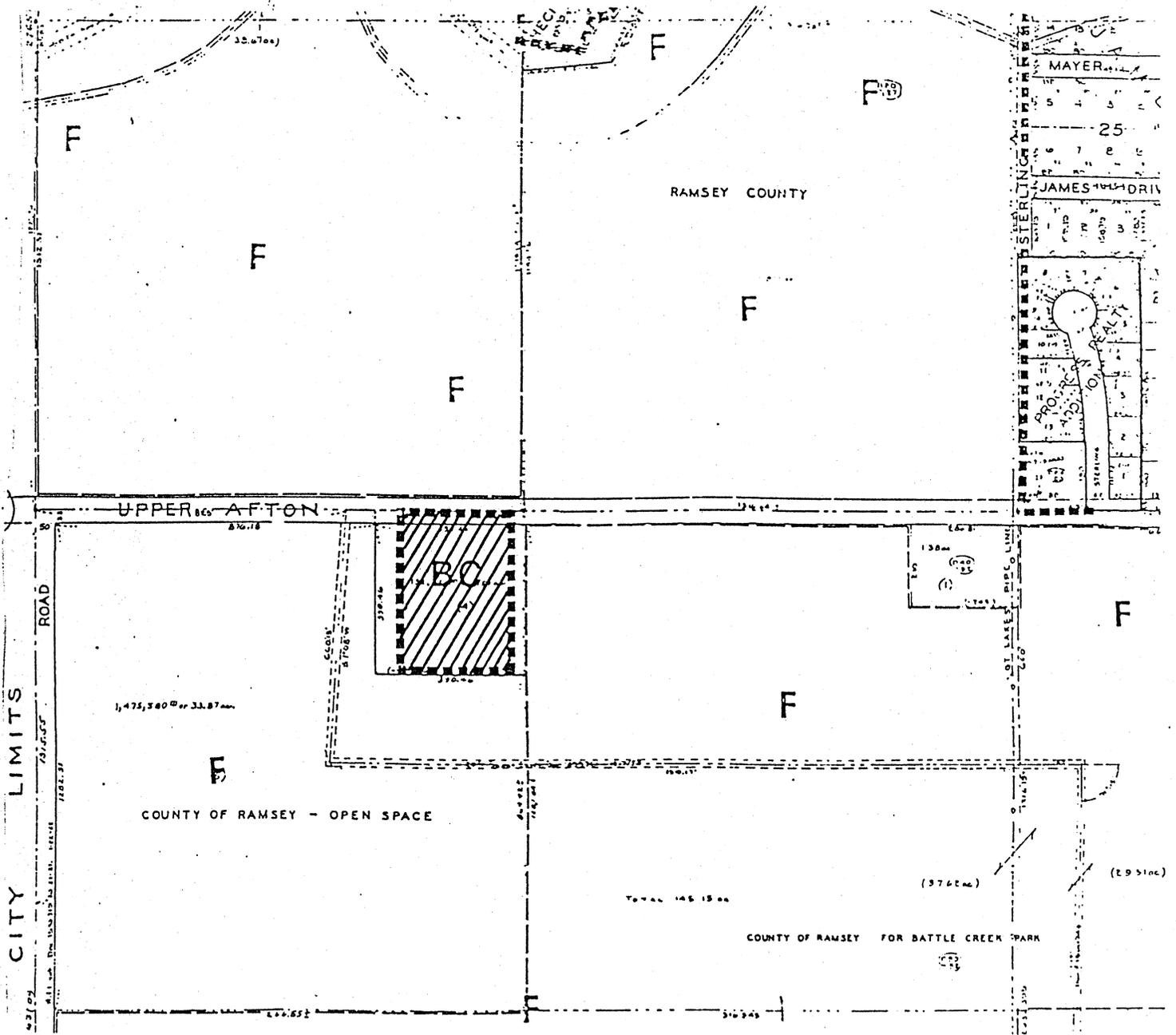
major arterial

Century Ave

Woodbury

# BATTLE CREEK NEIGHBORHOOD LAND USE PLAN





# PROPERTY LINE / ZONING MAP



## REZONING RESOLUTION

WHEREAS, the City of Maplewood initiated a rezoning from BC, business commercial, to F, farm residential, for the following-described property:

The 2.5-acre parcel south of Upper Afton Road, east of McKnight Road.

This property is also known by PIN 1-28-22-32-0004.

WHEREAS, the procedural history of this rezoning is as follows:

1. This rezoning was reviewed by the Maplewood Planning Commission on December 4, 1989. The Planning Commission recommended to the City Council that said rezoning be approved.
2. The Maplewood City Council held a public hearing on \_\_\_\_\_, 19 \_\_\_\_\_ to consider this rezoning. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Council also considered reports and recommendations of the City staff and Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described rezoning be approved on the basis of the following findings of fact:

1. The proposed change is consistent with the spirit, purpose and intent of the zoning code.
2. The proposed change will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood, and that the use of the property adjacent to the area included in the proposed change or plan is adequately safeguarded.
3. The proposed change will serve the best interests and conveniences of the community, where applicable and the public welfare.
4. The proposed change would have no negative effect upon the logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection and schools.

5. The F, farm residential zoning classification, is consistent with the OS, open space designation, for the property.

Adopted this                      day of                      , 19   .

Chairman Axdahl asked for further comments from the public. There were no further comments.

Commissioner Fischer moved the Planning Commission table the resolution to rezone the Hajicek property at 1700 County Road D until after hearing the other housekeeping items and until receipt of the traffic study of the area.

Commissioner Sletten seconded

Ayes--Axdahl, Ayers,  
Barrett, Cardinal,  
Fiola, Fischer,  
Gerke, Larson,  
Rossbach, Sletten

B. Rezoning: Upper Afton Rd.

Ken Roberts, Associate Planner, presented the staff report for this requested rezoning of an approximately 2.5 acre area of land from BC, Business Commercial to F, Farm Residential.

A commissioner asked staff is there was a pipeline running across this property. Staff responded a sanitary sewer easement and a Williams Brothers pipeline run across this property.

Chairman Axdahl asked for comments from the public. There were no comments.

Commissioner Cardinal moved the Planning Commission recommend approval of the resolution to rezone the City's property south of Upper Afton Road east of McKnight Road from BC, Business Commercial to F, Farm Residential based on the findings required by ordinance and that F, Farm Residential zoning is consistent with the OS, Open Space land use designation for this property.

Commissioner Fischer seconded

Ayes--Axdahl, Ayers,  
Barrett, Cardinal,  
Fiola, Fischer,  
Gerke, Larson,  
Rossbach, Sletten

C. Rezoning: Century Ave. (Rolling Hills 2nd Addition)

Ken Roberts, Associate Planner, presented the staff report proposing the rezoning of an approximately 19 acre area of land from F, Farm Residential and M-2,

Action by Council:

MEMORANDUM

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

TO: City Manager  
FROM: Ken Roberts, Associate Planner  
SUBJECT: Rezoning  
LOCATION: Century Avenue, South of the Chicago and  
Northwestern Railroad Tracks  
APPLICANT: City of Maplewood  
OWNER: Richard Pearson  
PROJECT: Rolling Hills Second Addition  
DATE: November 27, 1989

SUMMARY

INTRODUCTION

The City is proposing the rezoning of an approximately 19-acre area of land from F, farm residential and M-2, heavy manufacturing to R-3, multiple dwelling residential. The property is located south of the Chicago and Northwestern Railroad tracks and west of Century Avenue. This is shown on the map on page 5.

BACKGROUND

May 9, 1983: The City Council rezoned from M-2, heavy manufacturing to F, farm residential the northern portion of this site and rezoned from M-2 to R-3, multiple-dwelling residential, the site of Rolling Hills Manufactured Home Park First Addition.

Council took no action on rezoning the current M-2 zoned parcel. At that time, it was the site of a recently burned single-family home. The owner did not have any plans for the site, so the Council left the M-2 zone to give the owner the maximum flexibility of use.

May 11, 1987: The City Council approved a conditional use permit to develop the mobile home park on property zoned F, farm residential and M-2, heavy manufacturing subject to 15 conditions.

November 16, 1989: The City Council initiated a study by staff of properties which have zoning and land use designations that are inconsistent.

CRITERIA FOR APPROVAL

Section 36-485 of the City Code requires the following findings to approve a rezoning:

- 1. The proposed change is consistent with the spirit, purpose and intent of the zoning code.

2. The proposed change will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood, and that the use of the property adjacent to the area included in the proposed change or plan is adequately safeguarded.
3. The proposed change will serve the best interests and conveniences of the community, where applicable, and the public welfare.
4. The proposed change would have no negative effect upon the logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection and schools.

#### **DISCUSSION**

The proposed R-3 zoning classification would eliminate the inconsistency between the R-M, medium-density land use designation and the current zoning. It would also eliminate the potential of an undesirable M-2 use if the manufactured home park was changed to another use.

The manufactured home park is ninety percent full and has been developing in accordance with the original conditions of approval. While the R-3 zone does not allow a manufactured home park, the current park would be "grandfathered in" under the existing conditional use permit.

#### **RECOMMENDATION**

Approve the resolution on page 6 to rezone the Rolling Hills Mobile Home Park Second Addition property from F, farm residential and M-2 heavy manufacturing to R-3, multiple-dwelling residential based on the findings required by ordinance and that R-3 zoning is consistent with the land use plan designation for this property.

**REFERENCE**

Site Description

Area: approximately 2.5 acres of BC zoning. Parcel area = 3.5 acres

Existing land use: undeveloped

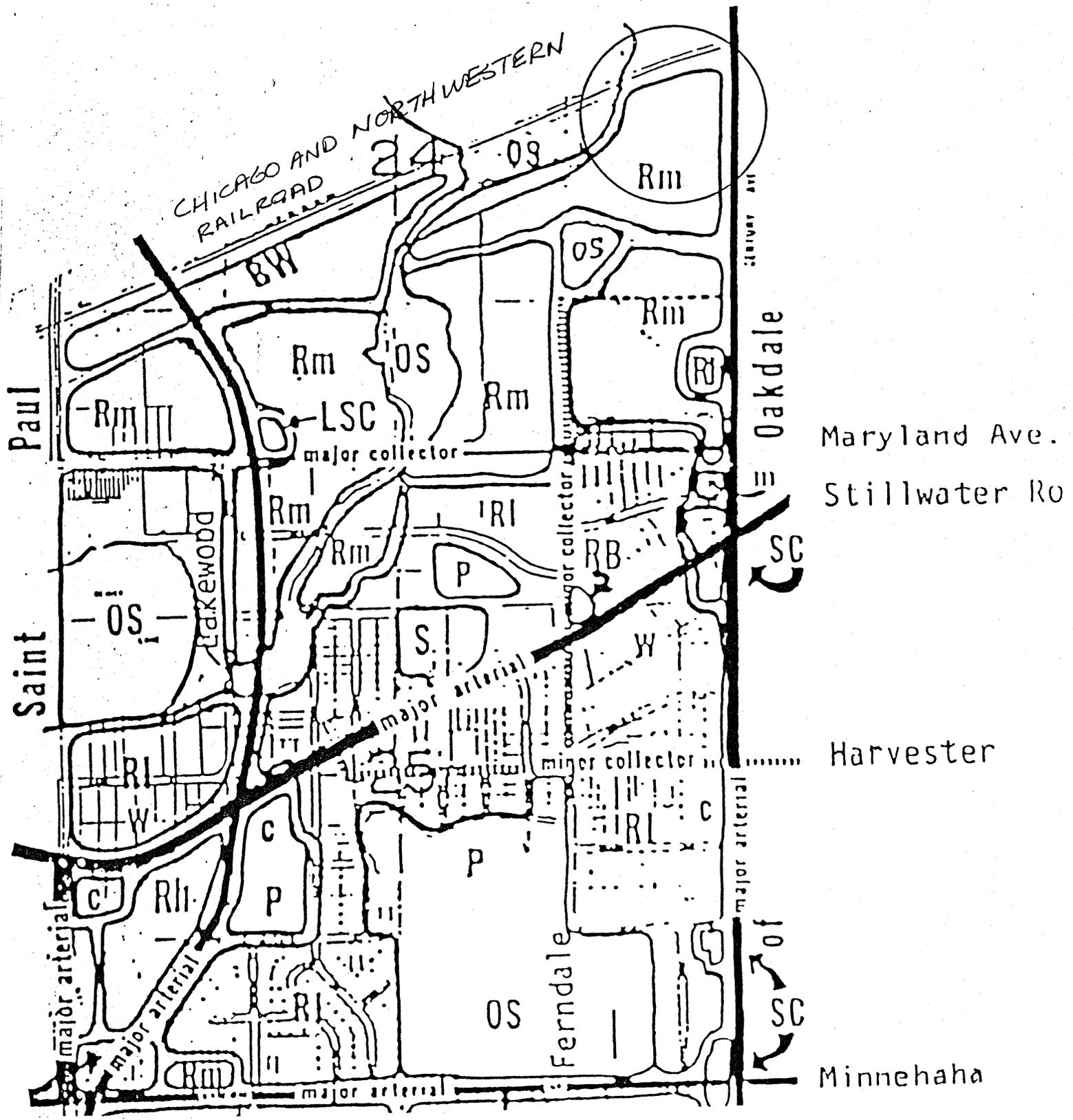
Surrounding land use: Battle Creek Regional Park

mb/mem.UPPER.ZC

Attachments

1. Battle Creek Land Use Plan
2. Property Line/Zoning Map
3. Rezoning Resolution

kenmemo19



Maryland Ave.  
Stillwater Ro

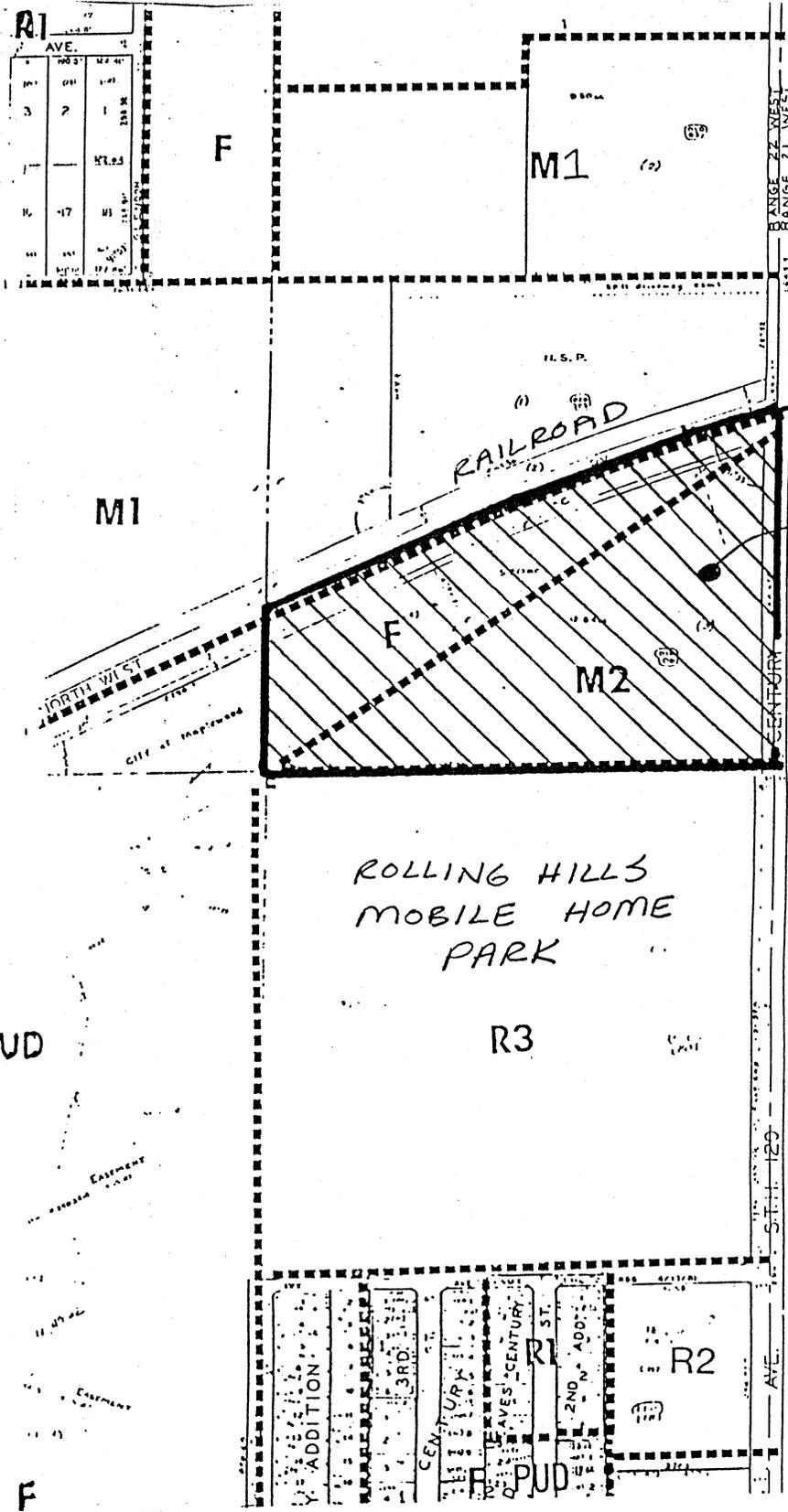
Harvester

Minnehaha

# Beaver Lake

## LAND USE PLAN





PROPERTY LINE / ZONING MAP



Proposed Rezoning to R3, Multiple Dwellings



## REZONING RESOLUTION

WHEREAS, the City of Maplewood initiated a rezoning from BC, business commercial, to F, farm residential, for the following-described property:

The 2.5-acre parcel south of Upper Afton Road, east of McKnight Road.

This property is also known by PIN 1-28-22-32-0004.

WHEREAS, the procedural history of this rezoning is as follows:

1. This rezoning was reviewed by the Maplewood Planning Commission on December 4, 1989. The Planning Commission recommended to the City Council that said rezoning be approved.
2. The Maplewood City Council held a public hearing on \_\_\_\_\_, 19\_\_\_\_ to consider this rezoning. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Council also considered reports and recommendations of the City staff and Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described rezoning be approved on the basis of the following findings of fact:

1. The proposed change is consistent with the spirit, purpose and intent of the zoning code.
2. The proposed change will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood, and that the use of the property adjacent to the area included in the proposed change or plan is adequately safeguarded.
3. The proposed change will serve the best interests and conveniences of the community, where applicable and the public welfare.
4. The proposed change would have no negative effect upon the logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection and schools.

5. The F, farm residential zoning classification, is consistent with the OS, open space designation, for the property.

Adopted this                      day of    , 19   .

Chairman Axdahl asked for further comments from the public. There were no further comments.

Commissioner Fischer moved the Planning Commission table the resolution to rezone the Hajicek property at 1700 County Road D until after hearing the other housekeeping items and until receipt of the traffic study of the area.

Commissioner Sletten seconded

Ayes--Axdahl, Ayers,  
Barrett, Cardinal,  
Fiola, Fischer,  
Gerke, Larson,  
Rossbach, Sletten

B. Rezoning: Upper Afton Rd.

Ken Roberts, Associate Planner, presented the staff report for this requested rezoning of an approximately 2.5 acre area of land from BC, Business Commercial to F, Farm Residential.

A commissioner asked staff if there was a pipeline running across this property. Staff responded a sanitary sewer easement and a Williams Brothers pipeline run across this property.

Chairman Axdahl asked for comments from the public. There were no comments.

Commissioner Cardinal moved the Planning Commission recommend approval of the resolution to rezone the City's property south of Upper Afton Road east of McKnight Road from BC, Business Commercial to F, Farm Residential based on the findings required by ordinance and that F, Farm Residential zoning is consistent with the OS, Open Space land use designation for this property.

Commissioner Fischer seconded

Ayes--Axdahl, Ayers,  
Barrett, Cardinal,  
Fiola, Fischer,  
Gerke, Larson,  
Rossbach, Sletten

C. Rezoning: Century Ave. (Rolling Hills 2nd Addition)

Ken Roberts, Associate Planner, presented the staff report proposing the rezoning of an approximately 19 acre area of land from F, Farm Residential and M-2,

Heavy Manufacturing to R-3, Multiple-Dwelling Residential.

A commissioner said he didn't think R-3 would be consistent with medium density land use designation. Staff replied that the southerly portion of this mobile home park was zoned R-3 in order that it have a residential zoning. The commissioner responded that this property should be considered for rezoning also. Staff said the mobile home park was built to medium density standards with the second addition of this mobile home park having 5.8 lots per acre.

Commissioner Ayers moved the Planning Commission recommend approval of the resolution to rezone the Rolling Hills Mobile Home Park Second Addition property from F, Farm Residential and M-2, Heavy Manufacturing to R-3, Multiple-Dwelling Residential based on the findings required by ordinance and that R-3 zoning is consistent with the land use plan designation for this property.

Commissioner Sletten seconded

Ayes--Axdahl, Ayers,  
Barrett, Cardinal,  
Fiola, Gerke,  
Roszbach, Sletten

Nays--Larson

Abstentions--Fischer

Commissioner Fischer stated that manufactured home parks are only permitted in M-2, Heavy Manufacturing and F, Farm Residential zones. Several of these parks have a different zone and are, therefore, non-conforming uses even though they are consistent with the comprehensive plan. She was uncomfortable with a rezoning that would also make this park a non-conforming use. She, therefore, abstained from the vote.

D. Conditional Use Permit: Junction Ave. (Huss)

Secretary Olson presented the staff report for this requested conditional use permit to divide the applicant's property so that a new interior lot with 60 feet of frontage on Junction Avenue is created.

A commissioner asked the Director of Public Works when the required storm-water drainage system is expected to be installed to service this area. The Director of

Action by Council:

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

**MEMORANDUM**

TO: City Manager  
FROM: Ken Roberts, Associate Planner  
SUBJECT: Land Use Plan Amendment and Rezoning  
LOCATION: Radatz Avenue, west of White Bear Avenue  
APPLICANT: City of Maplewood  
DATE: December 13, 1989

**SUMMARY**

**INTRODUCTION**

The City is proposing a land use plan amendment from RM, medium density residential to RL, low density residential and a rezoning from F, farm residential to R-1, single dwelling residential for the area north of Radatz Avenue and west of White Bear Avenue. This is shown on the maps on pages 4, 5 and 6.

**BACKGROUND**

February 27, 1984: The City Council considered and tabled for further investigation a plan amendment from RM to RL for this area.

November 16, 1989: The City Council initiated a study by staff of properties which have zoning and land use designations that are inconsistent.

**CRITERIA FOR APPROVAL**

Plan Amendment

Plan amendments require no specific findings for approval. Any amendment, however, should be consistent with the City's land use goals and policies.

Rezoning

Section 36-485 of the City Code requires the following findings to approve a rezoning:

1. The proposed change is consistent with the spirit, purpose and intent of the zoning code.
2. The proposed change will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood, and that the use of the property adjacent to the area included in the proposed change or plan is adequately safeguarded.
3. The proposed change will serve the best interests and conveniences of the community, where applicable, and the public welfare.

4. The proposed change would have no negative effect upon the logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection and schools.

#### **DISCUSSION**

The zoning designation for a property defines the current development rights for the site while the land use plan designation is the City's expected future use of the property. The RM land use designation is inconsistent with the existing development of the properties. The proposed land use amendment and rezoning would make the zoning and land use designations consistent with the existing development of the area.

The area in question is currently zoned farm residential and has developed with single-family homes on one-half acre lots fronting on Radatz Avenue. These properties should be zoned R-1 to be consistent with the existing single-family use of these lots.

#### **RECOMMENDATIONS**

1. Approve the resolution on page 6 which amends the land use plan for the area north of Radatz Avenue from RM, medium density residential to RL, low density residential on the basis that the area is developed with single-family homes which are consistent with a RL land use designation.
2. Approve the resolution on page 7 to rezone the property along the north side of Radatz Avenue west of White Bear Avenue from F, farm residential to R-1, single dwelling residential based on the findings required by ordinance and that R-1, single family dwelling residential zoning is consistent with the current development of the property.

## REFERENCE

### Site Description

Area: 337,225 square feet (7.74 acres)

Existing land use: 12 single-family dwellings and two undeveloped parcels each approximately one-half acre in size.

### Surrounding Land Uses

North: Property zoned BC-M developed with retail uses and offices.

East: An undeveloped parcel zoned LBC. Along the west side of White Bear Avenue are three single family homes zoned BC and planned for an automobile service mall.

South: Radatz Avenue and single-family dwellings.

West: Parcels zoned R-2 developed with duplexes and Southlawn Avenue.

### Planning

**Low Density Residential (RL)** - "This classification is primarily designated for a variety of single-dwelling homes. An occasional double dwelling may be allowed. The maximum population density is 14 people per net acre" (page 18-29).

**Medium Density Residential (RM)** - "This classification is designated for such housing types as single-family houses on small lots, two-family homes, townhouses, and mobile homes. The maximum population density is 22 people per net acre" (page 18-30).

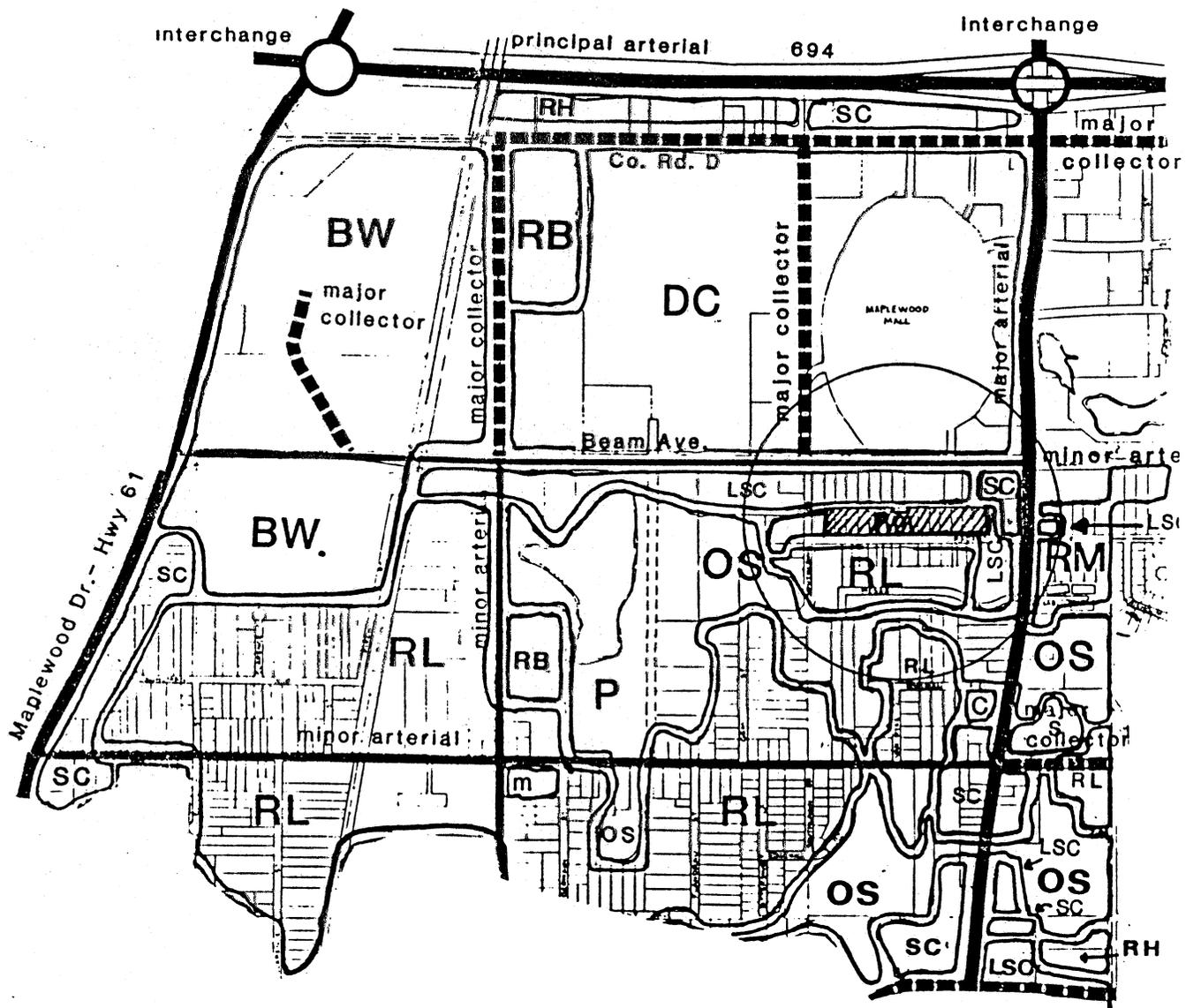
**Existing zoning: F, Farm Residential** which allows single-family dwellings, general farming, commercial greenhouses and nurseries. Livestock raising, manufactured home parks and golf courses are permitted with a conditional use permit.

**Proposed zoning: R-1, Single Dwelling Residential** which allows single-family dwellings, public parks and home occupations. Golf courses and the storage of commercial vehicles are permitted with a conditional use permit.

### Attachments

1. Hazelwood Neighborhood Land Use Map
2. Property Line/Zoning Map
3. Plan Amendment Resolution
4. Rezoning Resolution

kenmemo23



REVISED

- 3-25-85    9-29-87
- 4-08-85    9-21-88
- 8-26-85    10-27-88
- 1-4-89
- 10-09-85    4-17-89
- 11-06-85    7-21-89
- 7-07-86    10-06-89
- 10-10-86
- 12-30-86

# HAZELWOOD NEIGHBORHOOD

## LAND USE PLAN





PLAN AMENDMENT RESOLUTION

WHEREAS, the City of Maplewood initiated an amendment to the Maplewood Comprehensive Plan from RM, medium density residential to RL, low density residential for the following-described property:

The south 240 feet of that property lying north of the Radatz Avenue right-of-way from 117 feet east of the Southlawn Avenue right-of-way to 265 feet west of the White Bear Avenue west right-of-way line.

This property is more commonly described as 1795 to 1921 Radatz Avenue.

WHEREAS, the procedural history of this plan amendment is as follows:

1. The Maplewood Planning Commission held a public hearing on December 18, 1989 to consider this plan amendment. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Planning Commission recommended to the City Council that said plan amendment be approved.
2. The Maplewood City Council considered said plan amendment on \_\_\_\_\_, 1990. The Council considered reports and recommendations from the Planning Commission and City staff.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described plan amendment be approved on the basis of the following finding of fact:

The area is developed with single-family homes which are consistent with a RL land use designation and it is unlikely to redevelop for RM uses.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 1990.

## REZONING RESOLUTION

WHEREAS, the City of Maplewood initiated a rezoning from F, farm residential to R-1, single family for the following-described property:

The south 240 feet of that property lying north of the Radatz Avenue right-of-way from 117 feet east of the Southlawn Avenue right-of-way to 265 feet west of the White Bear Avenue west right-of-way line.

This property is also known as 1795 to 1921 Radatz Avenue, Maplewood;

WHEREAS, the procedural history of this rezoning is as follows:

1. This rezoning was reviewed by the Maplewood Planning Commission on December 18, 1989. The Planning Commission recommended to the City Council that said rezoning be approved.
2. The Maplewood City Council held a public hearing on , 1990 to consider this rezoning. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Council also considered reports and recommendations of the City staff and Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described rezoning be approved on the basis of the following findings of fact:

1. The proposed change is consistent with the spirit, purpose and intent of the zoning code.
2. The proposed change will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood, and that the use of the property adjacent to the area included in the proposed change or plan is adequately safeguarded.
3. The proposed change will serve the best interests and conveniences of the community, where applicable and the public welfare.
4. The proposed change would have no negative effect upon the logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection and schools.

5. The R-1 zoning is consistent with the current development of the property.

Adopted this                      day of                      , 19   .

Commissioner Cardinal moved the Planning Commission recommend adoption of the resolution to amend the land use plan for the area west of Walter Street and south of Frost Avenue from RM, Medium Density Residential to RL, Low Density Residential, on the basis that the property owner is developing the area with single-family homes which are consistent with an RL land use designation.

Commission Sletten seconded      Ayes--Axdahl, Barrett,  
Cardinal, Fischer, Gerke,  
Larson, Sigmundik,  
Sletten

c. 7:50 Plan Amendment: Radatz Avenue, West of White Bear Avenue

Ken Roberts, Associate Planner, presented the staff report for this proposed land use plan amendment from RM, Medium Density Residential to RL, Low Density Residential, and a rezoning from F, Farm Residential to R-1, Single Dwelling Residential for the area north of Radatz Avenue and west of White Bear Avenue.

A commissioner asked how this property was developed with single-family homes while the zoning remained farm residential. Staff responded that it was developed before 1957.

Chairman Axdahl opened the public hearing.

Bob Anderson, 89 Wildwood Beach Road, said he is owner of a parcel included in this proposal. Mr. Anderson said his property is now surrounded by commercial development so he cannot sell it for residential development and property taxes on this property are high. Mr. Anderson said he would like this property rezoned commercial so he could develop and sell his property. Mr. Anderson said he was not notified when his property was rezoned residential.

In response to a commissioner's question, Secretary Olson said this land use plan amendment and rezoning was initiated in order to eliminate inconsistencies between the land use plan and zoning. Secretary Olson said the land was originally zoned farm residential and the property fronting on Beam Avenue was rezoned to business commercial. Secretary Olson said if a property owner wanted to pursue a land use plan amendment and rezoning he could file an application and staff will then start the review process.

A commissioner questioned whether these lots were originally large, double-frontage lots on Radatz and Beam Avenues and the frontage on Beam Avenue then sold at a later time, which would account for the irregular lot lines.

Chairman Axdahl opened the public hearing to the public.

The resident of 2183 Maple Lane said he previously lived at 2847 White Bear Avenue, between Radatz and Beam Avenues, and said he was happy to move out of the area because of the commercial development.

Marian Luba, 1816 Radatz Avenue, said she is concerned with how this rezoning will affect her property on the south side of Radatz Avenue.

As there were no other comments from the public, Chairman Axdahl closed the public hearing.

Commissioner Fischer moved the Planning Commission recommend:

1. Approval of the resolution which amends the land use plan for the area north of Radatz Avenue west of White Bear Avenue from RM, Medium Density Residential to RL, Low Density Residential, on the basis that the area is developed with single-family homes which are consistent with a RL land use designation.
2. Approval of the resolution to rezone the property along the north side of Radatz Avenue west of White Bear Avenue from F, Farm Residential to R-1, Single-Dwelling Residential, based on the findings required by ordinance and that R-1, Single-Family Dwelling Residential zoning is consistent with the current development of the property.

Commissioner Sletten seconded

Ayes--Axdahl,  
Barrett, Cardinal,  
Fischer, Gerke,  
Larson, Sigmundik,  
Sletten

Action by Council:

MEMORANDUM

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

TO: City Manager  
FROM: Ken Roberts, Associate Planner  
SUBJECT: Land Use Plan Amendments and Rezoning  
LOCATION: Radatz Avenue, east of White Bear Avenue  
APPLICANT: City of Maplewood  
DATE: December 26, 1989

SUMMARY

INTRODUCTION

The City is proposing the following changes for the area on Radatz Avenue and east of White Bear Avenue:

- 1. A land use plan amendment from RM, medium density residential to RL, low density residential.
- 2. A rezoning from F, farm residential to R-1, single-dwelling residential.
- 3. A rezoning from F, farm residential to R-2, double-dwelling residential.

These are shown on the maps on pages 6, 7 and 8.

BACKGROUND

January 16, 1984: The Maplewood Planning Commission considered a Comprehensive Land Use Plan amendment and a rezoning for the area in question. The Planning Commission recommended that the land use designation and zoning remain the same. The matter was never heard by the City Council.

November 16, 1989: The City Council initiated a study by staff of properties which have zoning and land use designations that are inconsistent.

CRITERIA FOR APPROVAL

Plan Amendments

Plan amendments require no specific findings for approval. Any amendment, however, should be consistent with the City's land use goals and policies.

Rezoning

Section 36-485 of the City Code requires the following findings to approve a rezoning:

1. The proposed change is consistent with the spirit, purpose and intent of the zoning code.
2. The proposed change will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood, and that the use of the property adjacent to the area included in the proposed change or plan is adequately safeguarded.
3. The proposed change will serve the best interests and conveniences of the community, where applicable, and the public welfare.
4. The proposed change would have no negative effect upon the logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection and schools.

#### DISCUSSION

The RM land use designation is inconsistent with the expected and existing development of the properties proposed for change (shown on the map on page 7). The properties that have been proposed for the land use plan amendment are well established as single-family dwellings and are not expected to develop into medium density residential. The proposed land use amendment to RL (shown on page 7) and rezonings (shown on the map on page 8) would make the zoning and land use designations consistent with the expected and existing development of these properties.

Most of the area in question is currently zoned F, farm residential and has developed with single-family homes on one-half to two-thirds acre lots fronting on Radatz Avenue and Fredrick Street. These properties should be zoned R-1, single dwelling-residential to be consistent with the existing single-dwelling homes.

Along the south side of Beam Avenue are two areas that are undeveloped that are planned for medium density residential. These, however, are zoned F, farm residential. The RM land use designation appears appropriate for the western parcel as it is between the bank property and the existing duplexes and it fronts a major collector street. The eastern parcel, however, appears most appropriate for a single-family home. As such, staff is recommending that the existing area of R-2 zoning be expanded to encompass the lot on the west side of the current area zoned R-2 as shown on the map on page 8. In addition, the parcel to the east of the duplexes should be zoned R-1 and the Land Use Plan amended to RL in anticipation of a single-family dwelling being developed on the property. These changes will make the zoning and land use designations consistent for these two properties.

## RECOMMENDATIONS

1. Approve the resolution on page 9 which amends the land use plan for portions of the area near Radatz Avenue east of White Bear Avenue from RM, medium density residential to RL, low density residential on the basis that:
  - a. The properties in question are developed with or expect to develop with single-family homes which are consistent with a RL land use designation.
  - b. There is no reason to believe that these properties will develop into medium density residential in future.
2. Approve the resolution on page 10 to rezone some of the properties near Radatz Avenue east of White Bear Avenue from F, farm residential to R-1, single-dwelling residential based on the findings required by ordinance and that R-1, single-family dwelling residential zoning is consistent with the current development of the property.
3. Approve the resolution on page 12 to rezone the property along the south side of Beam Avenue (west of 2030 and 2032 Beam Avenue) from F, farm residential to R-2, double-dwelling residential based on the findings required by ordinance and that the R-2, double-dwelling residential zoning is consistent with the RM, medium-density residential land use designation for the property.

## REFERENCE

Existing Land Uses: Single-family dwellings and two undeveloped parcels each approximately one-half acre in size.

### Surrounding Land Uses

- North: Property zoned LBC (Maplewood State Bank) and Beam Avenue.
- East: South of Radatz Avenue; single-family dwellings in North St. Paul.  
North of Radatz Avenue; Fredrick Street and single-family dwellings in Maplewood.
- South: Lake Ridge Park Townhomes (zoned R3-C).
- West: Parcels zoned R-3 developed with four-plexes, an undeveloped parcel on the northwest corner of White Bear and Radatz Avenues zoned LBC and White Bear Avenue.

### Planning

**Low Density Residential (RL)** - "This classification is primarily designated for a variety of single-dwelling homes. An occasional double dwelling may be allowed. The maximum population density is 14 people is per net acre" (page 18-29).

**Medium Density Residential (RM)** - "This classification is designated for such housing types as single-family houses on small lots, two-family homes, townhouses, and mobile homes. The maximum population density is 22 people per net acre" (page 18-30).

**Limited Service Commercial Centers (LSC)** - Limited Service Centers are defined as those providing specialized commercial services on a neighborhood scale, limited as to quantity, location or function, and planned in a quality environment.

The community must restrict these centers because of the effect on surrounding properties, yet provide convenience to the citizens with high standards of safety, amenities and aesthetics (p. 18-17).

The limited service commercial center classification refers to commercial facilities on a neighborhood scale. Heavy industrial uses, department stores, motels, auto accessory stores, etc., would be prohibited. Other land uses of a medium intensity nature, such as gas sales with no vehicle repair or maintenance and no more than two fuel pumps on a single island to serve up to four vehicles at one time, may be permitted subject to meeting certain performance standards as defined in the zoning code (p. 18-31).

**Existing zoning: F, Farm Residential** which allows single-family dwellings, general farming, commercial greenhouses and nurseries. Livestock raising, manufactured home parks and golf courses are permitted with a conditional use permit and;

**R-2, Double Dwelling Residential** which allows single-family dwellings, double dwellings, public parks and home occupations. Golf courses and the storage of commercial vehicles are permitted with a conditional use permit.

**Proposed zoning: R-1, Single-Dwelling Residential** which allows single-family dwellings, public parks and home occupations. Golf courses and the storage of commercial vehicles are permitted with a conditional use permit;

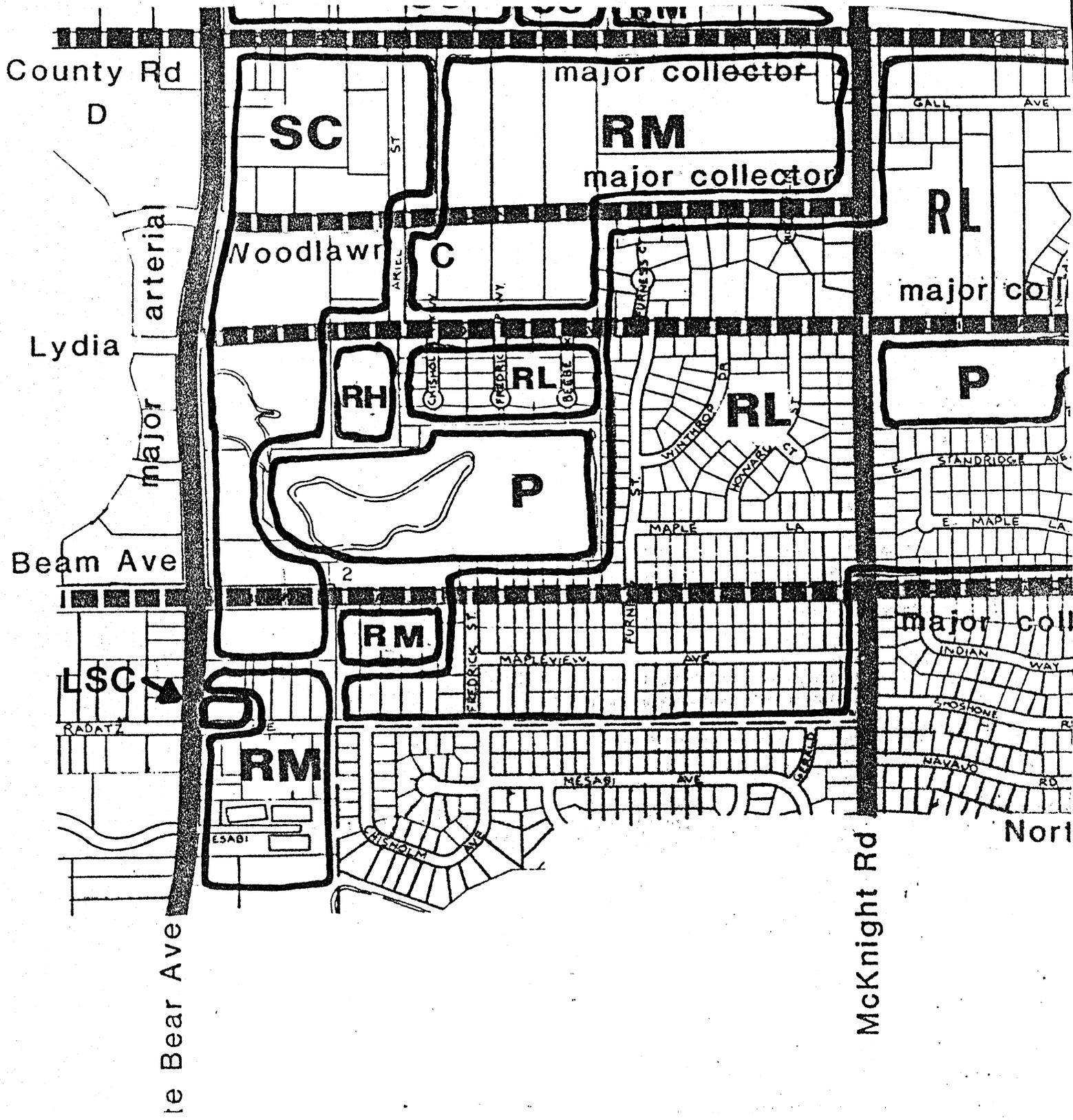
**LBC, Limited Business Commercial** which allows offices, medical clinics and day care centers; and

**R-2, Double-Dwelling Residential.**

Attachments

1. Maplewood Heights Neighborhood Land Use Map (Existing)
2. Proposed Land Use Plan Map
3. Property Line/Zoning Map
4. Plan Amendment Resolution (RM to RL)
5. Rezoning Resolution (F to R-1)
6. Rezoning Resolution (F to R-2)

mb\RADATZ.MEM  
kenmemo24



MAPLEWOOD HEIGHTS NEIGHBORHOOD

LAND USE PLAN (EXISTING)



County Rd

D

SC

major collector

RM

major collector

RL

major col

Noodlawr

C

Lydia

arteria

major

RH

RL

P

Beam Ave

P

SC

RM

major col

RM

LSC

RL

RM

te Bear Ave

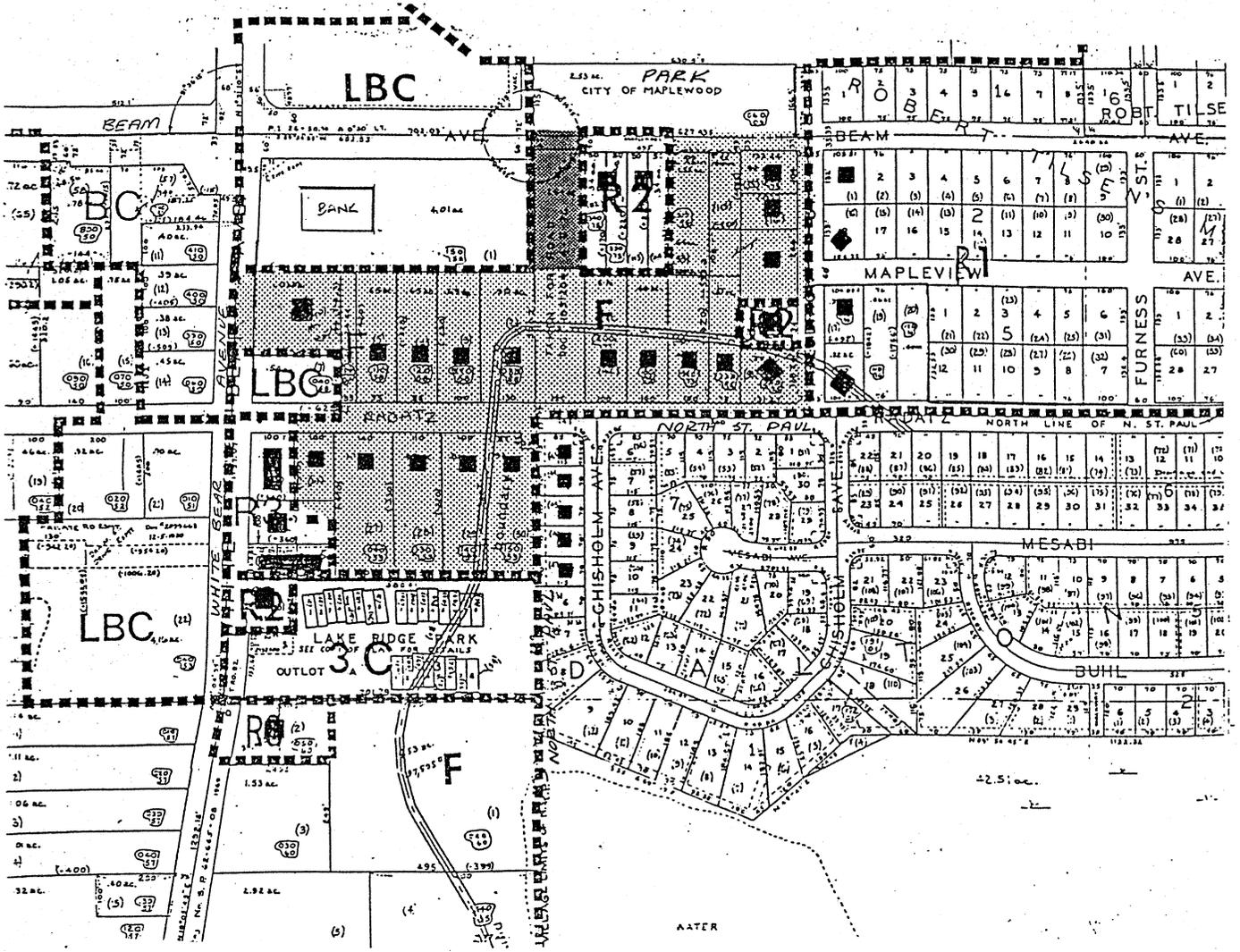
McKnight Rd

Nor

PROPOSED LAND USE PLAN



N



# PROPERTY LINE / ZONING MAP

PROPOSED REZONING - F TO R1



PROPOSED REZONING - F TO R2



PLAN AMENDMENT RESOLUTION

WHEREAS, the City of Maplewood initiated an amendment to the Maplewood Comprehensive Plan from RM, medium density residential to RL, low density residential for the following-described property:

1979-2015 Radatz Avenue; 1976-2014 Radatz Avenue, and the North 1/2 of the East 175 feet of the West 495 feet of the NW 1/4 of NW 1/4 of the SE 1/4 of Sec. 2, Township 29, Range 22.

WHEREAS, the procedural history of this plan amendment is as follows:

1. The Maplewood Planning Commission held a public hearing on December 18, 1989 to consider this plan amendment. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Planning Commission recommended to the City Council that said plan amendment be approved.
2. The Maplewood City Council considered said plan amendment on \_\_\_\_\_, 1990. The Council considered reports and recommendations from the Planning Commission and City staff.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described plan amendment be approved on the basis of the following findings of fact:

1. The properties in question are developed with single-family homes which area consistent with a RL land use designation.
2. There is no reason to believe that these properties will develop into medium density residential in the future.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 1990

## REZONING RESOLUTION

WHEREAS, the City of Maplewood initiated a rezoning from F, farm residential to R-1 single-dwelling residential for the following-described property:

2855-2869 Fredrick Street, 1979-2069 Radatz Avenue; 1976-2014 Radatz Avenue; 2836 White Bear Avenue; the North 1/2 of the East 175 feet of the West 495 feet of the NW 1/4 of NW 1/4 of the SE 1/4 of Sec. 2, Township 29, Range 22; and the South 1/2 of the West 120 feet of the NW 1/4 of NW 1/4 of the SE 1/4 of Sec. 2, Township 29, Range 22.

WHEREAS, the procedural history of this rezoning is as follows:

1. This rezoning was reviewed by the Maplewood Planning Commission on December 18, 1989. The Planning Commission recommended to the City Council that said rezoning be approved.
2. The Maplewood City Council held a public hearing on \_\_\_\_\_, 1990 to consider this rezoning. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Council also considered reports and recommendations of the City staff and Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described rezoning be approved on the basis of the following findings of fact:

1. The proposed change is consistent with the spirit, purpose and intent of the zoning code.
2. The proposed change will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood, and that the use of the property adjacent to the area included in the proposed change or plan is adequately safeguarded.
3. The proposed change will serve the best interests and conveniences of the community, where applicable and the public welfare.
4. The proposed change would have no negative effect upon the logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection and schools.

5. The R-1 zoning is consistent with the current and expected development of the property.

Adopted this                      day of    , 1990.

REZONING RESOLUTION

WHEREAS, the City of Maplewood initiated a rezoning from F, farm residential to R-2 double-dwelling residential for the following-described property:

The North 1/2 of the west 120 feet of the NW 1/4 of the NW 1/4 of the SE 1/4 of Sec. 2, Township 29, Range 22.

WHEREAS, the procedural history of this rezoning is as follows:

1. This rezoning was reviewed by the Maplewood Planning Commission on December 18, 1989. The Planning Commission recommended to the City Council that said rezoning be approved.
2. The Maplewood City Council held a public hearing on \_\_\_\_\_, 1990 to consider this rezoning. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Council also considered reports and recommendations of the City staff and Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described rezoning be approved on the basis of the following findings of fact:

1. The proposed change is consistent with the spirit, purpose and intent of the zoning code.
2. The proposed change will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood, and that the use of the property adjacent to the area included in the proposed change or plan is adequately safeguarded.
3. The proposed change will serve the best interests and conveniences of the community, where applicable and the public welfare.
4. The proposed change would have no negative effect upon the logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection and schools.
5. The R-2 zoning is consistent with the RM, medium density residential land use designation for the property.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 1990.

- d. 8:00 Plan Amendment: Radatz Avenue, East of White Bear Avenue

Ken Roberts, Associate Planner, presented the staff report for this requested land use plan amendment and rezonings and answered questions of the commission.

The hearing was opened for comments from the public.

Elmer Birkland, 2015 Radatz Avenue, asked if there would be a road built in the area proposed for R-2 zoning. Staff said there are no plans to build a road in this area, but this proposed action would not prohibit a road from being built in the future. Staff said this property is for sale at this time.

Bruce Fisher, 2836 White Bear Avenue, said the long-range zoning for his property should be business commercial. Mr. Fisher asked what the tax ramifications for LBC zoning would be. Staff said the taxes may be reassessed and referred Mr. Fisher to Ramsey County Tax Department for that information. Mr. Fisher said he would rather have the zoning remain as it is presently.

Bill Mikiska, 2003 Radatz Avenue, asked if there would be any buffer zoning between residential and commercial properties. Staff said typically the City attempts to include a buffer zone between residential and commercial properties, but in this instance it is not feasible because of the 4-acre commercial parcel on the southeast corner of White Bear and Beam Avenues. Mr. Mikiska said there is presently a buffer between commercial and residential properties, which is the north side of Radatz Avenue, and it should not be changed. Mr. Mikiska said he is concerned that property taxes may increase.

Mr. Fisher again addressed the Commission and asked if the land use plan could be amended and the zoning remain farm residential as it is presently. A commissioner responded that according to state law, once the land use plan is amended the land must be rezoned within nine months.

Commissioner Fischer moved the Planning Commission recommend:

1. Approval of the resolution which amends the land use plan for portions of the area near Radatz Avenue east of White Bear Avenue from RM, Medium Density Residential to RL, Low Density Residential, on the basis that:
  - a. The properties in question are developed with or expect to develop with single-family homes which are consistent with a RL land use designation.
  - b. There is no reason to believe that these properties will develop into medium density residential in future.
2. Approval of the resolution to rezone some of the properties near Radatz Avenue east of White Bear Avenue from F, Farm Residential to R-1, Single-dwelling Residential, based on the findings required by ordinance and that R-1, Single-dwelling Residential zoning is consistent with the current development of the property. This also applies to the rezone of the property at 2836 White Bear Avenue from F, Farm Residential to R-1, Single-dwelling Residential.
3. Approval of the resolution to rezone the property along the south side of Beam Avenue (west of 2030 and 2032 Beam Avenue) from F, Farm Residential to R-2, Double-dwelling Residential, based on the findings required by ordinance and that the R-2, Double-dwelling Residential zoning is consistent with the RM, Medium Density Residential land use designation for the property.

Commissioner Cardinal seconded

Ayes--Axdahl,  
Barrett, Cardinal,  
Fischer, Gerke,  
Sigmundik, Sletten

Nays--Larson

6. ~~VISITOR PRESENTATIONS~~

~~There were no visitor presentations.~~

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

**MEMORANDUM**

**TO:** City Manager  
**FROM:** Thomas Ekstrand, Associate Planner  
**SUBJECT:** Conditional Use Permit and Parking Lot Setback Variance  
**LOCATION:** 2305 Stillwater Road  
**APPLICANT:** Con/Spec Corporation  
**OWNER:** Gust Sarrack  
**PROJECT TITLE:** Sarrack's International Wines and Spirits Addition and Parking Lot Expansion  
**DATE:** December 15, 1989

**SUMMARY**

**INTRODUCTION**

The applicant is requesting approval of plans for a 10,180-square-foot addition to Sarrack's. This proposal includes the following special approvals:

1. A conditional use permit (CUP) for the 20-foot encroachment of the building addition into the required 50-foot rear setback. Refer to the letter on pages 11 and 12.
2. A 15-foot parking lot setback variance from the north lot line. Code requires 20 feet; five feet is proposed. Refer to the letter on page 13.

**BACKGROUND**

On January 27, 1986, the City Council granted approval of a 15-foot parking lot setback variance from the rear (westerly) lot line to allow the parking lot to be expanded while maintaining the existing five-foot setback. Approval of the variance was subject to the following conditions:

1. The five-foot setback from the westerly lot line shall apply to the parking lot only.
2. The screening requirements of Section 36-27 shall be met along the west property line.
3. Revision of the site plan to eliminate paving on existing and planned right-of-ways and to meet City setback requirements. This may result in reducing the size of the addition.

On December 12, 1989, the Community Design Review Board recommended approval of the requested CUP and parking lot setback variance.

## **CRITERIA FOR APPROVAL**

### CUP

Section 36-442 (a) of the City ordinance requires that in order to approve a CUP, the nine findings for approval listed in the resolution on page 18 must be made.

### Variance

Section 367.10, Subdivision 6 (2) of State law requires that the following findings be made before a variance to the zoning chapter of City code can be granted:

1. Strict enforcement would cause undue hardship because of circumstances unique to the property under consideration.
2. The variance would be in keeping with the spirit and intent of the ordinance.

"Undue hardship" as used in connection with the granting of a variance means the property in question cannot be put to a reasonable use if used under conditions allowed by the official controls. The plight of the landowner is due to circumstances unique to his property, not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.

## **DISCUSSION (CUP and parking setback variance)**

### Conditional Use Permit

Staff does not find any problem with the granting of CUP for the proposed setback encroachment, since the rear reduction is due to the addition maintaining the existing building setback.

### Parking Lot Setback Variance

Staff feels that the 15-foot parking lot setback variance from the northerly lot line should be granted for many of the same reasons the westerly setback variance was approved in 1986. These reasons are:

1. The intent of the ordinance would be met if screening is provided.
2. There is an existing grade elevation and landscaping that already partially screens the site.

3. There is a hardship that is caused by the State's acquisition of a portion of Sarrack's parking lot, thereby reducing parking space.

In addition to these reasons, the site to the north is the deep undeveloped rear yard of an unoccupied residential lot recently acquired by the State during the widening of Stillwater Road.

#### **RECOMMENDATION**

1. Adoption of the resolution on page 18, approving of a conditional use permit for an indefinite period of time for a 20-foot building addition encroachment into the required 50-foot rear setback area. Approval is based on the findings required by code and due to the addition maintaining the established building setback. Approval is subject to the proposed addition being at least 80% screened from the abutting residential district.
2. Adoption of the resolution on page 20, approving a 15-foot parking lot setback variance from the north lot line, based on:
  - a. The intent of the ordinance would be met if screening is provided.
  - b. There is an existing grade elevation and some existing landscaping that already partially screens the site.
  - c. Adherence to setback requirements would cause the applicant undue hardship because the taking of right-of-way has left the property unusually shaped, therefore, making complying with setbacks difficult and reducing the area available for parking space.
  - d. The adjacent property is the deep rear yard of an unoccupied property recently purchased by the State of Minnesota during the widening of Stillwater Road.

Approval is subject to screening along the northerly lot line that complies with Section 36-27 of the City code.

## CITIZEN COMMENTS

Staff mailed surveys to the 54 property owners within 350 feet for their comments regarding this proposal. Of the 21 replies, 12 were in favor, four had no comment and five objected.

### In Favor Comments

1. Your rules are silly and arbitrary - It will be good for the neighborhood.
2. Mr. Sarrack is a concerned businessman who will keep a clean neighborhood.
3. Sarrack's have been good neighbors and am in favor of supporting small businesses.
4. It appears to be a good addition to the business community of this area.
5. Mr. Sarrack is a very honest and sound businessman. I feel the addition would be a wonderful asset to this area now when the new road is being put in.
6. It would inconvenience no one.
7. Best usage for land and the five feet would do no harm.
8. The additional to Sarrack's Liquor will be wonderful improvement to this area. I am 100% in favor.
9. I'm for more business in the immediate area.
10. Refer to the letter on page 14.

### Objections

1. I need more info on how much traffic will use the rear alley on the property, being mine butts up to it. I have two small children, and the way it looks on the plat drawing is that it would be open for use from both ends. A one way entrance or exit would be acceptable for deliveries only, from my standpoint.
2. I believe commercial business so near my home definitely decrease home values. I believe just a liquor store so close is a detriment.

Staff Reply: The Ramsey County Assessor's office indicated that it is possible that residential properties directly adjacent to commercial development may not increase in value as quickly as those lots further away. This property, however, is already developed commercially. There would not, therefore, be any new effect on property values.

3. Some 20 years ago, the City Council promised the residents that there would be no further building to the north of the present building. If you can't count on what a past council promises a neighborhood, then you can't count on what the present council does. Therefore, there would no need to have a council at all. It would seem that our democratic form of government is not working.

Staff Reply: Staff researched past City Council actions concerning Sarrack's Liquors. No statement could be found which said that there shall be no further building to the north of the present building.

4. We do not need any more off-sale space or any on-sale addition. Please no more liquor store!! A recreation building for our young teenagers. Would have been a sense-able spot instead of existing liquor store. We opposed it from the begining.
5. Refer to the letter begining on page 15.

## REFERENCE

### Site Description

1. Site size: 1.17 acres
2. Existing Land Use: Sarrack's International Wines and Spirits

### Surrounding Land Uses

Northerly and Westerly: single dwellings

Southerly: Stillwater Road, Reaney Avenue and Cardinal Office Park

Easterly: Stillwater Road and single dwellings

### Past Action

1-27-86: The City Council rezoned the applicant's property from BC, Business Commercial and R-1, Single Dwelling Residential to BC(M), Business Commercial (Modified). Council also granted approval of a fifteen-foot parking lot setback variance from the rear (westerly) lot line.

### Planning

1. Land Use Plan designation: SC, Service Commercial
2. The SC classification is oriented to facilities which are local or community-wide in scale. While a full range of commercial uses is permitted in this district, certain types of facilities which may be of a high-intensity nature, such as fast-food restaurants, discount sales outlets, gas stations, and light industrial uses, should be permitted subject to specific performance guidelines. The objective of establishing this district is to provide for a wide variety of commercial uses, compatible with the character and development of the neighborhoods in which they are located.
3. Zoning: BC(M)
4. Ordinance Requirements:

### Building Setback Requirements

Section 36-155 (f. 1.) requires that buildings in a BC(M) district shall have minimum side and rear setbacks of at least 50 feet, and a front setback of at least 30 feet, when adjacent to residential property.

### Parking Lot Setback Requirement

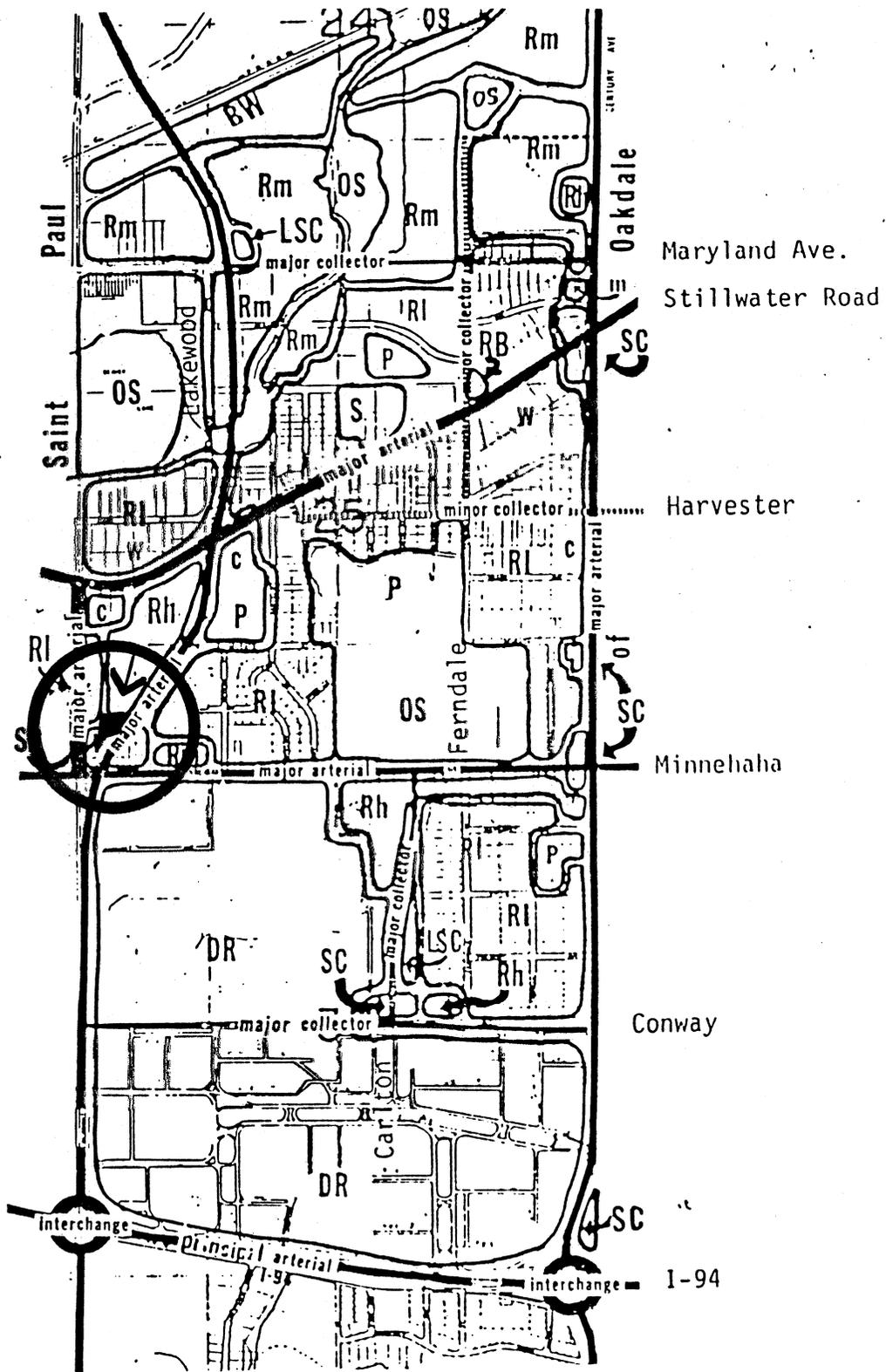
Section 36-27 (a) requires a landscaped area of not less than 20 feet when a nonresidential use abuts residentially zoned property.

### CUP Requirement

Section 36-155 (2) states that a building addition in a BC(M) district which would encroach into a required setback may be approved by conditional use permit, if such encroachment would be consistent with surrounding property setbacks and screened in a manner acceptable to the Community Design Review Board. At least 80% of the addition shall be screened from abutting residential property.

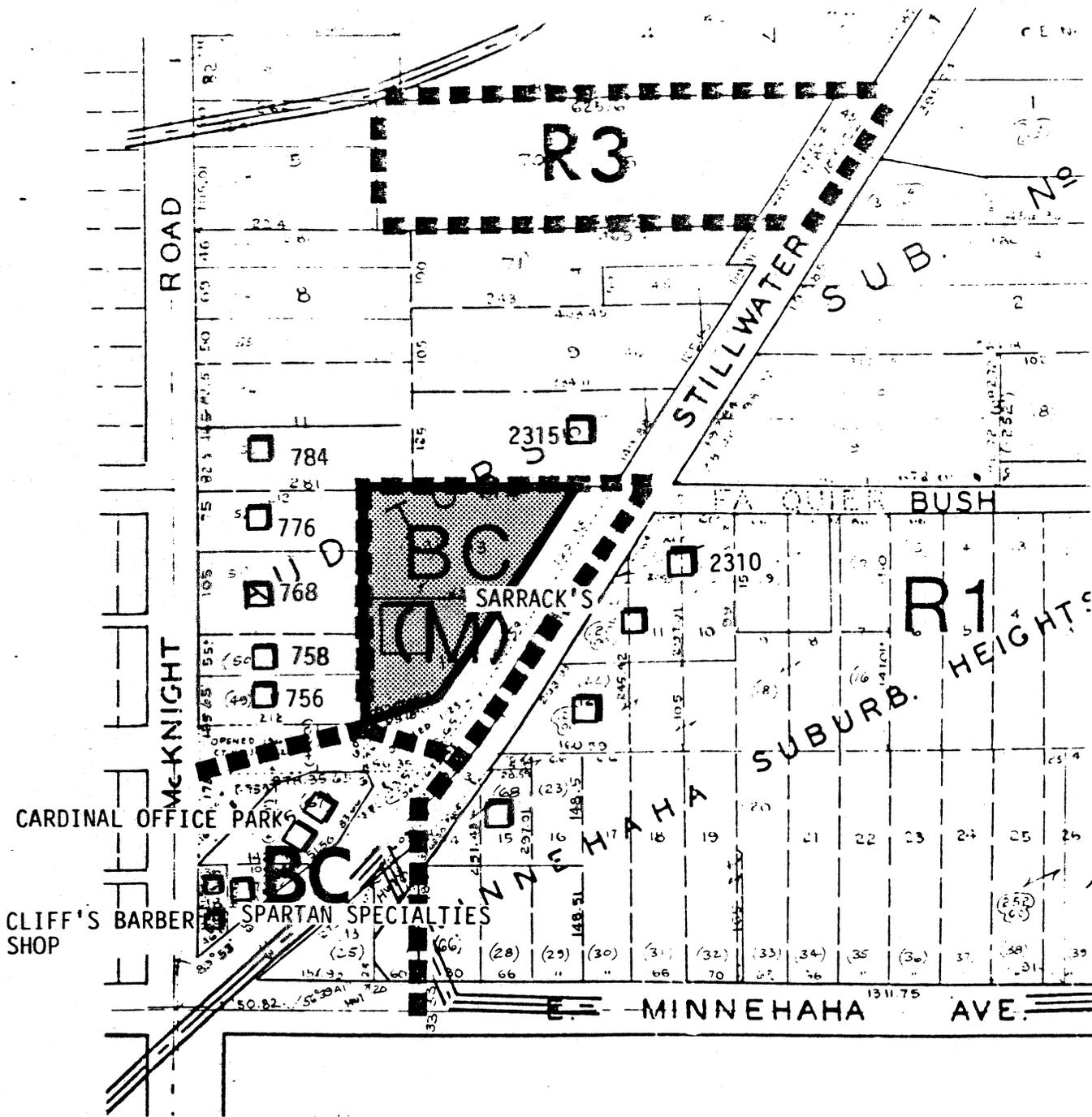
### SARRACKCUP Attachments

1. Location Map
2. Property Line/Zoning Map
3. Site Plan
4. Applicant's CUP justification dated October 19, 1989
5. Applicant's variance justification dated October 19, 1989
6. Survey reply from Mark V. Curtis
7. Survey reply from Jan Curtis
8. CUP Resolution
9. Variance Resolution
10. Site Plan date stamped November 17, 1989 (separate attachment)



**BEAVER LAKE  
LAND USE PLAN**



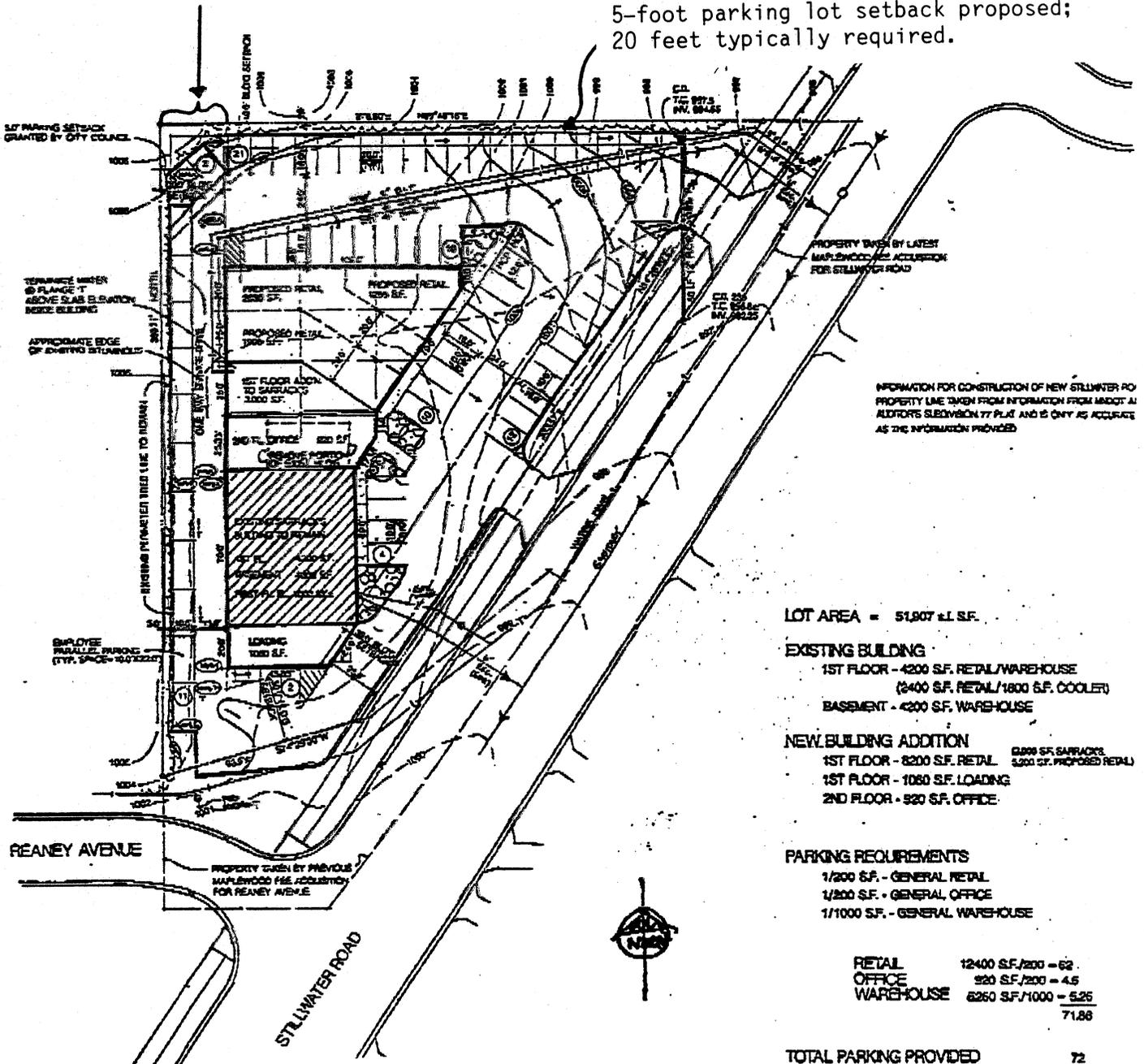


PROPERTY LINE / ZONING MAP



30-foot building setback proposed;  
50 feet typically required.

5-foot parking lot setback proposed;  
20 feet typically required.



INFORMATION FOR CONSTRUCTION OF NEW STILLWATER RD PROPERTY LINE TAKEN FROM INFORMATION FROM MDCOT AL LUDTKE'S SUBDIVISION 77 PLAN AND IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED

LOT AREA = 51,807 ± L.S.F.

**EXISTING BUILDING**

- 1ST FLOOR - 4200 S.F. RETAIL/WAREHOUSE  
(2400 S.F. RETAIL/1800 S.F. COOLER)
- BASEMENT - 4200 S.F. WAREHOUSE

**NEW BUILDING ADDITION**

- 1ST FLOOR - 8200 S.F. RETAIL 6260 S.F. SARRACOS
- 1ST FLOOR - 1080 S.F. LOADING 5200 S.F. PROPOSED RETAIL
- 2ND FLOOR - 520 S.F. OFFICE

**PARKING REQUIREMENTS**

- 1/200 S.F. - GENERAL RETAIL
- 1/200 S.F. - GENERAL OFFICE
- 1/1000 S.F. - GENERAL WAREHOUSE

RETAIL	12400 S.F./200 = 62
OFFICE	520 S.F./200 = 2.6
WAREHOUSE	6260 S.F./1000 = 6.26
	71.86

TOTAL PARKING PROVIDED

72

**SITE PLAN**



**CON/SPEC  
CORPORATION**

1809 NORTHWESTERN AVENUE  
STILLWATER, MN 55082  
(612) 430-1500  
FAX (612) 430-1505

December 6, 1989

DEC 06 1989

Tom Ekstrand  
Office of Community Development  
City of Maplewood  
1830 East County Road B  
Maplewood, MN 55109

Re: Conditional use permit for setback encroachment of Sarrack's Retail

Dear Mr. Ekstrand:

Sarrack's Retail project consists of the following components:

- 1) Sarrack's existing retail:
  - a) Raze 20' x 38' wing to the north
  - b) Remodel existing 4,200 square feet of retail space to remain
  - c) Existing 4,200 square foot basement warehouse to remain
  - d) Add 1,060 square feet loading area to the south
  - e) Add 3,000 square feet retail and 920 square feet second level office to the north
- 2) Additional retail:
  - a) Add 5,200 square feet retail north of Sarrack's space

The City of Maplewood, by fee acquisition, has acquired two parcels of property from the Sarrack's parcels 13 & 14 of auditor's subdivision no. 77. The acquisition of these two parcels has left Sarrack's with a strangely shaped site and an existing building encroaching into the 50' setback from residential at the west property line. We are requesting that the new building addition to the north and south of the existing building be granted this same encroachment. The area along the west property line is very heavily screened with existing vegetation, thus creating a buffer effect. The building would provide additional screening to residential from the newly constructed, busy, Stillwater Road.

The expansion of Stillwater Road has had a severe impact on the space limitations we had to work with on this site. Although we are asking for concessions to the zoning

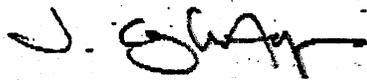
Tom Ekstrand  
City of Maplewood  
Page 2

code, we feel we are making useful, beneficial, and economically feasible use of a piece of property that is currently a 30 year old liquor store and a vacant lot. The face lift to the liquor store and the addition of retail space to this area will ultimately be a benefit to the community.

With respect to the "Criteria for Approval of a Conditional Use Permit," we feel we reasonably meet or exceed the standards as specified. Concerning items 1, 2 & 3, we feel we are considerably improving the property within the BCM zoning district and therefore, feel that surrounding properties would appreciate in value.

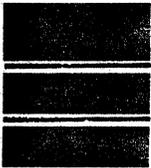
We appreciate your cooperation in this matter and look forward to working with you in the future.

Sincerely,



J. Guy Reithmeyer  
Architect

JGR/bah



October 19, 1989

1809 NORTHWESTERN AVENUE  
STILLWATER, MN 55082  
(612) 430-1500  
FAX (612) 430-1505

Tom Ekstrand  
Office of Community Development  
City of Maplewood  
1830 East County Road B  
Maplewood, MN 55109

Re: Sarrack's International Wine & Spirits and Proposed Retail Addition

Dear Mr. Tom:

We are requesting a variance to the zoning code, at the Sarrack's property, for a reduction in the required parking setback from 20' to the normal 5' setback on the north property line.

As you are aware, this particular site had been substantially reduced in size due to fee acquisitions necessary for the expansion of the Stillwater Road project.

Considering this, it is necessary to use this space to accommodate additional parking. The parking on the north will be adequately screened from the residential property.

Please consider this request with regards to the position that the road expansion has put Mr. Sarrack in. We feel we can meet the spirit of the code with berms that would be created and vegetation to effectively screen headlights and reduce noise.

Thank you for your cooperation in this matter.

Sincerely,

Scott Nettell  
Project Manager

SMN/bah

I FEEL SARRACK'S HAS ALWAYS  
BEEN A GOOD BUSINESS THEY HAVE  
ALWAYS KEPT THEIR PARKING LOT CLEAN  
AND HAVE KEPT THEIR LIGHTS FIXED.  
I DO NOT FEEL THAT ADDING ON TO  
THEIR PRESENT LOCATION WOULD DO  
ANY HARM TO OUR NEIGHBORHOOD AND  
I SUPPORT THE PROPOSAL.

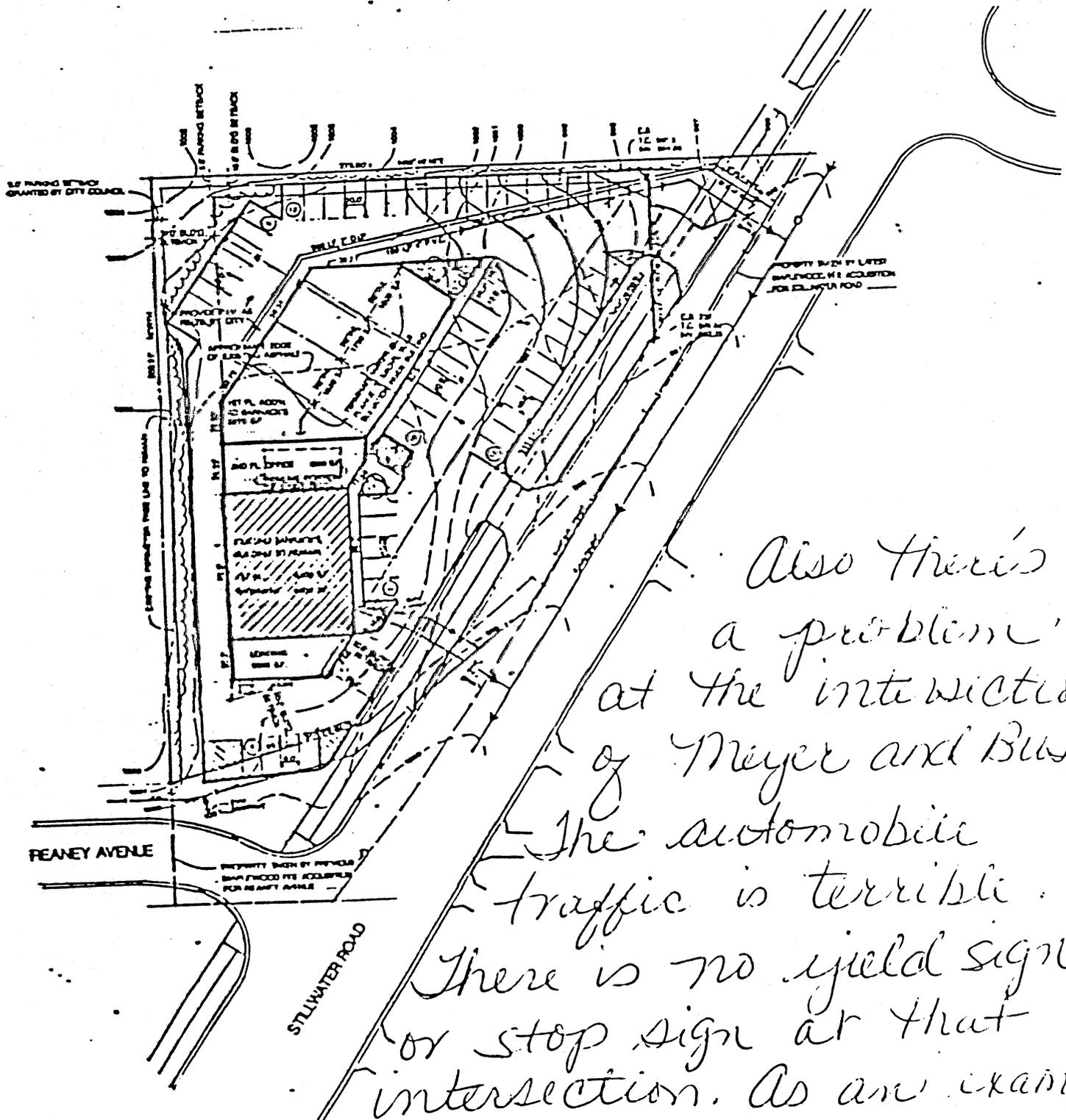
I CAN BE REACHED BEFORE  
11AM AT 731-8307 IF ANY MORE  
INFORMATION IS NEEDED

MARK V CURTIS

I object to this proposal because:

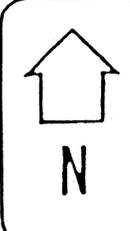
- ① There is enough traffic in our area, & I don't want anymore cars barreling down the street (as can be verified by the rusted mufflers lying on Bush Ave) during all this construction.
- ② Minnesota Laws are wimpy as far as drunk drivers killing innocent people & then just getting a slap on the hand. You get the drunks off the road & behind bars where they belong and impound their cars & take away their license. I don't will support more liquor in my neighborhood. Example: Ms. LaPlant recently killed in Cottage Grove.
- ③ I have been inconvenienced by all this construction for over a year. My house is dusty, my windows rattle, my baby doesn't sleep, & screams when the whole floor vibrates. Haven't I been inconvenienced enough? I've been forced to leave my once clean & quiet house, just to get away from all the noise, on many occasions!
- ④ I can be reached at 731-8307 after 5PM if you wish to discuss this further.

JAN CURTIS



Also there's a problem at the intersection of Meyer and Bush. The automobile traffic is terrible. There is no yield sign or stop sign at that intersection. As an example last Thursday at 7:12 AM - one of the North St Paul,

Caldale, - Maplewood, - school buses, sped through that →



intersection. The driver didn't even look to the right or the left. If I wasn't paying attention and slowed down at the intersection, there would be a serious accident.

This situation of drivers coming from opposite directions and rarely slowly down, happens daily, I used to keep a "tick sheet" in my car to keep track how many times per week this happened, I eventually ran out of paper.

Please look into this before one of our precious children get killed!

## CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, Con/Spec Corporation initiated a conditional use permit to construct a building addition onto Sarrack's International Wines and Spirits 30 feet from the westerly lot line at the following-described property:

Lots 13 and 14, Auditor's Subdivision No. 77

This property is also known as 2305 Stillwater Road, Maplewood;

WHEREAS, the procedural history of this conditional use permit is as follows:

1. This conditional use permit was reviewed by the Maplewood Community Design Review Board on \_\_\_\_\_, 1989. The Board recommended to the City Council that said permit be \_\_\_\_\_
2. The Maplewood City Council held a public hearing on \_\_\_\_\_, 199 . Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Council also considered reports and recommendations of the City staff and Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL THAT the above-described conditional use permit be approved on the basis of the following findings-of-fact:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's comprehensive plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would generate only minimal vehicular traffic on local streets and would not create traffic congestion or unsafe access on existing or proposed streets.



VARIANCE RESOLUTION

WHEREAS, Con/Spec Corporation applied for a variance for the following-described property:

Lot 13 and 14, Auditor's Subdivision No. 77

This property is also known as 2305 Stillwater Road, Maplewood;

WHEREAS, Section 36-27 (a) of the Maplewood Code of Ordinances requires a 20-foot-wide landscaped area when a nonresidential use abuts residentially-zoned property.

WHEREAS, the applicant is proposing a five-foot setback, requiring a variance of fifteen feet;

WHEREAS, the procedural history of this variance is as follows:

1. This variance was reviewed by the Community Design Review Board on December 12, 1989. The Board recommended to the City Council that said variance be .
2. The Maplewood City Council held a public hearing on to consider this variance. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Council also considered reports and recommendations of the City staff and Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described variance be approved on the basis of the following findings of fact:

1. The intent of the ordinance would be met if screening is provided.
2. There is an existing grade elevation and some existing landscaping that already partially screens the site.
3. Adherence to setback requirements would cause the applicant undue hardship because the taking of right-of-way has left the property unusually shaped, therefore, making complying with setbacks difficult and reducing the area available for parking space.
4. The adjacent property is the deep rear yard of an unoccupied property recently purchased by the State of Minnesota during the widening of Stillwater Road.

Approval is subject to screening along the northerly lot line that complies with Section 36-27 of the City Code.

Adopted this                    day of                    , 19   .

Seconded by

Ayes--

Attachment

Approval is subject to screening along the northerly lot line that complies with Section 36-27 of the City code.

Boardmember Deans seconded

Ayes--all

Boardmember Deans moved the Review Board recommend approval of site plans date stamped November 17, 1989, for the building addition for Sarrack's at 2305 Stillwater Road, subject to the following conditions:

- a. Approval by the City Council for a 15-foot parking lot setback variance from the northerly lot line and approval of a conditional use permit for a 30-foot building setback for the addition from the rear lot line, rather than 50 feet as required by code.
- b. The site plan shall be revised for staff approval by eliminating the two parking stalls south of the proposed loading dock addition and omitting the paving into the right-of-way north of the intersection of Reaney Avenue and Stillwater Road. Omitting these two parking stalls will require the office or retail portion of the addition to be reduced by 400 square feet to meet parking regulations. As an alternate, the site plan can be revised and submitted for staff approval by adding two spaces, complying with parking requirements.
- c. All trash dumpsters shall be stored in screening enclosures with a 100% opaque wooden gate and shall be a color and material compatible with the building. Enclosures shall be protected by concrete-filled steel posts, or the equivalent, anchored in the ground at the front corners of the structure. If the enclosure is masonry, the protective posts may be omitted.
- d. Any exterior building or roof-mounted equipment shall be decoratively screened and hidden from view. Screening is subject to Board approval.
- e. Parking areas shall be striped in a double-stripe "hairpin" design and all bituminous areas shall have continuous concrete curbing. Parking lots shall be kept in a continual state of repair.
- f. If construction has not begun within two years of approval, Board review shall be repeated.

- g. Site security lighting shall be provided and shall be directed or shielded so not to cause any undue glare onto adjacent properties or roadways.
- h. If any adjacent property is disturbed or property irons removed due to construction of the site, that property shall be restored and irons replaced by the applicant.
- i. Grading, drainage, erosion control and utility plans shall be subject to the City Engineer's approval.
- j. A landscape plan shall be submitted to the Design Review Board for approval. This plan shall include screening along the westerly and northerly property lines that comply with Section 36-27 of the City code.
- k. Reflectorized stop signs and handicap parking signs shall be provided.
- l. All public boulevard that is disturbed due to this construction shall be restored and resodded.
- m. Proper building addresses shall be installed, subject to the approval of the Fire Marshal.
- n. Fire lanes shall be identified and posted, subject to the Fire Marshal's approval.
- o. Signage is not part of this approval. Sign proposals shall be approved by staff, unless City Council or Review Board approval is required.
- p. The building exterior shall be continually and properly maintained.
- q. The building elevations shall be revised for Board approval showing accurate elevations with accurate colors. The applicant shall attempt to add additional features to the building exterior using either the same materials or others. The intent is to break up the linearity of the west elevations and the second level.
- r. Signs shall be provided which designate the access drive to the loading dock for employees and deliveries only and also for one-way customer traffic around the building for use of the parallel parking spaces.

- s. The applicant shall provide a monetary guarantee, in a form acceptable to staff, in the amount of 150% of the estimated cost of any site improvements that are not completed by occupancy. The applicant shall also provide staff with proper documentation, to be approved by the City Attorney, which allows staff access onto the property to finish work that may not be completed.

Boardmember Molin seconded

Ayes--all

B. Plan Review - Burger King, Rice Street and Larpenteur Avenue

Mike Nordstrom was present representing the applicant. Mr. Nordstrom said this proposal is to construct a 2,900-square-foot Burger King restaurant with a cream colored brick and T-1-11 cedar siding exterior. The board members discussed with staff the circumstances under which sidewalks could be required. Staff said more information on when sidewalks could be required should be available when the comprehensive plan revision is completed.

Boardmember Molin moved approval of plans date stamped November 27, 1989, for Burger King at Rice Street and Larpenteur Avenue, subject to the following conditions:

1. Approval of plans by the Community Design Review Board does not constitute approval of a building permit.
2. All trash dumpsters shall be stored in screening enclosures with a 100% opaque wooden gate and shall be a color and material compatible with the building. Enclosures shall be protected by concrete-filled steel posts, or the equivalent, anchored in the ground at the front corners of the structure. If the enclosure is masonry, the protective posts may be omitted.
3. Any exterior building or roof-mounted equipment shall be decoratively screened and hidden from view. Screening is subject to Board approval.
4. An erosion control plan, acceptable to the City Engineer, shall be submitted prior to the issuance of a building permit for erosion control during construction.

as proposed without brick, but with natural grey tone rock-face block with maroon accent bands and a maroon canopy. The Board seemed to be in agreement that this proposal by Mr. Reithmeyer would be acceptable for the front of the building since the maroon bands and canopy would break up the grey block, but they still found the rock-face block alone for the two-story back of the building unacceptable. Boardmember Deans said he would like to have accurate building elevations resubmitted for Board approval and proposals for the exterior of the building which would help to break up the linearity of the building.

Mr. Reithmeyer said the remainder of the conditions of recommendation were reasonable and acceptable.

Boardmember Deans moved the Review Board recommend adoption of the resolution approving a conditional use permit for an indefinite period of time for a 20-foot building addition encroachment into the required 50-foot rear setback area. Approval is based on the findings required by code and due to the addition maintaining the established building setback. Approval is subject to the proposed addition being at least 80% screened from the abutting residential district.

Boardmember Anitzberger seconded                      Ayes--all

Boardmember Anitzberger moved the Review Board recommend adoption of the resolution approving a 15-foot parking lot setback variance from the north lot line, based on:

- a. The intent of the ordinance would be met if screening is provided.
- b. There is an existing grade elevation and some existing landscaping that already partially screens the site.
- c. Adherence to setback requirements would cause the applicant undue hardship because the taking of right-of-way has left the property unusually shaped, therefore, making complying with setbacks difficult and reducing the area available for parking space.
- d. The adjacent property is the deep rear yard of an unoccupied property recently purchased by the State of Minnesota during the widening of Stillwater Road.

A board member asked if brick could be added to the sign proposed to be built of block. Mr. Raymond said the sign is proposed to be brick on the bottom and he felt if the entire sign was brick it would have a flat look. Mr. Raymond said the sign would be on a timer to turn off at night. Secretary Ekstrand said the original approval of this proposed center stipulated that the signage criteria for the tenant signage, including the pylon signs, must be submitted to the Review Board for approval. Mr. Raymond asked if the Board would act on the signage for the center at this time also.

Boardmember Deans moved:

1. Approval of the proposed brown/beige combination of brick for the Englewood Shops at Cope Avenue and English Street. The proposed rock-face concrete block with gold flecks is approved on the west side provided a minimum of an 8-inch course of brick be provided on the length of the west side.
2. Approval of the proposed sign, subject to the addition of an 8-inch course of brick along the top to match the building.

Boardmember Erickson seconded

Ayes--all

## 6. DESIGN REVIEW

- A. Building Addition, Setback Variance and CUP - Sarrack's International Wines and Spirits, 2305 Stillwater Road

Guy Reithmeyer, Con/Spec Corporation, was present representing the applicant. Mr. Reithmeyer said, regarding staff's recommendation to eliminate the two parking stalls south of the proposed loading dock addition, he would like to revise the site plan to allow one parallel parking space. Staff responded that if the site plan is revised it must meet all development requirements and receive staff approval.

Mr. Reithmeyer said he disagreed with the recommended condition which requires building elevations be revised for Board approval incorporating brick into the exterior for aesthetics and compatibility with the adjacent Cardinal Realty offices. Mr. Reithmeyer said the realty office building is a residential design and this requested addition is a commercial design and he asked the Board for flexibility to design the building

MEMORANDUM

Action by Council:

TO: City Manager  
 FROM: Ken Roberts, Associate Planner  
 SUBJECT: **Street Vacation and Address Change**  
 LOCATION: Netnorlin Court, South of Woodlynn Avenue  
 APPLICANT/OWNER: Mack Nettleton  
 DATE: December 19, 1989

Endorsed \_\_\_\_\_  
 Modified \_\_\_\_\_  
 Rejected \_\_\_\_\_  
 Date \_\_\_\_\_

SUMMARY

INTRODUCTION

Request

The applicant is requesting the vacation of Netnorlin Court which is on the south side of Woodlynn Avenue west of McKnight Road. (Please see the map on page 5.) This would require a new address for 3048 Netnorlin Court.

Reason for the Request

The street and lots were planned and platted but the street was never constructed. Due to the grade changes and other existing conditions of the property, the applicant now feels that it is most feasible to vacate the street and reconfigure Lots 18 and 19 into two new lots fronting on Woodlynn Avenue.

BACKGROUND

January 21, 1971: The City Council gave final approval to the Netnorlin subdivision.

July 11, 1979: Mr. Nettleton applied for a building permit to construct a single-family home on Lot 23, Block One, Netnorlin Addition (3048 Netnorlin Court).

October 9, 1989: Council tabled this request to investigate potential drainage problems including City acquisition of Lot 21.

November 13, 1989: Council tabled this request until Mr. Nettleton could be present.

DISCUSSION

The existing house (on the southeast corner of Woodlynn and Netnorlin Court) would be required to change its address to one on Woodlynn Avenue and have its driveway meet all current standards for setbacks, size and type of construction. If any changes are required for the driveway, they should be paid for by the applicant and be subject to the City Engineer's approval.

The City Engineer has also noted that the curb and boulevard section along Woodlynn Avenue will be required to be reconstructed. This is because the curb and gutter radiuses for Netnorlin Court were installed along the south side of Woodlynn Avenue in anticipation of the street. This portion of Woodlynn Avenue will need to be rebuilt so that the concrete curb and gutter is continuous along the south side of the street and so that the public boulevard area is regraded and seeded to meet City standards. In addition, sanitary sewer and water main were stubbed to the southern edge of the portion of Netnorlin Court which was constructed when Woodlynn Avenue was built. It does not appear reasonable to have these utility stubs removed so easements will be required over them as shown in the drawings on pages 5 and 6. These requirements shall be the responsibility of the applicant and shall be subject to the City Engineer's approval.

Regarding the lot layout and ownership, the applicant has stated that the owner of Parcel 13 adjoining Lot 22 to the east owns Lot 22. This was done by that individual in order to preserve some of the open space in the area. If Lot 22 is combined with the property to the east (Parcel 13) so that they have one parcel identification number, then Parcel 22 would not need the construction of Netnorlin Court.

#### **RECOMMENDATION**

1. Approve the resolution on page 9 to vacate Netnorlin Court, subject to retaining a 50-foot-wide egress and ingress easement from Woodlynn Avenue to Lot 21 for City maintenance of the drainage area. In addition, the following conditions must be completed before the City files the street vacation resolution with Ramsey County:
  - a. The driveway for 3048 Netnorlin Court shall meet all City standards for setbacks, size and type of construction. Any changes that are required for the driveway shall be the responsibility of the applicant and shall be subject to the City Engineer's approval.
  - b. A drainage and utility easement shall be required over the 20-by 50-foot area of the Netnorlin Court right-of-way as shown on the maps on pages 6 and 7. This easement shall be subject to the review and approval of the City Engineer.
  - c. Lot 22 of Netnorlin Addition shall be required to be combined with Parcel #02-29-22-11-0013 adjoining it on its east side so that they have one parcel identification number. Lots 18 and 19 of Netnorlin Addition shall be required to be combined with one parcel identification number.

- d. Payment of deferred assessments on Lots 18, 19 and 22 of \$1,142.74.
2. In addition, prior to City approval of a lot reconfiguration for Lots 18 and 19, the applicant shall reconstruct the curb and gutter along the south side of Woodlynn Avenue so that it is continuous and shall regrade and seed the public boulevard. This shall be subject to the approval of the City Engineer.
3. Change the address of 3048 Netnorlin Court to 2234 Woodlynn Avenue.

## REFERENCE

### SITE DESCRIPTION

Gross effected area: 103,385 square feet (2.37 acres),  
including Lot 23

Net effected area: 87,281 square feet (2.00 acres), not  
including Lot 23

Existing land use: Undeveloped (except for Lot 23)

### SURROUNDING LAND USES

North: Woodlynn Avenue. Across the street are the Woodlynn  
Heights Townhomes.

East: Single-family homes

South: Single-family homes

West: Single-family homes

### PLANNING

Land use plan designation: RL, Low Density Residential

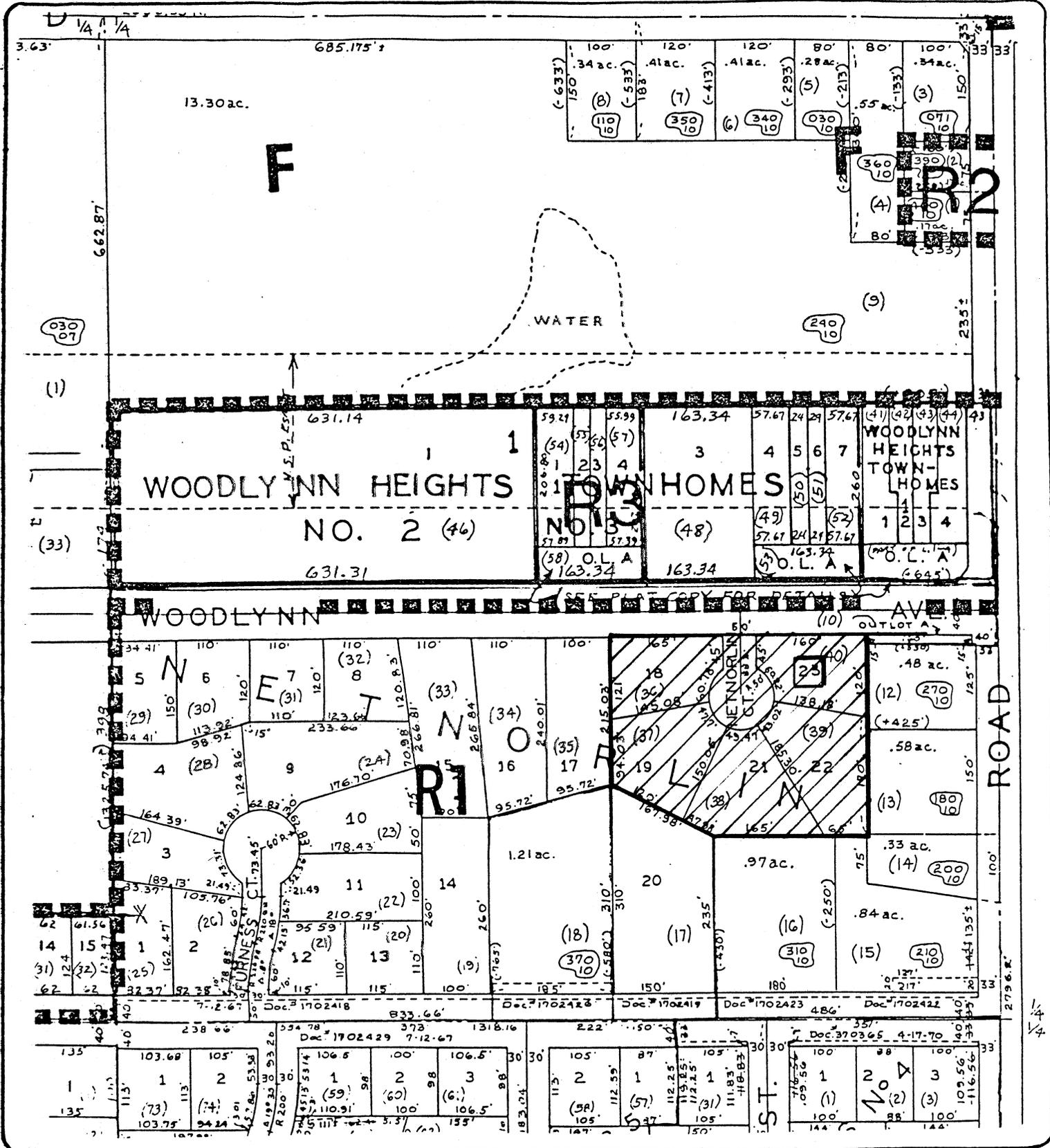
Zoning: R1, Single Dwelling Residential

netnorct.mem

jl

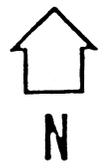
### Attachments

1. Property Line/Zoning Map
2. Concept lot layout
3. Woodlynn Avenue construction plan
4. Applicant's vacation request statement
5. Street vacation resolution



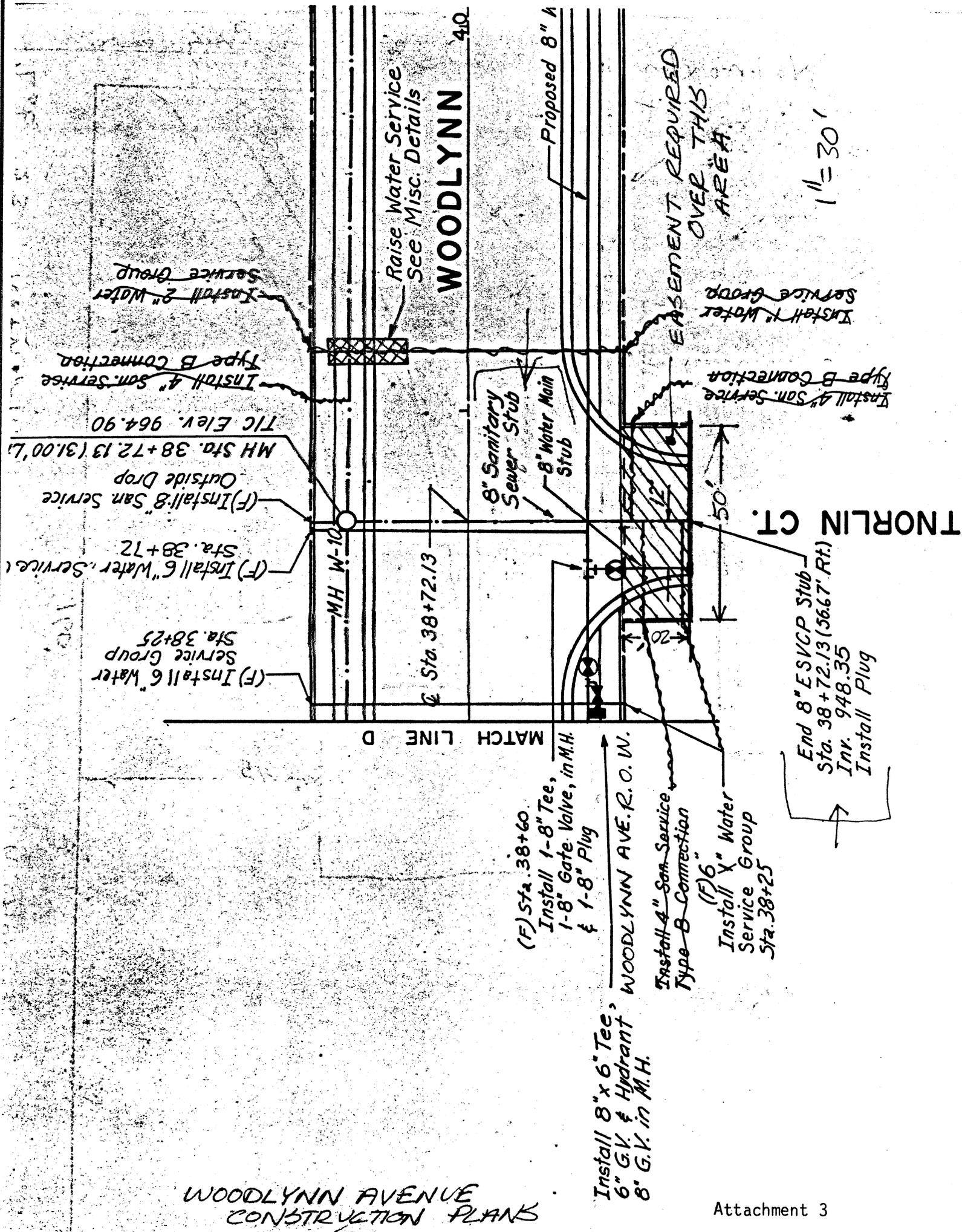
PROPERTY LINE / ZONING MAP

 AFFECTED PROPERTY





WOODLYNN AVENUE  
CONSTRUCTION PLANS



(F) Install 6" Water Service Group Sta. 38+25  
 (F) Install 6" Water Service Sta. 38+72  
 (F) Install 8" San. Service Outside Drop MH Sta. 38+72.13 (31.00' L) TIC Elev. 964.90  
 Install 4" San. Service Type B Connection  
 Install 2" Water Service Group

MH W-10  
 Sta. 38+72.13  
 WOODLYNN 40  
 Raise Water Service See Misc. Details

(F) Sta. 38+60. Install 1-8" Tee, 1-8" Gate Valve, in M.H. & 1-8" Plug  
 WOODLYNN AVE. R.O.W.  
 Install 4" San. Service Type B Connection  
 (F) 6" Water Service Group Sta. 38+25  
 End 8" ESVC Pipe Stub Sta. 38+72.13 (56.67' Rt.) Install Plug  
 50'  
 20'  
 12'  
 8" Sanitary Sewer Stub  
 8" Water Main Stub  
 Proposed 8" H  
 EASEMENT REQUIRED OVER THIS AREA  
 1" = 30'  
 Install 4" San. Service Type B Connection  
 Install 2" Water Service Group

Install 8" x 6" Tee, 6" G.V. & Hydrant 8" G.V. in M.H.

Statement of Reasons for Vacation Request.

As the majority landowner on the proposed cul de sac, Netnorlin Court, I would like to request that Netnorlin court be vacated in order to facilitate the reorienting of two new lots toward Woodlynn Ave. in place of the three current lots (18,19,20) that have proposed access toward Netnorlin Court. The reasons for this vacation are as follows:

1. An extreme elevation change will result in either a steeply sloping cul de sac or in using a prohibitive amount of fill to bring up the existing grade. The cost of such an excavation project will be prohibitive.
2. Lot 19 sits in a seasonal drainage shed. Again, to make it a buildable lot would require a prohibitive amount of fill, compaction and expense.
3. The necessary excavation and contour change would destroy a large amount of oak and aspen as well and alter the natural beauty of the area.
4. According to the village engineer's office, there would be major problems involved in connecting into the storm and sanitary sewer mains in Woodlynn Ave. due to the elevation change.
5. Anne Fesenmaier, owner of lot 22, prefers not to develop that property but to continue to use it as a natural area as it abuts the property of her present home.
6. The cost of building the cul de sac basically cancels out the value of the extra lot that would be gained if the cul de sac was installed.

## STREET VACATION RESOLUTION

WHEREAS, Mack Nettleton initiated proceedings to vacate the public interest in the following-described property:

Netnorlin Court

WHEREAS, the following adjacent properties are affected:

Lots 18, 19, 21, 22 and 23, Netnorlin Addition

WHEREAS, the procedural history of this vacation is as follows:

1. A majority of the owners of property abutting said street have signed a petition for this vacation;
2. This vacation was reviewed by the Planning Commission on September 18, 1989. The Planning Commission recommended to the City Council that this vacation be approved.
3. The City Council held a public hearing on January 8, 1990, to consider this vacation. Notice thereof was published and mailed pursuant to law. All persons present at this hearing were given an opportunity to be heard and present written statements. The council also considered reports and recommendations of the City staff and Planning Commission.

WHEREAS, upon vacation of the above-described street, public interest in the property will accrue to the following-described abutting properties:

Lots 18, 19, 21, 22 and 23, Netnorlin Addition

NOW, THEREFORE, BE IT RESOLVED by the Maplewood City Council that it is in the public interest to grant the above-described vacation on the basis of the following findings of fact:

1. When the adjoining properties are replatted, the street right-of-way will not be used as an access to any of the abutting properties.
2. The adjoining property owners have no interest in improving the street.
3. This street segment will not be needed for area traffic circulation of emergency vehicle access.

This vacation is subject to the retention of a 20-by 50-foot drainage and utility easement adjacent to Woodlynn Avenue and a 50-foot-wide ingress and egress easement from Woodlynn Avenue to the south end of the vacated cul-de-sac for the City to maintain the drainage area on Lot 21.

Adopted this            day of            , 1990.

VII. NEW BUSINESS

A. ~~Street Vacation: Sherren Avenue~~

~~The staff report was presented by Ken Roberts, Associate Planner. A commissioner asked if this street is vacated, would the street continue to be called Sherren Avenue and, if so, would the Maplewood Care Center retain the same address. Staff said it will be proposed that the Maplewood Care Center's address be changed to a White Bear Avenue address.~~

~~Commissioner Cardinal moved the Planning Commission recommend approval of the resolution to vacate Sherren Avenue right-of-way between White Bear Avenue and the former right-of-way of Hazel Street (in front of the Maplewood Care Center).~~

~~Commissioner Fischer seconded~~ Ayes--Axdahl, Ayers, Barrett, Cardinal, Fiola, Fischer, Sletten

B. Street Vacation: Netnorlin Ct. (Nettleton)

Ken Roberts, Associate Planner, presented the staff report.

Mack Nettleton, the applicant, was present at the meeting but Mr. Nettleton did not have any comments.

Commissioner Fischer moved the Planning Commission recommend:

1. Approval of the resolution to vacate Netnorlin Court, subject to the following conditions being completed before the City files the street vacation resolution with Ramsey County:
  - a. The driveway for 3048 Netnorlin Court shall meet all City standards for setbacks, size and type of construction. Any changes that are required for the driveway shall be the responsibility of the applicant and shall be subject to the City Engineer's approval.
  - b. A drainage and utility easement shall be required over the 20- by 50-foot area of the Netnorlin Court right-of-way. This easement shall be subject to the review and approval of the City Engineer.

- c. Lot 22 of Netnorlin Addition shall be required to be combined with Parcel #02-29-22-11-0013 adjoining it on its east side so that they have one parcel identification number. Lots 18, 19 and 21 of Netnorlin Addition shall be required to be combined with one parcel identification number. Lot 21 must be acquired by the applicant.
  - d. Payment of deferred assessments on Lots 18-22 of \$1,546.80.
2. In addition, prior to City approval of a lot reconfiguration for Lots 18, 19 and 21, the applicant shall reconstruct the curb and gutter along the south side of Woodlynn Avenue so that it is continuous and shall regrade and seed the public boulevard. This shall be subject to the approval of the City Engineer.
  3. Change the address of 3048 Netnorlin Court to 2234 Woodlynn Avenue.

Commissioner Sletten seconded

Ayes--Axdahl, Ayers,  
Barrett, Cardinal,  
Fiola, Fischer,  
Sletten

C. Preliminary and Final Plat: Woodlynn Heights Townhomes No. 4

Ken Roberts, Associate Planner, presented the staff report. Mr. Roberts said, after reviewing the tapes of the City Council meeting of December 8, 1986, that sidewalks would be required by the City Council along the north side of Woodlynn Avenue in conjunction with development of the townhomes.

Mack Nettleton, the applicant, said if sidewalks are required for his previous development on Woodlynn Avenue, all developers should be required to provide sidewalks for their previous developments. Mr. Nettleton said he didn't think it was ethical or legal to require him to provide sidewalks for his previous developments.

A commissioner asked what the Planning Commission's past policy had been regarding these townhouses. Staff said the Planning Commission did not have conditions on the previous Woodlynn Heights townhomes requiring

AGENDA REPORT

Action by Council:

To: City Manager Michael McGuire  
From: Chief of Police Kenneth V. Collins *KVC*  
Subject: Removal of Radio Tower at 1380 Frost Avenue  
Date: January 2, 1990

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

Introduction

The former City Hall located at 1380 Frost Avenue has been sold, and it is the City's responsibility to remove the old radio tower.

Background

We have made several attempts to sell or give away the old radio tower at 1380 Frost Avenue without success.

Because we cannot find anyone who has an interest in this tower, we must have it removed.

We have contacted three tower companies for bids on the removal of this tower. The following is the result of these contacts:

- 1. Midwest Erectors - chose not to submit a bid.
- 2. St. Paul Tower, Inc. - \$5,800.
- 3. Northern States Tower Service - \$4,800.

Recommendation

The City Council accept the bid from Northern States Tower Service in the amount of \$4,800 for the removal of the radio tower.

This item was not a budgeted item, therefore, it is requested that \$4,800 be transferred from the Contingency Fund to cover the cost of this tower removal.

Action Required

This matter be sent to the City Council for their review and approval.

KVC:js

MEMORANDUM

Action by Council:

TO: City Manager  
FROM: Director of Community Development  
SUBJECT: Noxious Weeds and Tall Grasses Ordinance  
DATE: January 2, 1990

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

INTRODUCTION

The Planning Commission requested that the weed and grass ordinance be revised as a result of a problem that Commissioner Ralph Sletten has been having getting the grass and weeds cut on the KSTP property behind his house at 2747 Clarence Street. (See the map on page 4.) Commissioner Sletten feels that the City's weed ordinance needs to be revised before the City can require the weeds to be cut.

BACKGROUND

1. Commissioner Sletten has been cutting 200 to 300 feet of the KSTP property because he and some of his family suffer from asthma and pollen allergies. He states that his family had fewer problems when KSTP cut their grass several years ago. KSTP has agreed to kill the patches of thistles next spring and they are considering cutting the grass from their south lot line to the towers. The attached letter on page 5 from a County Agricultural Inspector indicates that the County noxious weed law can be used to control the thistles, but the County cannot make KSTP cut the grass on the entire property. He recommends that the best way to get the grass cut is to change the City's weed ordinance.
2. The City received 18 weed and grass complaints in 1988 and 44 in 1989. All were resolved, except for Mr. Sletten's case.

DISCUSSION

There are two issues involved here. The first is whether the City's current ordinance on noxious weeds and tall grasses should be amended to better define noxious weeds and tall grasses. The second issue is whether the City should require KSTP's grass to be cut under the current or proposed ordinance.

The Proposed Ordinance

While staff has not had a problem enforcing the current ordinance, the Planning Commission requested a more specific ordinance on the definition of noxious weeds and tall grasses. The proposed ordinance tries to define how the current ordinance has been interpreted by the Environmental Health Officer. It is, however, difficult to describe every situation where tall grass

exists in one ordinance. We recommend against the Planning Commission's proposal to require cutting of grass on private wetlands. The environmental reasons are documented in the attached letters from various environmental groups. There is also the practical problem of using a mower on wetlands.

#### Mr. Sletten's Complaint

Mr. Sletten is requesting that KSTP cut their grass from Mr. Sletten's property to the towers on a trial basis for one year. He feels that this would reduce the allergy symptoms affecting his family. Mr. Sletten now mows the first several hundred feet of the KSTP property. If mowing to the towers does not resolve his problem, Mr. Sletten would like additional grass cut.

Adopting the proposed ordinance will not necessarily require KSTP to cut their grass. The proposed ordinance only requires cutting tall grasses where the grasses are adversely affecting the public health. This is the point of disagreement.

The Environmental Health Officer has not agreed to order any cutting beyond what Mr. Sletten has done because the Environmental Health Officer does not feel it would do the Slettens any good and may destroy wildlife areas. There are several letters attached in opposition to any further cutting. Requiring further cutting may also set a precedent in other areas. The Environmental Health Officer has never required cutting grass beyond 100-150 feet of the property of someone complaining about allergies. We are, therefore, taking a cautious approach before requiring any cutting. We do not wish to require any more cutting than necessary for reasons of expense and the concerns documented in the attached letters from environmental groups. KSTP will cut the grass if reasonable evidence can be shown that they are causing the problem. They have requested documentation from an allergist as to specifically what allergies Mr. Sletten and his family have. If Mr. Sletten does not have this information, KSTP has offered to pay the cost of having the Slettens tested by an allergist. KSTP has stated that when these allergies and their causes are identified, they will test for the identified type of pollens at Mr. Sletten's property line to see if there is a higher concentration there than in the general atmosphere. If there is not a higher concentration, it is KSTP's position that they are not causing Mr. Sletten's problem and should not have to cut their grass. If there is, they will cut the grass. Mr. Sletten has submitted a letter from his dermatologist stating that Mr. Sletten's eczema tends to flare every spring and fall when he is exposed to certain pollens, grasses and ragweed. Unfortunately, the letter does not state which pollens or grasses are the problem. Mr. Sletten also submitted a letter from his daughter's allergist documenting her allergies. The allergist informed me that any item with a score of two or more should be considered as the source of a significant allergic response in the patient. In Tracy Sletten's case, the following items could be a source of

allergies on the KSTP property if found there: June grass, ragweed, wormwood, mugwort, Russian thistle and cocklebur. The other items on the list are not relevant to KSTP's property. It should be noted that she is also allergic to elm and oak trees. There is a patch of Russian thistle on the property which KSTP has agreed to eradicate in the spring. The City will investigate the property in the spring to determine if other plants are growing on the KSTP property and if they are close enough to cause a problem to the Slettens.

#### RECOMMENDATION

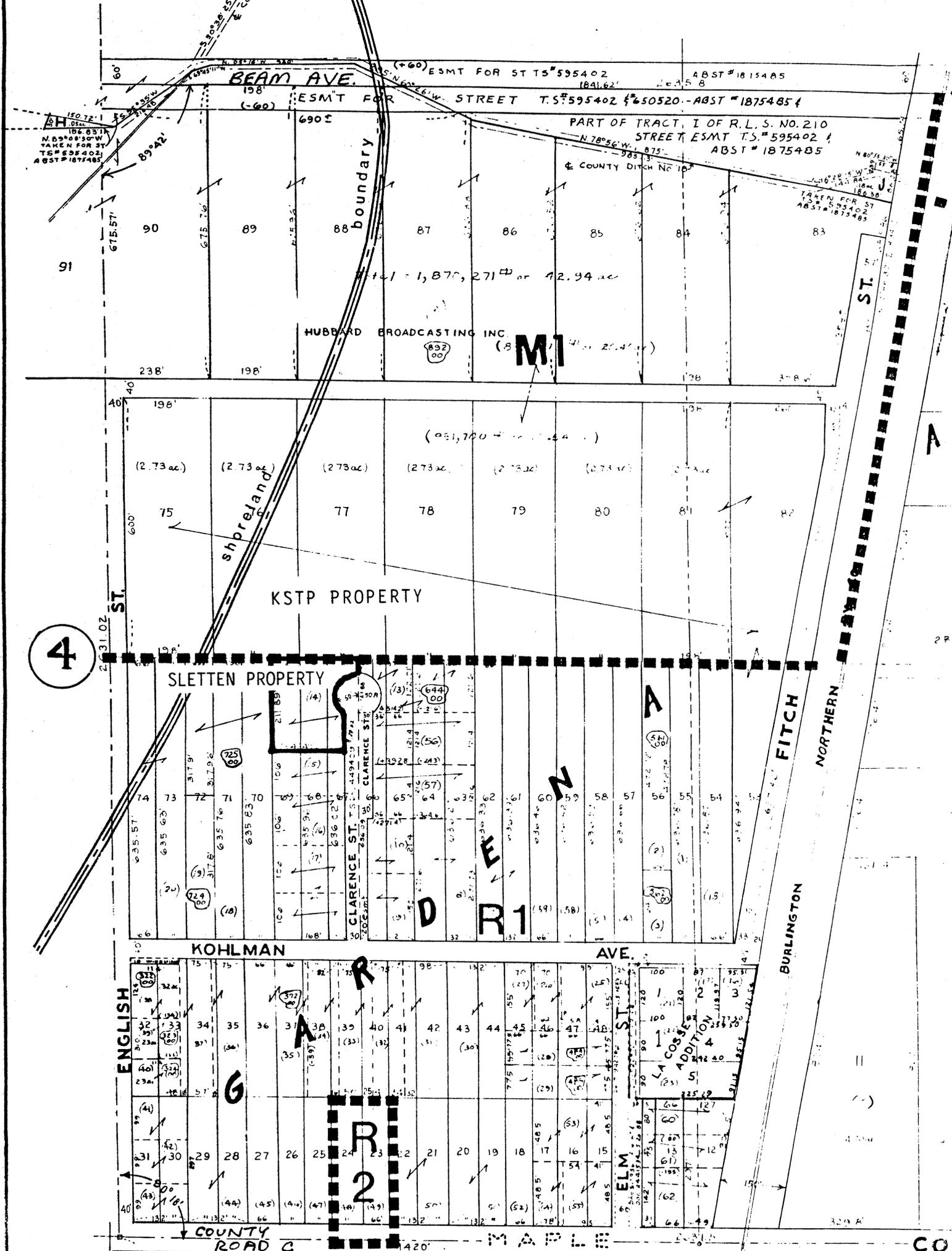
1. Approve the ordinance proposed by staff.
2. Defer action on Mr. Sletten's complaint to the Environmental Health Officer. He will require that the tall grasses on the KSTP property within 200 feet of the Sletten property be cut and the patch of thistles eradicated this spring. Staff will research the other plants that are identified in Tracy Sletten's allergy report to determine if they are on the KSTP property and whether they are close enough to the Sletten property to cause a problem. If so, they also will be required to be cut or eradicated.

weedord.mem

jl

#### Attachments

1. Map
2. Letter - County Weed Inspector
3. Ordinance
4. Noxious Weed List
5. Survey of Other Cities
6. Letter: Ramsey-Washington Metro Watershed District
7. Letter: Ramsey County Public Works
8. Letter: DNR
9. Letter: Pheasants Forever
10. Letter: Dr. Anderson
11. Allergy test sheet - Tracy Sletten
12. 11-6-89 Planning Commission minutes



4

MI

KSTP PROPERTY

SLETTEN PROPERTY

KOHLMAN

AVE.

FITCH  
NORTHERN  
BURLINGTON



**Ramsey County**  
**DEPARTMENT OF PUBLIC WORKS**

3377 North Rice Street  
Saint Paul, Minnesota 55126  
(612) 484-9104

Divisions of:  
Engineering  
Maintenance  
Mobile Equipment  
Environmental Services

September 27, 1989

Mr. Ralph Sletten  
2747 N. Clarence St.  
Maplewood, MN 55109

Dear Mr. Sletten

On September 25, 1989 I received a call from Bruce Haggerty of Hubbard Broadcasting. He had just received my letter regarding the weed problem on the kstp property.

Bruce told me that he has talked to the U of M extension and the Ramsey County extension about allergy problems with the golden rod in the area. Bruce was told that the golden rod 99.9 percent of the time doesn't cause a allergy response. Bruce also said that other people, and government bodies don't want this area mowed. It makes good wildlife habitat and is a nice nesting area.

I told Bruce that I can't make Hubbard Broadcasting cut the entire property, but I will enforce the Noxious Weed Law to control the small patches of thistle.

On September 27, 1989 I received a call from Paul Commstock, a weed spraying contractor. He has been hired by Hubbard Broadcasting to control the thistle growing on the Hubbard Broadcasting property. Mr. Commstock told me that do to the frost, it is to late this year to treat the thistle. Mr. Commstock is going to tell Mr. Haggerty that we should spray the thistle next year, when it is actively growing. I told Mr. Commstock that this would be fine with me.

The best way for you to get this area mowed the way you would like, is to change the city of Maplewood's weed ordinance. I have enclosed a copy of a violation notice from the city of White Bear Lake. White Bear Lake has a 12 inch height control. The city of Falcon Heights has a 6 inch height control.

If I can be of any further assistance please feel free to give me a call at (482-5225).

*Chuck Fiedler*

Chuck Fiedler  
Agricultural Inspector

CC: R. Wenger, City of Maplewood

ORDINANCE NO.

AN ORDINANCE REGULATING THE GROWTH  
OF NOXIOUS WEEDS AND TALL GRASS

The Maplewood City Council hereby ordains as follows (additions are underlined and deletions are crossed out):

Section 1. Section 19-7 (8) Public Nuisances, is amended as follows:

- (8) All noxious weeds and tall grasses ~~and other rank growths~~ where they are adversely affecting the public health, safety, welfare, comfort or repose. Noxious weeds shall be defined as those weeds as defined by the Minnesota Department of Agriculture. Tall grasses shall be defined as follows:
- (a) Grasses over six inches in height on properties that are completely developed.
- (b) Grasses over twelve inches in height on all public or private properties that are undeveloped or partially developed. Wetlands and public open space, such as parks, nature centers or County open space, are exempted from the tall grass part of this subsection. The noxious weed requirements shall apply.

Section 2. This ordinance shall take effect upon its passage and publication.

Passed by the Maplewood City Council on \_\_\_\_\_, 1990.



MINNESOTA DEPARTMENT OF AGRICULTURE  
AGRONOMY SERVICES DIVISION  
90 W. PLATO BOULEVARD, ST. PAUL, MINNESOTA 55107  
TELEPHONE: (612) 296-8309

1505.0730 NOXIOUS WEEDS. The following plants are deemed by the Commissioner of Agriculture to be injurious to public health, public roads, crops, livestock, and other property as noxious weeds.

COMMON NAME

Field bindweed  
Hemp  
Loosestrife, purple  
  
Poison ivy  
Spurge, leafy  
Sowthistle, perennial  
Thistle, bull  
Thistle, Canada  
Thistle, musk  
Thistle, plumeless

BOTANICAL NAME

Convolvulus arvensis  
Cannabis sativa  
Lythrum salicaria, virgatum  
or any combination  
Rhus radicans  
Euphorbia esula  
Sonchus arvensis  
Cirsium vulgare  
Cirsium arvense  
Carduus nutans  
Carduus acanthoides

<u>City</u>	<u>Ordinance</u>	<u>Defined</u>	<u>Enforced</u>	<u>Enforced on Natural Areas, Etc.</u>
White Bear Lake	Yes	12" on grass and weeds	Complaints & surveys	Have never enforced it on natural areas
Woodbury	Yes	6" on platted land 12" on rural	Complaint with some surveys	Some areas (parks) left natural
Crystal	Yes	12" grass and weeds and weeds going to seed	Complaints	Enforced all over Crystal--doesn't have any natural areas left
New Brighton	Yes	12" on grass and weeds	Complaint basis	Not enforced on natural areas
Lakeville	Yes	12" on grass and weeds on lots 1 acre or less that are developed and vacant lots in subdivision	Complaints & surveys	Not on other open areas and private property
South St. Paul	Yes	6" on grass and noxious weeds	Complaint	Not enforced on their limited natural areas
Cottage Grove	Yes	8" grass and weeds on all platted lands and all non-agriculture lands within 100 feet	Complaint basis	Natural areas on judgment basis
Inver Grove Heights	Yes	12" grass and weeds and weeds going to seed in urban district	Complaint basis	Not on rural areas
Columbia Heights	Yes	9" grass and weeds	Complaint	Very little natural area left will be left natural
New Hope	Yes	6" grass and weeds or about to go to seed	Complaint	Open areas left natural until after July
Blaine	Yes	Over 12" or higher on grass and weeds or weeds going to seed	Complaint	Not on public open space

<u>City</u>	<u>Ordinance</u>	<u>Defined</u>	<u>Enforced</u>	<u>Enforced on Natural Areas, Etc.</u>
Maple Grove	Yes	8" high grass or weeds	Complaint	Not on public open space and similar
Eden Prairie	Yes	12" high grass and weeds	Complaint	Only on residential platted property--not on rural, public or open areas
Richfield	Yes	6" grass and weeds	Complaint	Enforced all over
Roseville	Yes	Just tall grass and weeds--no length	Complaint	Not on natural areas unless serious problem
Apple Valley	Yes	12" primarily on new platted property	Complaints and surveys	Natural areas on judgment basis
Fridley	Yes	10" to 12" on weeds. No limit on grass but enforced on judgment basis		Natural areas left uncut
Brooklyn Center	Yes	8" high or going to seed	Complaint	Not enforced on open space--public property and wildlife areas
Shoreview	Yes	9" length on lawns 18" undeveloped property	Complaint	Not on open space and other natural areas. Their tower property next to open space is not mowed.

**Ramsey-Washington Metro**

2785 White Bear Ave., Suite 210  
Maplewood, Mn. 55109  
(612)779-2207

December 11, 1989

Geoff Olson  
Maplewood Community Development Director  
1830 E. County Rd. B  
Maplewood, MN 55109

Re: Maplewood Noxious Weed and Tall Grass Ordinance

Dear Mr. Olson:

I received a call in mid-November from Bruce Hagerty, KSTP, regarding the proposed Maplewood Noxious Weed and Tall Grass Ordinance that could require them to mow the vacant land surrounding their radio tower on the southeast corner of Beam Ave. and Highway 61. Mr. Hagerty was concerned about the high cost that would be involved in mowing this undeveloped property. Following my conversation with Mr. Hagerty, I called you to request a copy of the proposed ordinance. I reviewed the ordinance with the watershed Managers on Dec. 6, 1989.

As the ordinance was drafted, it would apply to properties that are completely developed and to properties that are undeveloped or partially developed, but it would exempt wetlands, public open spaces, nature centers and county open space from the tall grass portion of the ordinance. The noxious weed requirements would apply to all properties. I also understand that the ordinance was amended by the Planning Commission to apply the tall grass provisions of the ordinance to private wetlands.

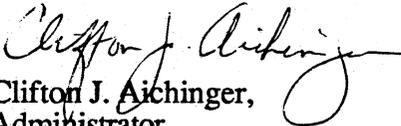
The District Board strongly supports the City's efforts to control noxious weeds and the control of tall grass and weeds on developed property. This controls unsightly problems on developed properties and the spread of undesirable weeds and lawn diseases. However the application of this control to undeveloped property is both environmentally damaging and unnecessarily costly for the property owner. The District Board voted to request that the wording be amended to apply the tall grass provision only to developed property.

The District is concerned about the tall grass provision of the ordinance from a larger environmental perspective. With increasing urbanization, the value of ecological diversity becomes greater. This ordinance would potentially allow one individual to require the damaging of a wetland or upland wildlife habitat. The District position is that undeveloped land is best left in its natural state. These lands are stable and provide valuable wildlife habitat and natural open space. These values would be lost by the mowing of the property. The cutting of the natural grasses would also result in the potential for introduction of undesirable weed and plant species that are normally crowded out by the dense existing growth. Selective

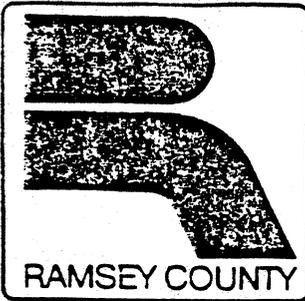
cutting or other control of thistles and other noxious weeds is acceptable and can be accomplished without mowing the entire property.

Please have this letter submitted as public comment to the City Council when they consider adoption of this ordinance. Please feel free to call if you have any concerns or questions regarding our comments. Thank you for the opportunity to comment on this ordinance.

Sincerely,

  
Clifton J. Aichinger,  
Administrator

cc: Board of Managers



**Ramsey County**  
**DEPARTMENT OF PUBLIC WORKS**

3377 North Rice Street  
Saint Paul, Minnesota 55126  
(612) 484-9104

Divisions of:  
Engineering  
Maintenance  
Mobile Equipment  
Environmental Services

March 22, 1988

Steve Kernick  
Environmental Health Specialist  
Ramsey County Environmental Health  
1910 W. County Rd. B - Room 209  
Roseville, MN 55113



Re: Maplewood Compost Site  
Proposed Expansion

As per your request, we have reviewed the Maplewood Compost Site for expansion. Enclosed is a preliminary grading plan. The grading plan provides for expansion of the site to approximately 10 acres.

Most of the site has very poor soils - typically laden with up to 8 feet of peat. Accordingly, significant base stabilization would be required to withstand loads due to heavy equipment and compost windrows. Minimal base work would include a placement of a geotextile fabric followed by placement of 1-1/2 to 2 feet of granular borrow, plus 6 inches of aggregate base. The geotextile is placed directly over existing ground cover. Only trees with diameters greater than 2 inches need be removed.

The site is graded in such a way that it drains to the northwest. A buffer zone of dense ground cover should be established and maintained between County Ditch 18 and compost operations.

Total estimated cost is \$204,545 as per the following itemization:

Mobilization	1 L.S.	5,000.00	5,000.00
Clear and Grub	17 trees	250.00 /tree	4,250.00
Geotextile	33,200 sq.yds.	1.60 /sq.yd.	53,120.00
Borrow	25,900 cu.yds.	2.50 /cu.yd.	64,750.00
Aggregate Base	7,900 cu.yds.	9.50 /cu.yd.	75,050.00
Sod	1,000 sq.yds.	2.50 /sq.yd.	2,500.00
			<u>\$204,670.00</u>

Please review this plan and indicate to us of any revisions or additional work you would like done at this time. Give me or Dennis Bodin a call at 482-5222 of 482-5224 respectively if you have any questions.

Kathy Roettger  
Assistant Environmental Services Engineer



STATE OF  
**MINNESOTA**  
DEPARTMENT OF NATURAL RESOURCES



DNR INFORMATION  
(612) 296-6157

500 LAFAYETTE ROAD • ST. PAUL, MINNESOTA • 55155-40\_\_\_\_\_

December 1, 1989

Mr. Bruce Hagerty, Director  
Purchasing and Building Services  
3415 University Avenue  
Saint Paul, Minnesota 55114

Dear Sir:

I have had the opportunity to visit the KSTP tower sites in Maplewood. Wildlife habitat values for wetland basins on both the East and West sides of Highway 61 were evident even from my rather cursory inspection.

The eastern basin has a good diversity of vegetative types ranging from willow to canary grass and cattail, a condition which provides a myriad of wildlife niches. This basin is also a member of a wetland complex that includes both Gervais Lake and Kohlman Lake.

A wetland complex is a series of closely associated lake and/or wetland (marsh or swamp) basins; each having different topographical characteristics such as depth and varying vegetative cover associated with each of those depths.

In light of the function of individual member basins of any wetland complex, the eastern basin on the KSTP property would serve as nesting habitat for waterfowl species such as the mallard duck. Upon hatching, mallard hens move their broods from grassland nesting sites in order to raise them on the open water areas of the lake basins located on the west side of Highway 61. In this respect the two types of basins complement each other functionally in supplying different habitat requirements for the mallard so that it can complete its annual reproductive cycle.

Obviously, mowing canary grass from the drier portions of the eastern basin would eliminate nesting cover for the mallard.

AN EQUAL OPPORTUNITY EMPLOYER

If one were to consider other wildlife species served by this wetland complex, additional scenarios involving the value of the eastern basin would develop.

The value of urban wildlife populations has become evident recently and there is, presently, an increasing interest in protecting and enhancing wildlife habitats in metropolitan areas. In this light, might I suggest that protection and improvement of the KSTP property for wildlife purposes could serve you as a viable public relations strategy while the neglect or active degrading of that capacity might well work in an opposite fashion.

If you are now or if you become interested in actively enhancing the wildlife values of your property, you could contact Mr. Kevin Lines, the Area Wildlife Manager for your county. Mr. Lines has an office at the Carlos Avery Wildlife Management Area in Forest Lake. His telephone number is 296-5200. I am positive he would advise you on several avenues to follow in making such improvements.

Thank you for this opportunity to serve wildlife needs.

Sincerely,



Con Christianson  
Ecological Services  
500 Lafayette Road  
St. Paul, MN 55155-4025  
(612) 297-2565

cc. Kevin Lines



PHEASANTS

*forever*

*Bruce Hagerty*

December 5, 1989

NATIONAL HEADQUARTERS  
P.O. Box 75473  
St. Paul, Minnesota 55175  
(612) 461-7142

Mr. Bruce Hagerty  
Hubbard Broadcasting  
3415 University Avenue  
St. Paul, Minnesota 55114

Dear Bruce:

I was disturbed to learn the City of Maplewood is considering passing an ordinance that would require the mowing of all undeveloped properties within the city limits, to a maximum height of 12" without regard to the type or nature of property, its uses, or its value as wildlife habitat, natural open space, etc.

I am very familiar with the KSTP-AM Radio property on both the east and west sides of highway 61 since our office is so close by. The basin east of highway 61 exhibits a variety of vegetative cover and varied topography and its characteristics in compliment with the area west of 61, make the area beneficial habitat for a variety of waterfowl and upland game species. Any requirements to mow the vegetative cover would eliminate the nesting cover potential of this area and displace wildlife inhabiting the area.

Urban open spaces that provide this type of wildlife habitat are rapidly being depleted in the metropolitan area. The value of urban wildlife populations has become increasingly evident and there is increased interest in the protection and enhancement of such urban wildlife habitats.

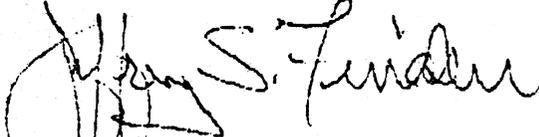
Pheasants Forever is actively engaged in the process of protecting the pheasant population in both rural and urban settings and encourages the protection and preservation of such properties as contribute to nesting and cover areas. Pheasants Forever would oppose the required mowing of such habitat as might be envisioned by passage of the proposed ordinance.

We understand that other metropolitan areas that have adopted such mowing ordinances have expressly exempted, or not enforced, the requirement upon natural or open areas, signalling their acknowledgment of the value such spaces provide.

Pheasants Forever strongly encourages the members of the Maplewood City Council to give strong consideration of the value to the public that this open space in its natural state, be it public or private property, provides now and in the future.

Sincerely,

PHEASANTS FOREVER, INC.

A handwritten signature in cursive script, appearing to read "Jeffrey S. Finden". The signature is written in dark ink and is positioned above the printed name and title.

Jeffrey S. Finden  
Executive Director

JSF:lq

# DERMATOLOGY CONSULTANTS, P.A.

DAVID W. ANDERSON, M.D.  
JENNIFER A. BIGLOW, M.D.

DARYL A. BROCKBERG, M.D.  
NOEL A. HAUGE, M.D.  
DENNIS M. LEAHY, M.D.

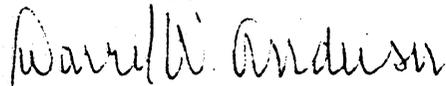
HAROLD G. RAVITS, M.D.  
JERRY W. STANKE, M.D.

December 26, 1989

To Whom It May Concern:

Mr. Ralph Sletten has been under my care for years for his atopic eczema. His eczema tends to flare every Spring and Fall when he is exposed to certain pollens, grasses and ragweed.

Yours truly,



David W. Anderson, M. D.

DWA/am

# Adult and Child Allergy, P. A.

CENTRAL MEDICAL BUILDING - SUITE 469  
ST. PAUL, MINNESOTA 55104  
645-8182

WILLIAM E. WALSH, M.D.

## ALLERGY INHALANTS TEST SHEET

DIPLOMATE AMERICAN BOARD  
OF ALLERGY AND IMMUNOLOGY

Patient's Name Tracy Ann Hetter

**(A)**

	Cut.	I.D.	Del.
1. Gerbil	0	<i>Pos I</i>	
2. Cat	+	1 ✓	
3. Cattle	+		
4. Dog	0	2 ✓	
5. Goat			
6. Hog	+		
7. Horse			
8. Rabbit			

**(E)**

	Cut.	I.D.	Del.
1. June Grass	0	4 ✓	
2. Orchard Grass	+		
3. Timothy	0		
4. Plantain			
5. Nettle			
6. Sheep Sorrel	+		
7. Dwarf Ragweed	4		
8. Giant Ragweed	4		

**(B)**

	Cut.	I.D.	Del.
1. Guinea Pig	+		
2. Feathers	+		
3. Kapok	2		
4. H. S. Dust	3		
5. Grain Mill Dust	3		
6. Orris Root	1		
7.			
8.			

**(F)**

	Cut.	I.D.	Del.
1. Burweed Marsh E.	0		
2. Wormwood	5" 4+		
3. Mugwort	4+		
4. Sagebrush			
5. Russian Thistle	2		
6. Pigweed			
7. Cocklebur	2		
8.			

**(C)**

	Cut.	I.D.	Del.
1. Milk	+		
2. Egg	+		
3. Wheat	+		
4. Cocoa	2		
5. Grange	0		
6. Peanut	0		
7.			
8. Control	0	0 /	

**(G)**

	Cut.	I.D.	Del.
1. Alternaria	3		
2. Helminthosporium	0	+	
3. Hormodendrum	2-3		
4. Aspergillus Mix		3 ✓	
5. Penicillium		0 ✓	
6. Fusarium			
7. Brewers Yeast	1-2		
8. Monilia Sitoph.	0		

**(D)**

	Cut.	I.D.	Del.
1. Maple	0		
2. Cedar			
3. Elm	3		
4. Poplar			
5. Willow			
6. Birch			
7. Oak	2		
8. Walnut			

**(H)**

	Cut.	I.D.	Del.
1. <del>White</del> clover	+	0 ✓	
2. Sweet clover			
3. Mucor	+		
4. Botrytis	+		
5. Cephalosporium	+		
6. Phoma	+		
7. Candida albicans	2		
8. Lake Algae	0	4 ✓	

No. 49 Cut tested by CS

No. 9 I.D. tested by CS

D. Noxious Weeds and Tall Grasses Ordinance

Secretary Olson presented the staff report.

Commissioner Sletten said in regards to his weed problem with KSTP, that KSTP has been unresponsive to his request and less than honest with him. Commissioner Sletten also said he is concerned that the Health Official is unable to define noxious weeds or the public health, safety and welfare. Commissioner Sletten said he felt all of his complaints were treated as unnecessary by the Health Official. Commissioner Sletten also was concerned with the part of the ordinance which refers to wetlands and public open space being exempt from the tall grass requirement of the ordinance. Commissioner Sletten said KSTP had told him this property was protected as a nature reserve by the Department of Natural Resources, which Mr. Sletten feels is untrue.

A commissioner said he didn't think that the 12-inch grass length limit was reasonable and that public and private land should be treated equally.

The commissioners discussed how public and private wetlands would be handled.

A commissioner said he didn't feel the ordinance should be revised based on one specific problem and he also informed Commissioner Sletten that he had the right to appeal the Health Official's decision to the City Council.

Bruce Haggerty, representing KSTP, said he has been discussing this grass issue with Commissioner Sletten for the past three years. Mr. Haggerty said most of the property is wetland but the property was mowed twice in 1987, with some of the buried lines suffering damage from the mowing and needed to be repaired. The property was again mowed in 1988. Mr. Haggerty said in August 1989 Commissioner Sletten contacted him and he in turn met with Commissioner Sletten and the City's Health Official on the KSTP property. Mr. Haggerty said Commissioner Sletten's problem was with the goldenrod, since it created allergy problems for his family, but after checking with the University of Minnesota, found that goldenrod is not an airborne pollen.

Commissioner Sletten moved the Planning Commission recommend an ordinance regulating the growth of noxious weeds and tall grasses and changing Item (8)(b) of the ordinance to include "Privately owned wetlands would not fall under the condition stating none of it would have to be taken care of" and shall include the names of all noxious weeds.

Commissioner Axdahl seconded

Ayes--Axdahl,  
Barrett, Gerke,  
Larson,  
Sigmundik,  
Sletten

Nays--Rossbach.

Since the applicant for Item 5. B. was now present, the commissioners asked Dr. Zollinger to answer any questions from the commissioners. In response Dr. Zollinger said he would register this second office with the state office of dentistry. Dr. Zollinger also said he would be performing examinations and cleanings in this office and he would have oxygen in this office for any emergency situation. Dr. Zollinger said he expects to treat a maximum of eight people per week.

E. Editing of Maplewood Comprehensive Plan

Bill Weber, consulting planner, was present at this meeting and presented his preliminary report. The commissioners discussed this report and referred it back to Mr. Weber, who planned to meet with staff for further discussion and direction and he would then resubmit the next draft of the plan.

6. VISITOR PRESENTATIONS

7. COMMISSION PRESENTATIONS

A. Council Meeting: October 23 & 26

Commissioner Sletten reported on this meeting.

B. Representative for the November 13 & 16 Council meeting: Mike Ayers

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

MEMORANDUM

TO: City Manager  
FROM: Director of Community Development  
SUBJECT: Plan Amendment - Multiple Dwelling Densities  
DATE: January 2, 1990

The City Council, at the December 28 meeting, requested that staff revise the units/acre for each of the dwelling types on the density conversion table on page 6 of the November 27 staff report, based on a maximum density for larger apartments of twelve units per acre for RH, high density and seven units per acre for RM, medium density residential. This has been done on the attached tables on page 3. This creates a problem, however, in that the RM column would have a lower density than the RL, low density residential column. It is, therefore, necessary to change the RL column. Unfortunately, we cannot simply reduce all of the units/acre in the RL column, as was done for the RH and RM columns, because the units/acre of 4.2 for single dwellings is based on the City's minimum lot size of 10,000 square feet. A single-dwelling development with 10,000 square-foot lots would exceed the allowed density of 4.2 units/acre in the Comprehensive Plan.

In order to resolve this problem, I recommend that the Plan be amended to calculate density based on gross, rather than net density. Density in the Comprehensive Plan is based on net, rather than gross density. Net density is the gross density of the site, less the area of any public rights-of-way. This means that developments with public streets have fewer units/gross-acre than the same type of development without public streets, because the development with public streets cannot use the street right-of-way for density credit. Therefore, a single-dwelling development with public streets of 4.2 units/net-acre is generally the same as 3.5 units/gross-acre. Once we convert single dwellings to 3.5 units/acre, by using gross acreage, we can use this as a base to calculate the maximum allowed people/acre for the RL column in table 3.  $3.5 \text{ units/acre} \times 3.4 \text{ people/acre (table 2)} = 11.9 \text{ people/gross-acre}$ . This figure then replaces 14 people/net-acre for RL land in table 1. We can now use 11.9 people/gross-acre to calculate the units/acre for the rest of the dwelling types in the RL column of table 3. This has been done by dividing 11.9 people/gross-acre by each of the people/unit values in table 2.

The proposed density reductions will reduce the population of the City at ultimate development and the potential for additional low and moderate income housing. Staff estimates that there is 407 acres of undeveloped RM land left. This would accomodate a maximum of 8954 people under current densities or 5413 people under the proposed density for a decrease of 3541 people. Undeveloped RH land is estimated at 35 acres. This would accomodate a maximum of 1190 people under current densities and

798 people under the proposed density for a decrease of 392 people. Adding the two totals together results in an overall population decrease of 3933 people.

The proposed density reductions would not effect the current low-to-moderate housing goals in the Comprehensive Plan. They only go through 1990 and have been met. There are no goals established beyond 1990. This will be a subject to be discussed with the updating of the Comprehensive Plan that is currently underway.

#### RECOMMENDATION

Adopt the resolution on page 21, which revises the maximum allowed densities as shown on pages 3-6 of the January 2, 1990 staff report, including a change from net to gross acreage.

#### MEMOS

##### Attachments:

1. Density Conversion Tables
2. Pages 18-28 through 30 of the Comprehensive Plan
3. 13 neighborhood land use plans
4. Resolution

DENSITY CONVERSION TABLES

TABLE 1: MAXIMUM ALLOWED DENSITIES

RL, Residential low density = 14 11.9 people/net gross acre  
RM, Residential medium density = 22 13.3 people/net gross acre  
RH, Residential high density = 34 22.8 people/net gross acre

TABLE 2: DENSITY CONVERSION TABLE

<u>Type of Dwelling</u>	<u>People/Unit</u>
Single Dwellings	3.4
Double Dwellings	2.7
Town Houses	2.7 <u>a</u>
Mobile Homes	2.5
Apartments (3-4 units/building)	2.7 <u>b</u>
Apartments (5+ units/building)	1.9 <u>c</u>
Apartments ( <u>1-bedroom</u> elderly)	1.1
Apartments ( <u>2-bedroom</u> elderly)	2.0

TABLE 3: TABLE CONVERTING PEOPLE/UNIT TO UNITS/GROSS-ACRE

<u>Type of Dwelling</u>	<u>Maximum Allowed Density in Units/Gross-Acre</u>					
	<u>RL</u>		<u>RM</u>		<u>RH</u>	
Single Dwelling	<del>4.2</del> 3.5		<del>6.6</del> 3.9		---	
Double Dwellings	<del>5.2</del> 4.4		<del>8.1</del> 4.9		<del>12.5</del>	8.4
Town Homes	<del>5.2</del> 4.4		<del>8.1</del> 4.9		<del>12.5</del>	8.4
Mobile Homes	---		<del>8.8</del> 5.3		---2	
Apartments (3-4 unit/bldg)	<del>5.2</del> 4.4		<del>8.1</del> 4.9		<del>12.5</del>	8.4
Apartments (5+ unit/bldg)	<del>7.4</del> 6.3		<del>11.6</del> 7.0		<del>17.9</del>	12.0
Apartments (elderly)	12.7		20.0		30.9	

(Based on bedroom mix. See above table.)

Notes

<sup>1</sup> The maximum allowed density shall be determined by the minimum lot areas in the zoning code. If minimum area lots for each unit are not platted, the maximum number of units shall be determined by dividing the net project area by the minimum required lot area. Minimum lot areas may be reduced in planned unit developments, where the overall project density does not exceed the allowed people/net acre.

<sup>2</sup> The maximum allowed density shall be determined by State required minimum lot areas.

<sup>a</sup> Assumes an equal mix of 2 and 3 bedroom units (source: Fred Haas, Marv Anderson Construction).

<sup>b</sup> Assumes an equal mix of 2 and 3 bedroom units.

<sup>c</sup> Based on a bedroom mix of 1.9% efficiencies, 43.4% one-bedrooms, 52.1% two-bedrooms and 2.6% three-bedrooms (source: Maplewood survey of apartment units).

The above numbers are based on the 1980 Census, except for mobile homes. Each of the three maximum population densities from the land use plan was divided by the combined people per unit for each type of dwelling reported in the census. Mobile homes are at the 1970 Census figure to keep future mobile home parks consistent with the character of the most recently developed parks. The City intends to review all density figures after each Federal Census and make adjustments as needed.

5. Land Use Category Definitions:

a. Residential land use - This land use is the largest user of space within the community. It represents the planned areas of the community where residents are proposed to be located. The land use plan indicates residential use of land on a density basis of people per ~~net~~<sup>gross</sup> acre and refers to the units per acre of land actually to be used or proposed to be used for residential purposes. Gross acreage is defined as the total residential acreage of the development, including streets, private open space, and drainage facilities. ~~Net acreage is defined as the gross acreage, less the acreage designated for public rights-of-way for streets or walkways. The residential land use portion advances the net residential density technique in order to plan a population distribution on a neighborhood and community-wide basis. In this manner, the land use plan can express the utilization and planning by the community in terms of the level of services necessary to serve the various areas of the community with very specific and direct application in terms of developing future standards relative to housing density, structure control, utilities, open spaces, educational facilities, etc. This technique of advancing residential net densities allows community officials to recognize what can be expected to emerge in those large vacant areas that are yet undeveloped within the community, as well as, indicating a density range for development of the City.~~ This technique should:

Densities

1. Be used in conjunction with specific land use control regulations to achieve such planned density pattern for residential land uses.
2. Be used to review land use development proposals of a residential nature in relation to the density range in the specific areas requested and to measure such against the quality and level of services both available and to be provided.

The City-wide and neighborhood planning area projected residential population have been arrived at by using an assumed average of each of the three ranges indicated in the land use residential plan portion. It is recognized in the plan that there will be areas within each of the planned density areas which exceed the average and in other instances which are lower than the average, depending on unique conditions of the area such as planned open space, soil conditions, surrounding land uses, views and vistas, and topography. It is the intent of these projected residential densities to be used as general guidelines in the implementation of future land use regulations, as well as, for reviewing residential land use proposals in all areas of the community:

The residential development density ranges indicated in the land use plan for each neighborhood area are:

1. Designed to accommodate more fully the housing goals and their objectives along with the land use planning goal and residential development design objectives of the "Plan for Maplewood".
2. Designed to take into account varieties of location, surrounding land uses, changing economic conditions, providing for the mix of a wider variety of housing types throughout the entire community and each individual neighborhood.
3. Classified into the following three types of residential densities:
  - a. Low Density Residential (RL). This classification is primarily designated for a variety of single dwelling homes. An occasional double dwelling may be allowed. The maximum population density is ~~14~~ <sup>11.9</sup> people per ~~net~~ <sup>gross</sup> acre.

In addition, this classification allows for concentrations of multiple dwelling units within defined areas, where the conditions below are met. Single dwellings, double dwellings, townhouses, quads, and apartments may be found in this classification. The following conditions must be met before this type of development may be permitted:

1. Where it is necessary to cluster units in order to preserve valuable natural features, such as wood lots, wetlands, or areas of unusual topographic features.
2. The maximum density approved by the City Council shall be based on the area of natural features to be preserved and the quality of site and building design. In no case, however, shall the density exceed ~~14~~ <sup>11.9</sup> people per ~~net~~ <sup>gross</sup> acre. ~~Net~~ acreage, in this type of development only, shall not include flood plains, existing drainageways, and wetlands that cannot be developed according to Federal, State, or City regulations. Developable land which is to be dedicated for drainage ponds shall be included in calculating density.
3. Where the development is part of a planned unit development.

4. Where the building(s) are of a scale, design, and location that is compatible with single dwelling homes located on adjacent property.

b. Medium Density Residential (RM). This classification is designated for such housing types as single-family houses on small lots, two-family homes, townhouses, and mobile homes. The maximum population density is  $22 \frac{1}{13.3}$  people per gross net acre.

c. High Density Residential (RH). This classification is designated for such housing types as apartments, two-family homes, townhouses, nursing homes, dormitories, or elderly housing. The maximum population density is  $22.8$  ~~34~~ people per gross net acre.

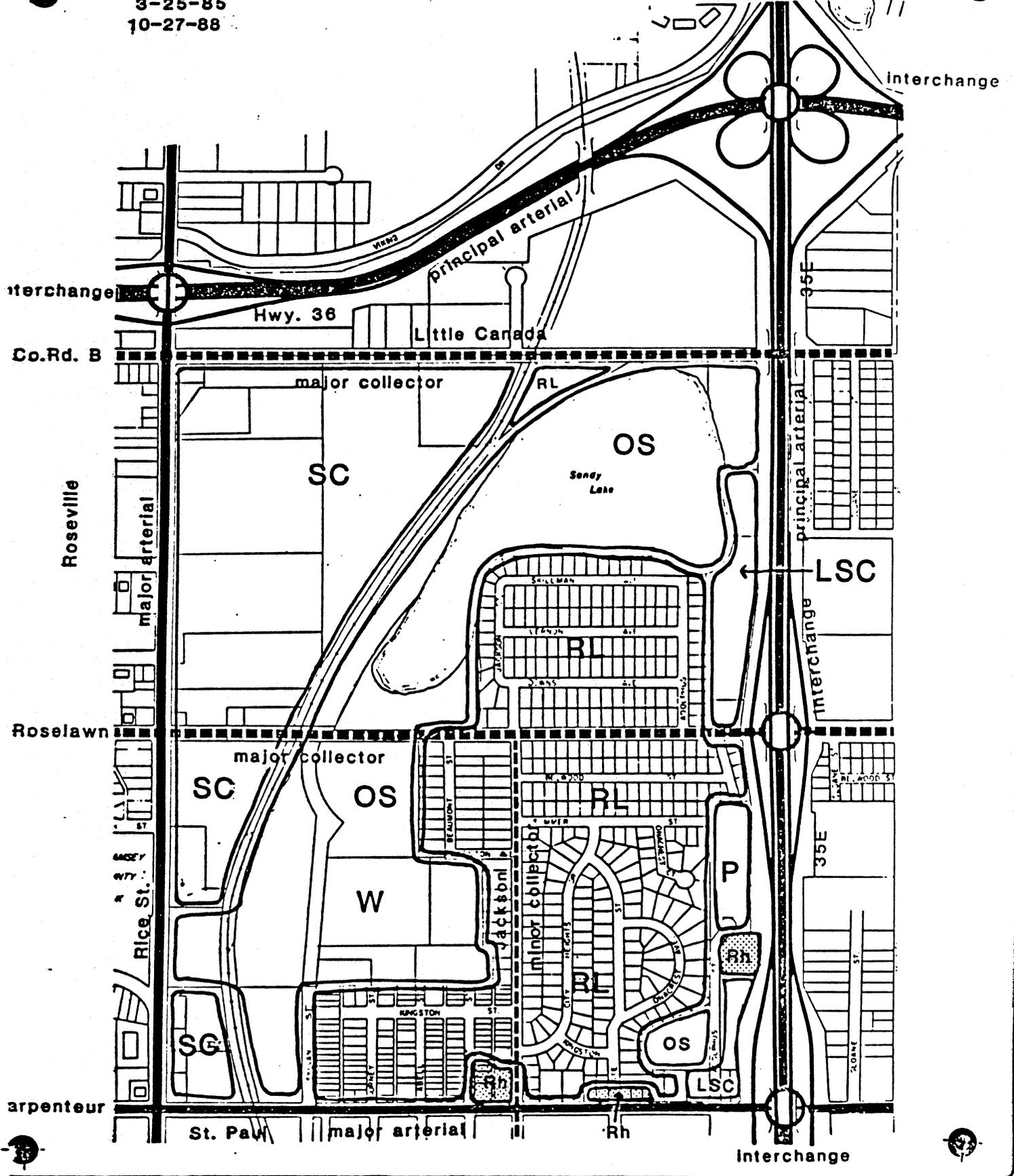
b. Commercial Planned Land Use Classifications - These categories of land use designate commercial land use areas where the principal functions that take place on the land involve the providing and/or supplying of services necessary to meet peoples demands. Because such commercial activities encompass a wide range of use activities which have distinct functional commercial center characteristics, the land use plan recognizes such characteristics to the degree that three separate and distinct classifications of commercial land use activities are advanced in the Plan. These classifications are designed and oriented towards achieving functional compatibility in concert with performance capabilities. The land use plan advances the following commercial classifications:

1. Diversified Center (DC). This commercial classification refers to facilities which have a regional orientation in terms of size and scale. The area in the vicinity of Maplewood Mall is characteristic of the type of development that could be expected in such a district. This should be the most all-encompassing type of commercial district, permitting a wide variety of retail outlets, hotels, office buildings, medical centers, light industrial developments, and high density residential areas. The Diversified Center provides:

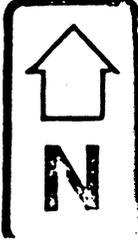
a. Good accessibility to regional transportation corridors

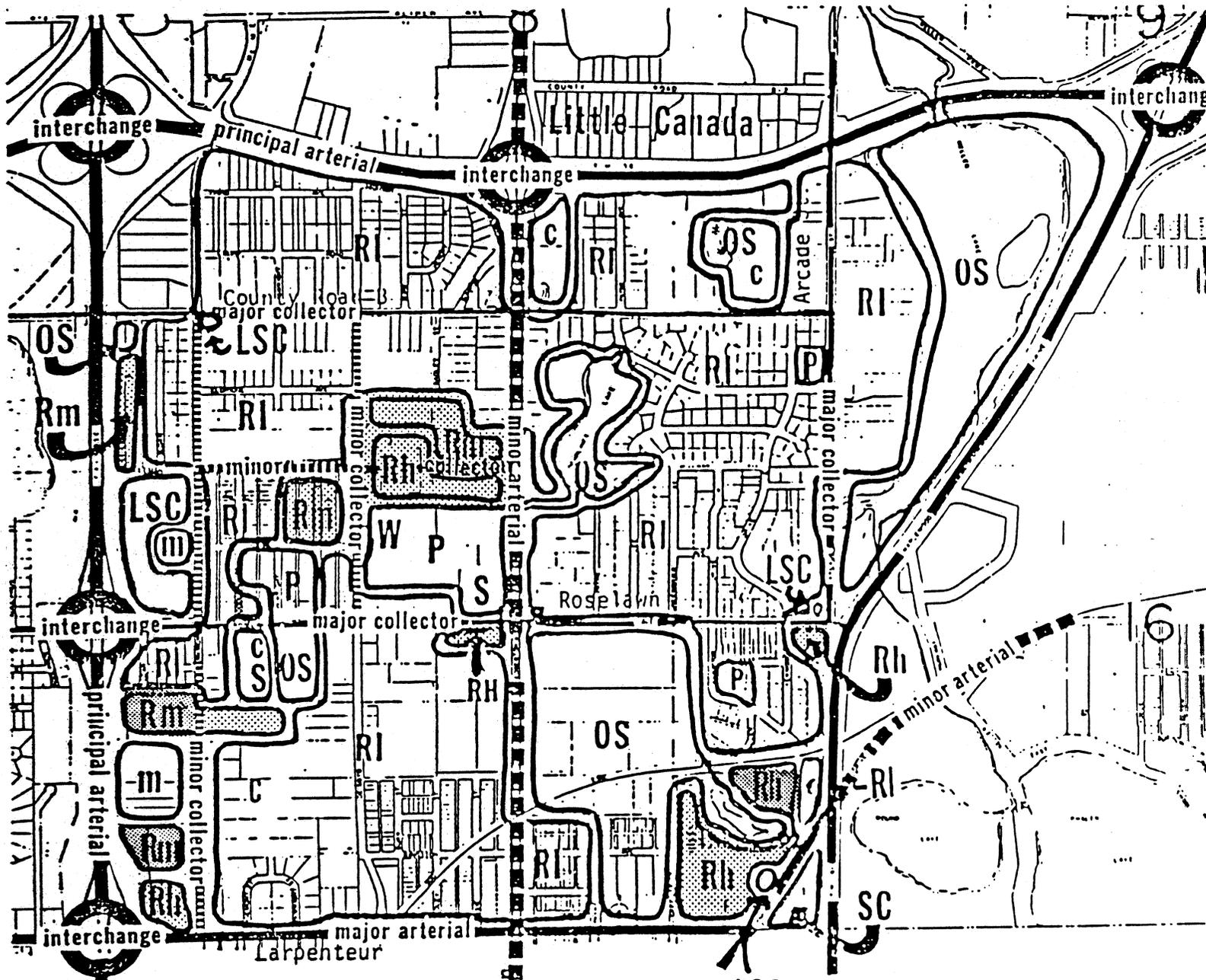
b. A central location serving a subregional market area

c. The consolidation of diverse commercial facilities into one total planned area



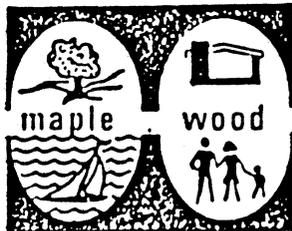
# WESTERN HILLS NEIGHBORHOOD LAND USE PLAN





35E

N

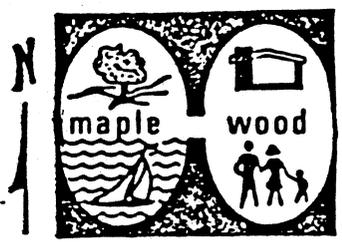
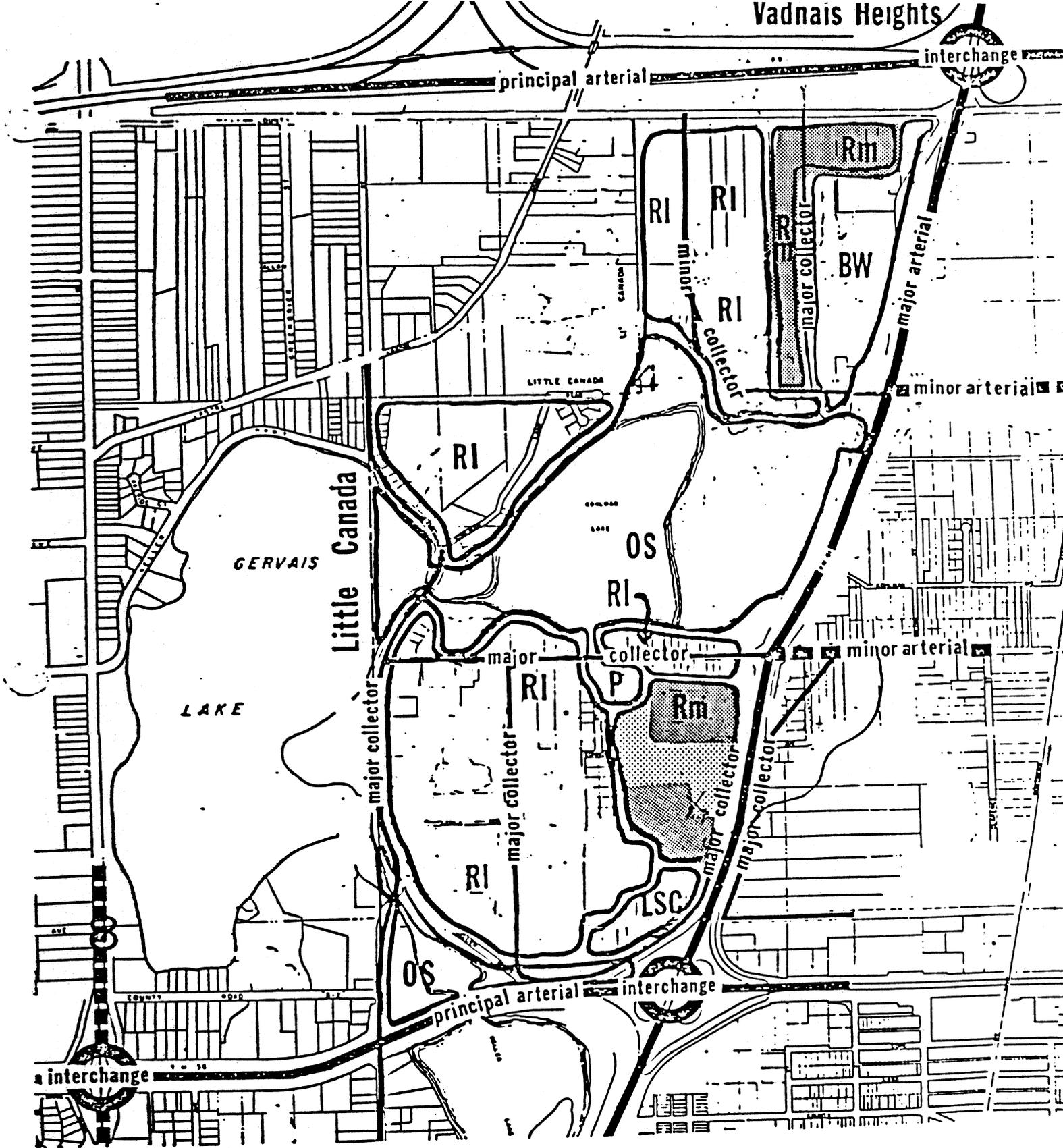


Parkside  
NEIGHBORHOOD LAND USE PLAN

Revised:  
8-5-83 11-25-83  
2-13-84  
6-13-84  
2-11-85  
3-11-85

interchange

principal arterial

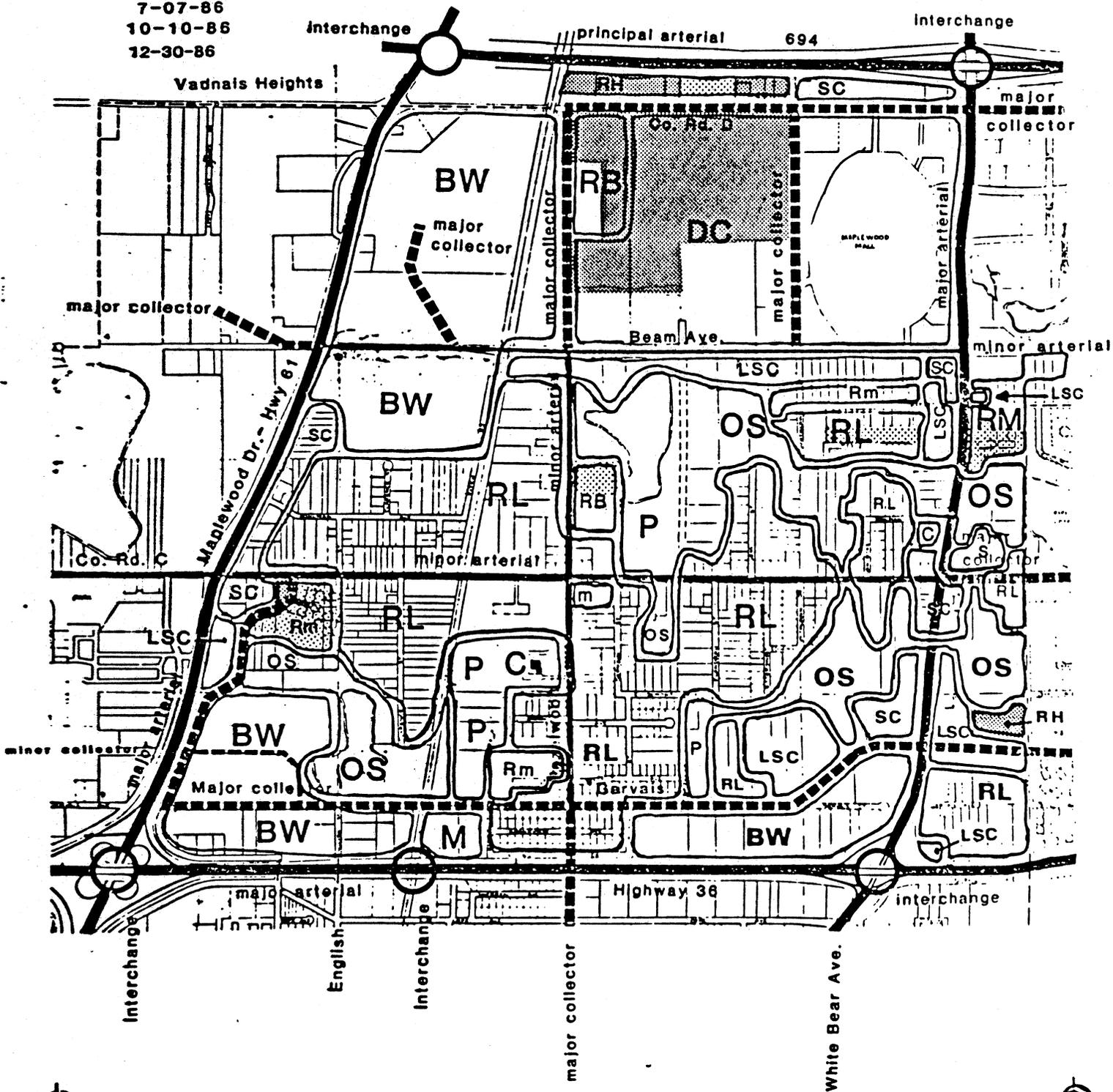


Kohlman Lake  
NEIGHBORHOOD LAND USE PLAN

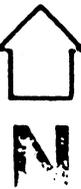
Revised: 12-16-8

REVISED

- 3-25-85 9-29-87
- 4-08-85 9-21-88
- 8-26-85 10-27-88
- 10-09-85 1-4-89
- 11-08-85 4-17-89
- 7-07-86 7-21-89
- 10-10-86
- 12-30-86

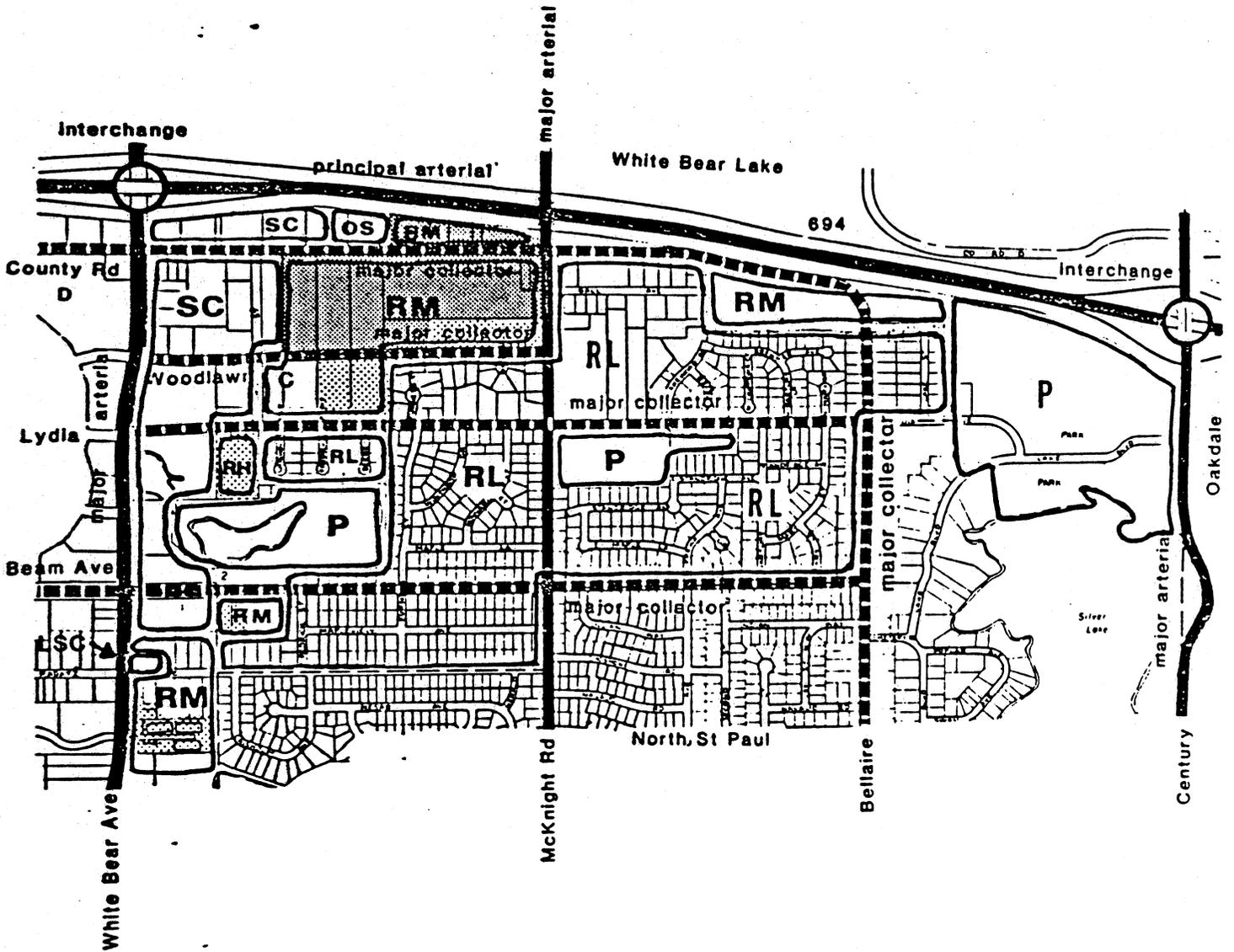


# HAZELWOOD NEIGHBORHOOD LAND USE PLAN



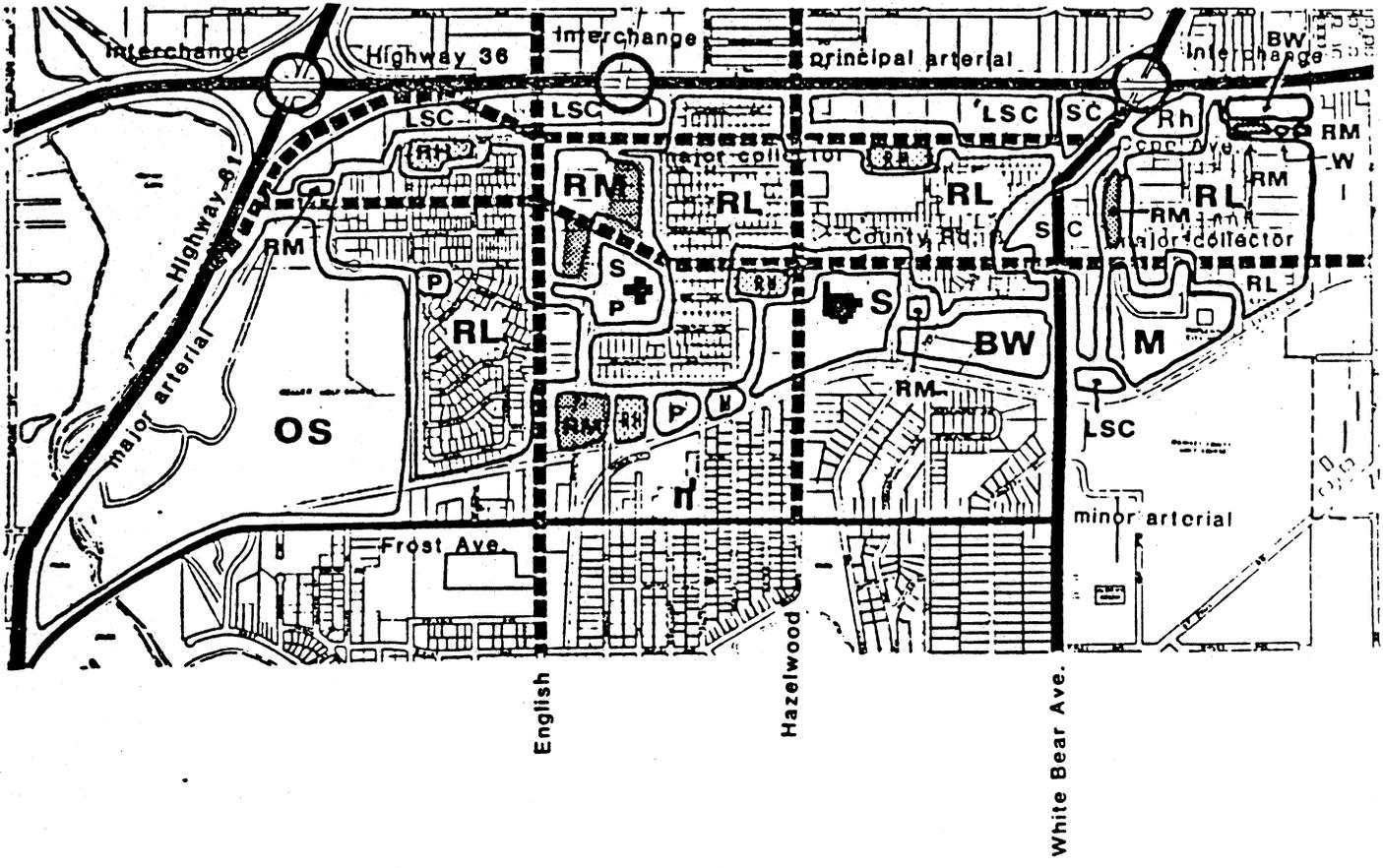


REVISED  
7-21-86  
12-30-86



# MAPLEWOOD HEIGHTS NEIGHBORHOOD LAND USE PLAN

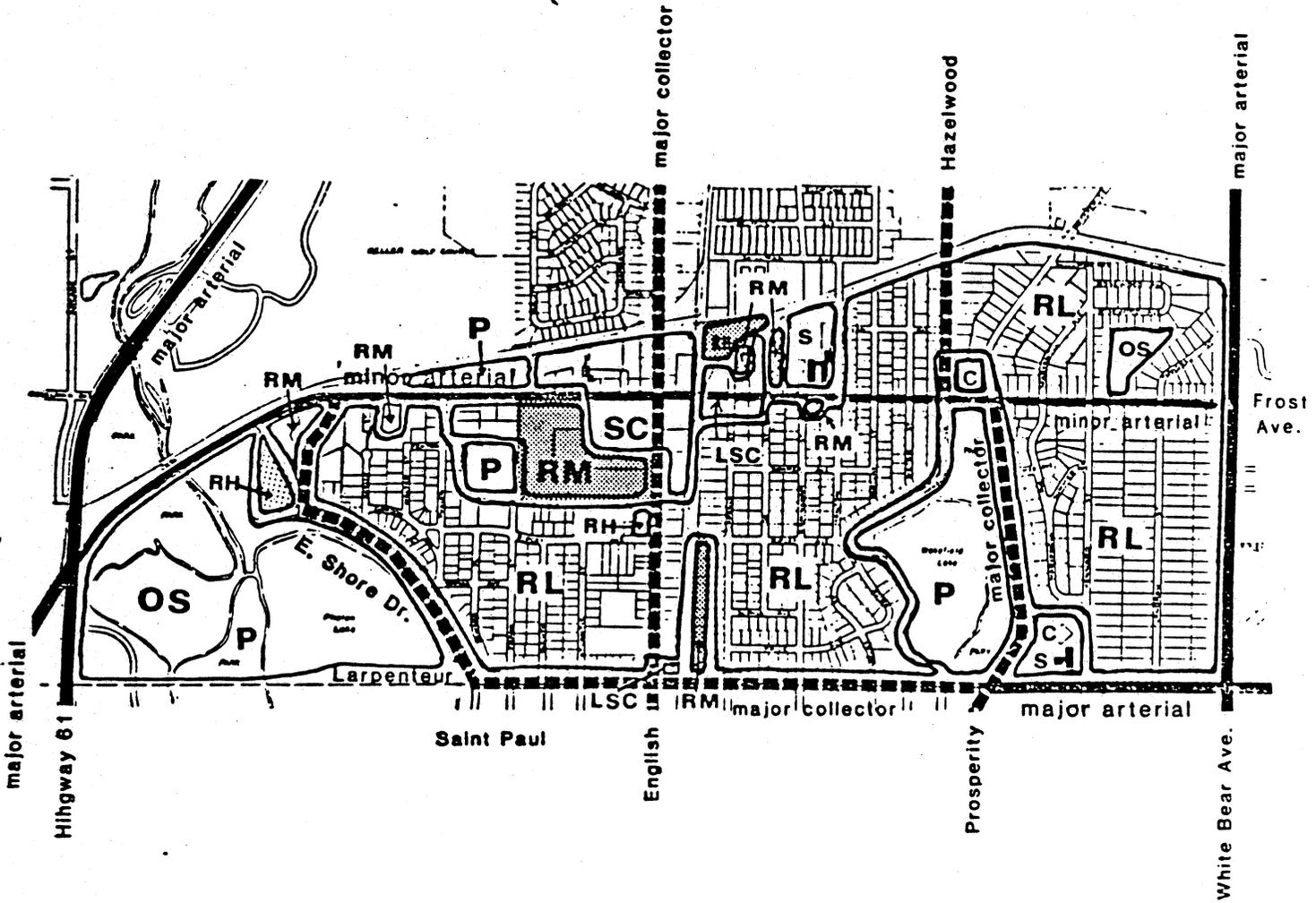




REVISED  
 6-24-85  
 7-23-85  
 5-12-88

# SHERWOOD GLEN NEIGHBORHOOD LAND USE PLAN

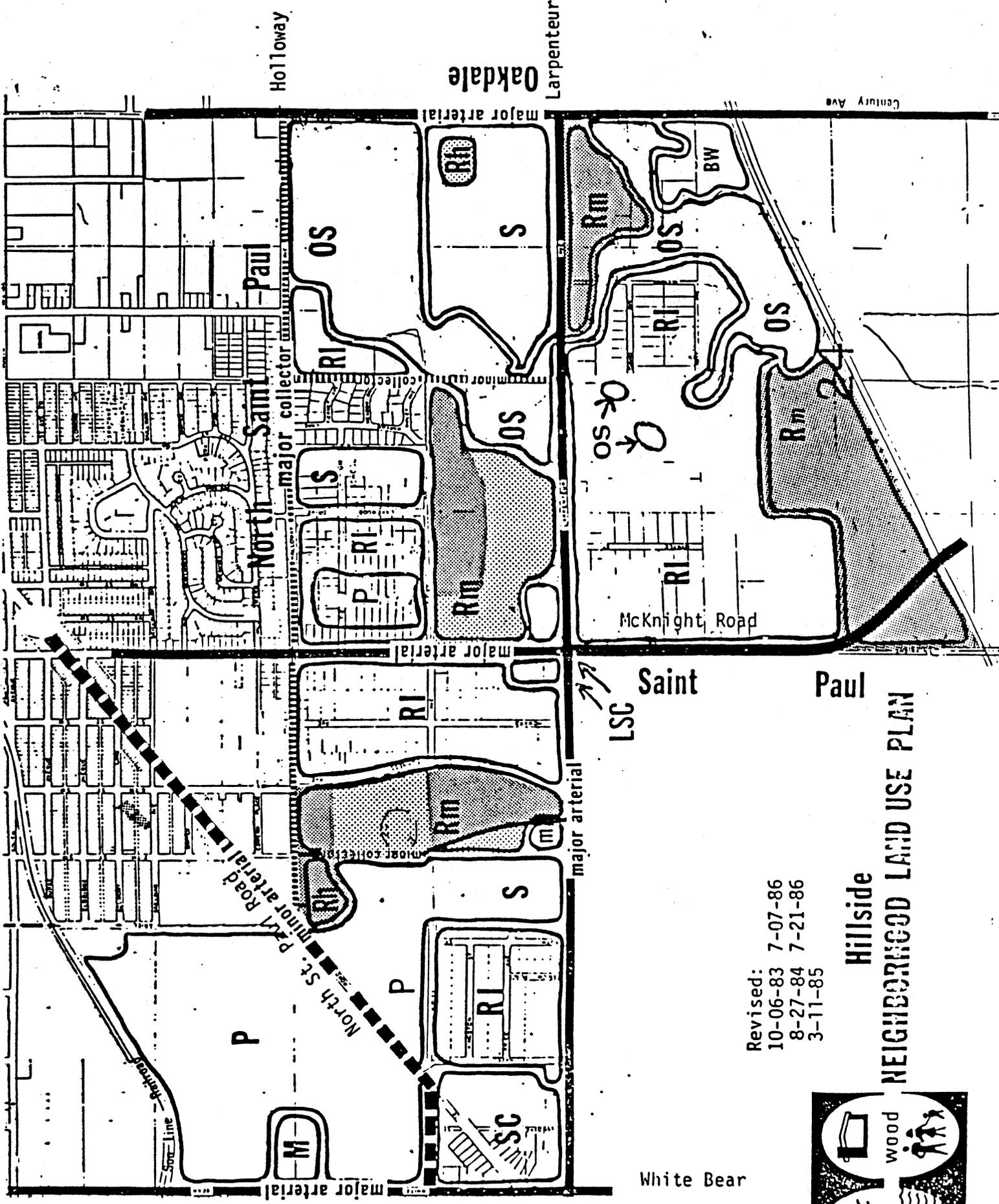




REVISED  
4-08-85

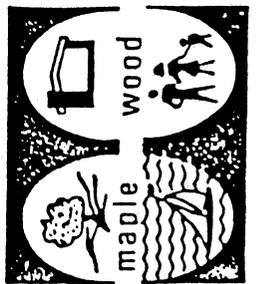
# GLADSTONE NEIGHBORHOOD I. LAND USE PLAN



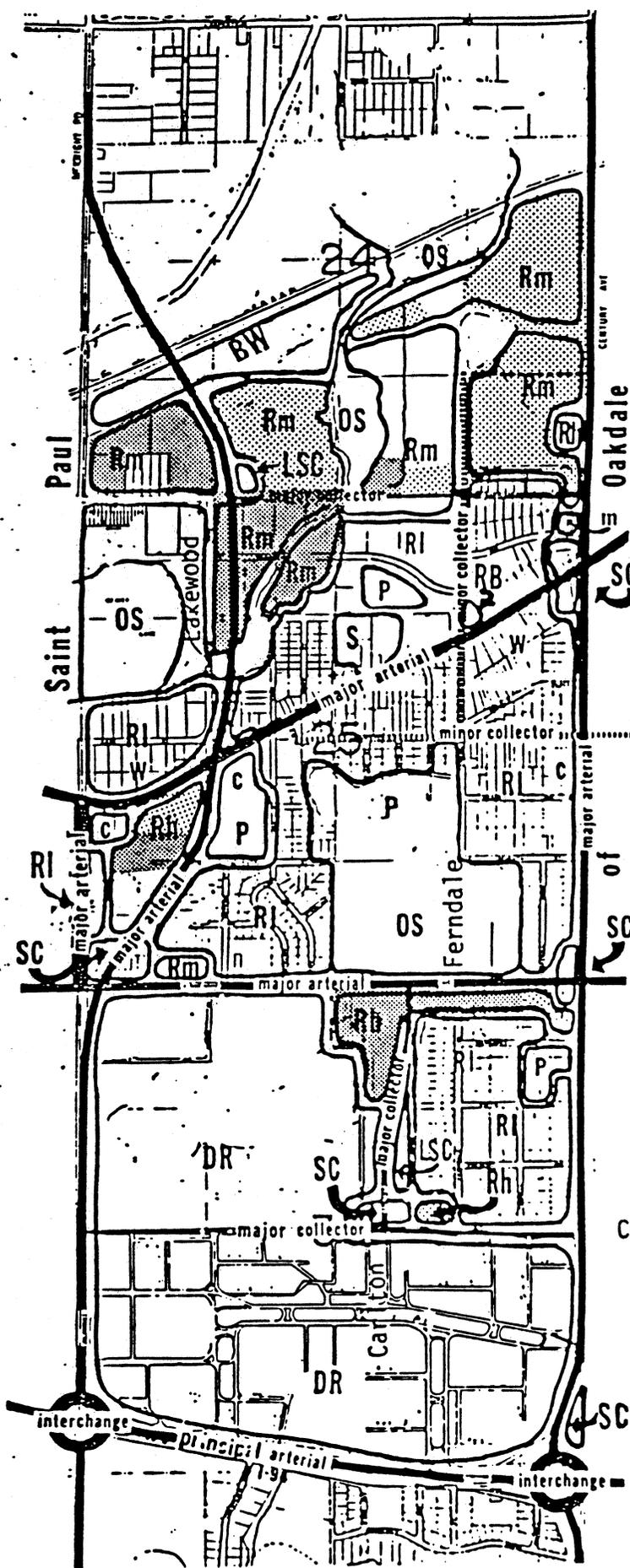


Revised: 7-07-86  
 10-06-83 7-21-86  
 8-27-84 3-11-85

**Hillside**  
**NEIGHBORHOOD LAND USE PLAN**



White Bear



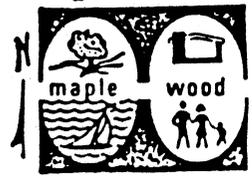
Maryland Ave.  
Stillwater Road

Harvester

Minnehaha

Conway

- Revised:
- 3-3-83
- 4-15-83
- 6-27-83
- 1-23-84
- 4-8-85
- 10-10-86
- 8-05-88



Beaver Lake  
NEIGHBORHOOD LAND USE PLAN

3M CO

Interchange

principal arterial

I-94

Interchange

major arterial

OS

C

RL

RL

SC

OS

P

P

minor arterial

P

S

C

Woodbury

Saint Paul

OS

RL

major arterial

OS

m

m

Lower Afton

major arterial

RAMSEY CO  
WORKHOUSE

McKnight Rd

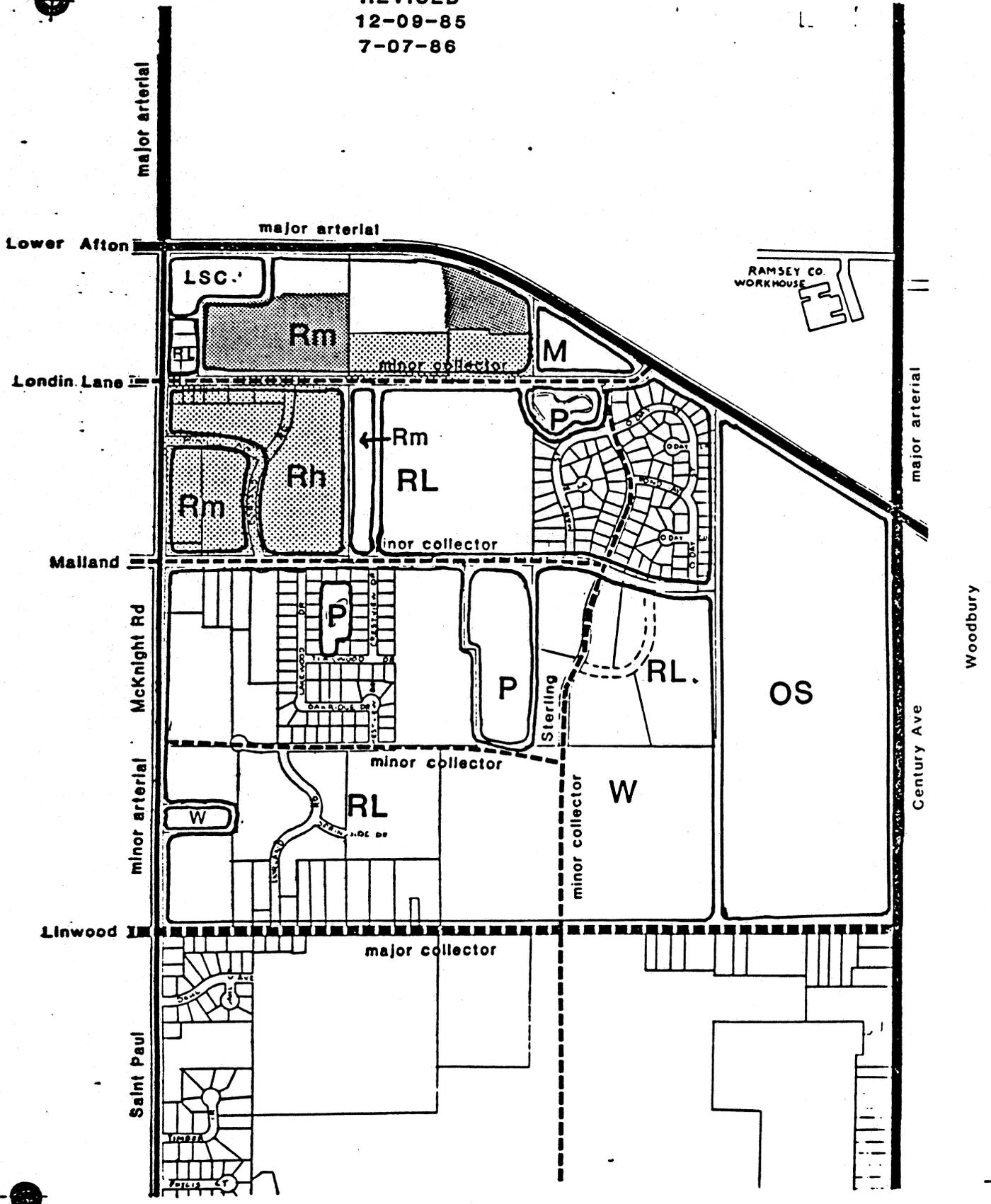
Century Ave

# BATTLE CREEK

# NEIGHBORHOOD LAND USE PLAN

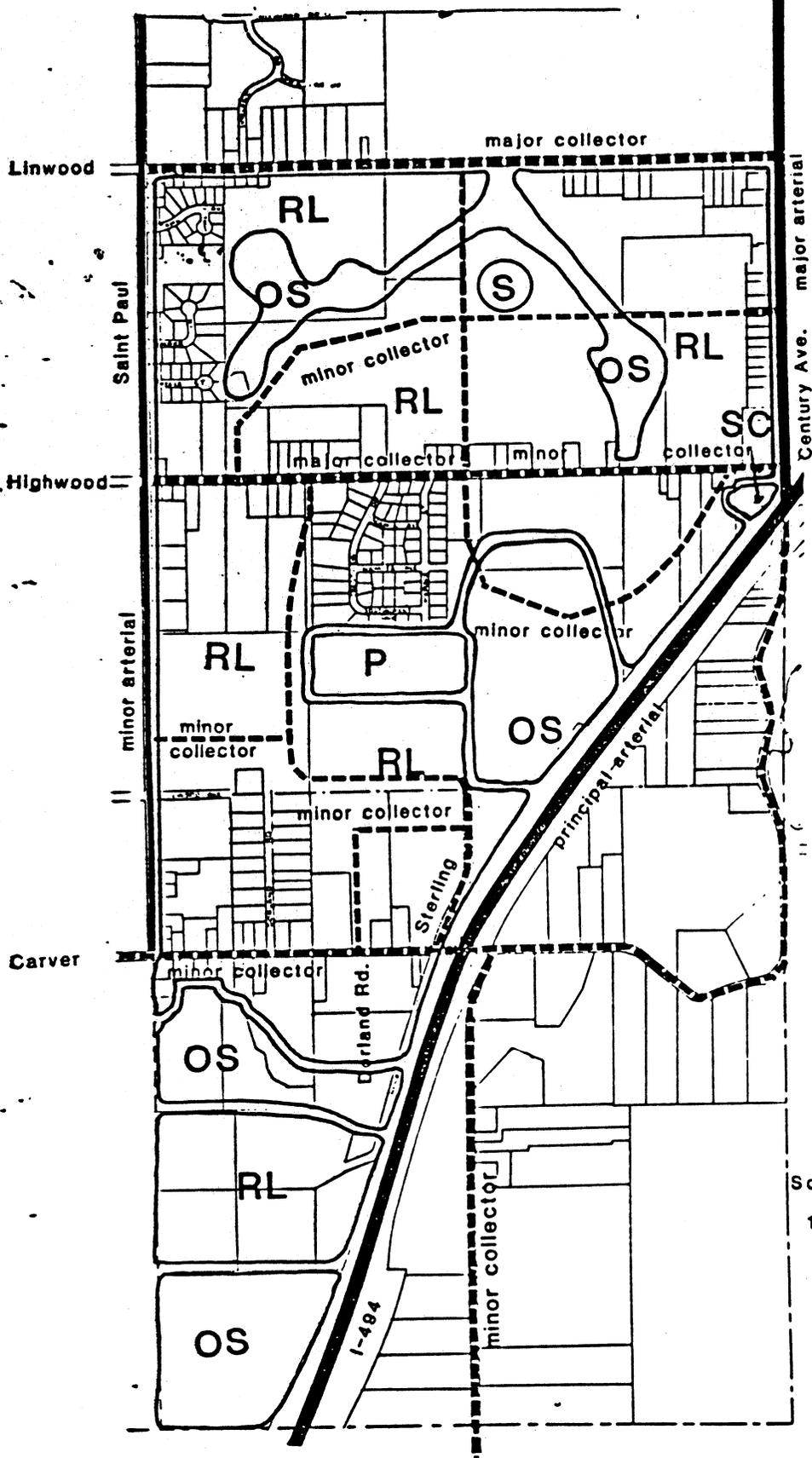


REVISED  
12-09-85  
7-07-86



# VISTA HILLS NEIGHBORHOOD LAND USE PLAN





Woodbury

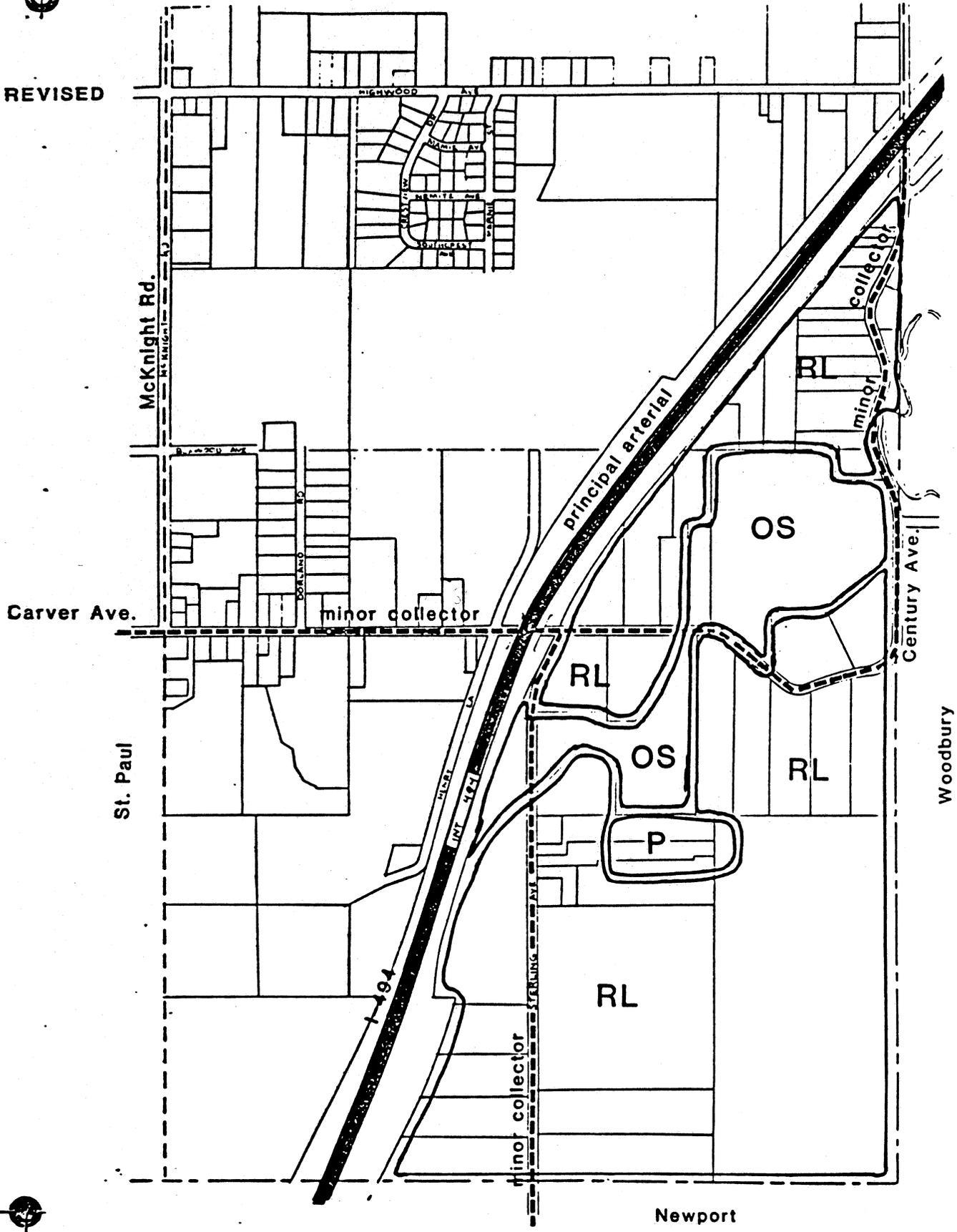
REVISED  
 5-27-87  
 10-28-87  
 3-04-88  
 5-25-89

(S)  
 School Search Area  
 1/2 Mile Radius

# HIGHWOOD NEIGHBORHOOD LAND USE PLAN



REVISED



# CARVER RIDGE NEIGHBORHOOD LAND USE PLAN





AGENDA REPORT

Action by Council:

To: City Manager Michael McGuire  
From: Chief of Police Kenneth V. Collins *KVC*  
Subject: Revision of Abandoned (Junked) Motor Vehicle Ordinance  
Date: January 3, 1990

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

Introduction

At the direction of the City Council, our abandoned (junked) vehicle ordinance was to be reviewed and updated.

Background

A survey was conducted of ten suburban communities on their ordinances defining and regulating abandoned (junked) motor vehicles in their cities.

The revised ordinance is a composite of some of these ordinances, along with applicable State statutes.

This preliminary draft of the abandoned (junked) vehicle ordinance adds new definition to this ordinance.

Recommendation

The attached ordinance be presented to the City Council for their review, approval and/or revisions.

Action Required

Review and approval of the first reading of the abandoned (junked) motor vehicle ordinance by the City Council.

KVC:js

AN ORDINANCE AMENDING THE REQUIREMENTS FOR JUNKED OR ABANDONED MOTOR VEHICLES.

The Maplewood City Council hereby ordains as follows (additions are underlined and deletions crossed out):

Section 1. Section 19-9, describing types of nuisances, is amended by revising paragraph 10 as follows:

(10) ~~The piling, storing, or keeping of old machinery, wrecked or junked vehicles, vehicle parts, old tires, and or other junk or debris shall be kept only in a building or shed unless the property has been zoned for such use. A junk vehicle shall include any motor vehicle or trailer which is not in an operable condition, or which is partially dismantled, or which is used for the sale of parts or as a source of repair and replacement parts for other vehicles, or which is kept for scrapping, dismantling, or salvage. The following vehicles shall not be considered junk vehicles:~~

- ~~a. An unlicensed vehicle for sale in an automobile sales lot; and~~
- ~~b. A pioneer or classic car, as defined in Section 168.10, Minnesota Statutes, if actively being restored.~~

Section 2. Section 12-28 is amended by revising the abandoned motor vehicle definition as follows:

For the purposes of this article, the following words, terms, and phrases shall have the following respective meanings ascribed to them by this section:

~~Abandoned motor vehicle: "Abandoned motor vehicle" means a motor vehicle, as defined in Section 169.01, Minnesota Statutes, that has remained for a period of more than forty eight (48) hours on public property illegally or lacking vital component parts, or has remained for a period of more than forty eight (48) hours on private property without the consent of the person in control of such property, or in an inoperable condition such that it has no substantial potential further use consistent with its usual functions, unless it is kept in an enclosed garage or storage building. It shall also mean a motor vehicle voluntarily surrendered by its owner to and accepted by the city or its agent. A classic car or pioneer car, as defined in Section 168.10, Minnesota Statutes, shall not be considered an abandoned motor vehicle. Vehicles on the premises of junkyards and automobile grave yards, which are defined, maintained, and licensed in accordance with Section 161.242, Minnesota Statutes, or which are licensed and maintained in accordance with this Code or other ordinance of the city, including zoning regulations, shall not be considered abandoned motor vehicles within the meaning of this definition.~~

Abandoned motor vehicle: "Abandoned motor vehicle" means a motor vehicle, as defined in Minnesota State Statutes, Section 169.01, which has been voluntarily surrendered by its owner to the City of Maplewood or to a person duly licensed under Minnesota Statute, Section 168B.10, or which has remained for more than forty-eight (48) hours in a condition described by one of the following:

- a. On public property in violation of either Maplewood ordinance or Minnesota Statutes;
- b. On private property without consent of the person in control of the property;
- c. Disabled;
- d. Not secure from entry;
- e. Without license plates conspicuously displayed thereon; or
- f. With license plates which have an expiration date more than ninety (90) days prior to the date of inspection.

Junk vehicle: "Junk vehicle" means a motor vehicle, any trailer, marine craft, snowmobile, mobile home, pick-up camper top, and camping trailer which is in an inoperable condition, which is partially dismantled, which is used for sale of parts or as a source of repair or replacement parts for other vehicles, or which is kept for scrapping, dismantling, or salvage of any kind. A junk vehicle shall also be considered an abandoned vehicle for the purpose of this ordinance.

Inoperable condition: "Inoperable condition" means that the vehicle has no substantial potential use consistent with its usual function, and shall include a vehicle that:

- a. Has a missing or defective part that is necessary for the normal operation of the vehicle;
- b. Is stored on blocks, jacks, or other supports; or
- c. Does not have a current vehicle license.

Abandoned motor vehicle exemptions: For the purposes of this chapter, the following vehicles shall not be considered abandoned motor vehicles:

- a. A classic or pioneer car, as defined in Minnesota Statutes, Section 168.10; provided that it is kept secure and as long as it has substantial potential further use consistent with its usual functions;

- b. Vehicles on the premises of a motor vehicle and parts dealer, junkyard, junk dealer, motor vehicle salvage dealer, automobile repair garage, or body shop who is licensed by Maplewood ordinance;
- c. A vehicle screened from the view of adjacent residences by landscaping or fencing or kept in an enclosed garage or storage building;
- d. A vehicle which is registered to the owner or occupant of the property and which is being kept for repair on the property; provided, that the vehicle is kept for no longer than thirty (30) days in a disabled condition and is kept secure from entry; and provided, that only one disabled vehicle may be kept on the property at any give time.

Section 3. Section 19-29 is amended as follows:

Section 19-29. Violation.

Abandoned motor vehicles are prohibited. Any person who abandons a motor vehicle in the city on any public or private property ~~without the consent of the person in control of such property~~ is guilty of a misdemeanor.

Section 4. This ordinance shall take effect upon its passage and publication.

Passed by the Maplewood City  
Council this                    day  
of    , 1990.

\_\_\_\_\_ Mayor

Attest:

\_\_\_\_\_ City Clerk

Ayes--  
Nays--

H-4

Action by Council:

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

M E M O R A N D U M

TO: Mayor and City Council  
FROM: City Manager *Michael A. McAuliffe*  
RE: CHARITABLE GAMBLING  
DATE: January 2, 1990

Attached is a letter from Robert W. Myers, regarding applications for pull tab sales license at the Red Rooster Liquor Lounge and T Birds Bar. I have not had a response from the State agreeing to hold their request; so unless I hear something from them prior to the meeting, the Council should consider taking action on this request because the 60 day review period expires before the next Council meeting.

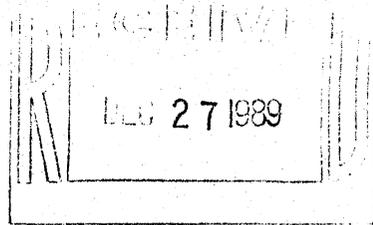
MAM:kaz

Attachment



# NORTH-TARTAN AREA GIRLS' BASKETBALL BOOSTER CLUB

2342 Grospoint Avenue North  
Oakdale, Minnesota 55119  
(612) 777-3739



December 19, 1989

Gambling Control Division  
Department of Gaming  
Mail Station 3315  
St Paul, Mn 55146-3315

Dear Sir,

We would like your Department to table our requests that we submitted to you for a pull tab sales license at the Red Rooster Liquor Lounge and T Birds Bar, both located in the City of Maplewood.

We base this request on conversations that we have had with the City Manager and City Council, for the City of Maplewood. The City of Maplewood has not completed their City Ordinance pertaining to Charitable Gambling as of this date. The City of Maplewood has indicated that the Ordinance should be completed within the next sixty days.

Upon the City of Maplewoods notice that the Charitable Gambling Ordinance is effective, we will then submit a written request to your office to process the two applications mentioned above.

Thank you for your assistance in this request.

*Robert W Myers*

Robert W Myers  
Director/President  
In-House & Traveling Programs

cc: Michael McGuire  
City Manager  
City of Maplewood

Action by Council:

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

**MEMORANDUM**

**TO:** City Manager  
**FROM:** Ken Roberts, Associate Planner  
**SUBJECT:** Land Use Plan Amendment  
**LOCATION:** West side of Crestview Drive, between Londin Lane and Mailand Road  
**APPLICANT:** City of Maplewood  
**OWNER:** Marv Anderson Construction  
**DATE:** December 13, 1989

**SUMMARY**

**INTRODUCTION**

The City is proposing a land use plan amendment from RM, medium density residential to RL, low density residential for the western 120 feet of the Crestview 4th and future 5th additions (west of Crestview Drive between Mailand Road and Londin Lane). This is shown on the maps on pages 5 and 6. This is being proposed as a part of the City Council initiated study of properties which have zoning and land use designations that are inconsistent.

**BACKGROUND**

The original planned unit development for this area included sites for 86 single dwellings and ten double dwellings. The double dwellings were planned for the property west of Crestview Drive in the west end of the PUD in the area currently planned for medium density residential. These were intended as a buffer between the townhomes and the single-family homes. The property owner has dropped the plan for the double dwellings and intends to develop single-family dwellings west of Crestview Drive. This makes the medium density land use designation inconsistent with the expected development in this area.

**CRITERIA FOR APPROVAL**

Plan amendments require no specific findings for approval. Any amendment, however, should be consistent with the City's land use goals and policies.

**DISCUSSION**

The zoning designation for a property defines the current development rights for that site while the land use plan designation is the City's expected future use of the property. In this case, the area in question is zoned R1 single-family residential while the land use plan designation is RM, medium density residential. The RM designation is intended for small lot single-family homes, duplexes and townhouses while the RL low density designation is intended primarily for single-family homes. Since single-family homes are now expected to be developed in the area west of Crestview Drive, the land use plan should be amended to RL to reflect the expected development of the area.

**RECOMMENDATION**

Approve the resolution on page 7 to amend the land use plan for the area west of Crestview Drive from RM, Medium Density Residential to RL, Low Density Residential on the basis that the property owner is developing this area with single-family homes which are consistent with a RL land use designation.

## REFERENCE

### Site Description

Area: 250,000 square feet (5.7 acres)

Existing land use: Undeveloped and single-dwelling home sites

### Surrounding Land Uses

North: Londin Lane and Connemara Condominiums

East: Crestview Drive and the Crestview Fourth Addition  
(single-family home sites)

South: Mailand Road and Crestwood Knolls Addition (single-family homes)

West: Maplewood Hills Townhome PUD

### Past Actions

November 1, 1979: The City Council approved a planned unit development (PUD) and a preliminary plat for Crestview Addition.

June 13, 1988: The City Council approved the Crestview Fourth Addition final plat. (See page 5).

November 14, 1988: The City Council approved a one-year time extension for the Crestview Fifth Addition preliminary plat subject to revised conditions of approval.

November 13, 1989: The City Council approved a one-year time extension for the Crestview Fifth Addition preliminary plat subject to conditions of approval.

### Planning

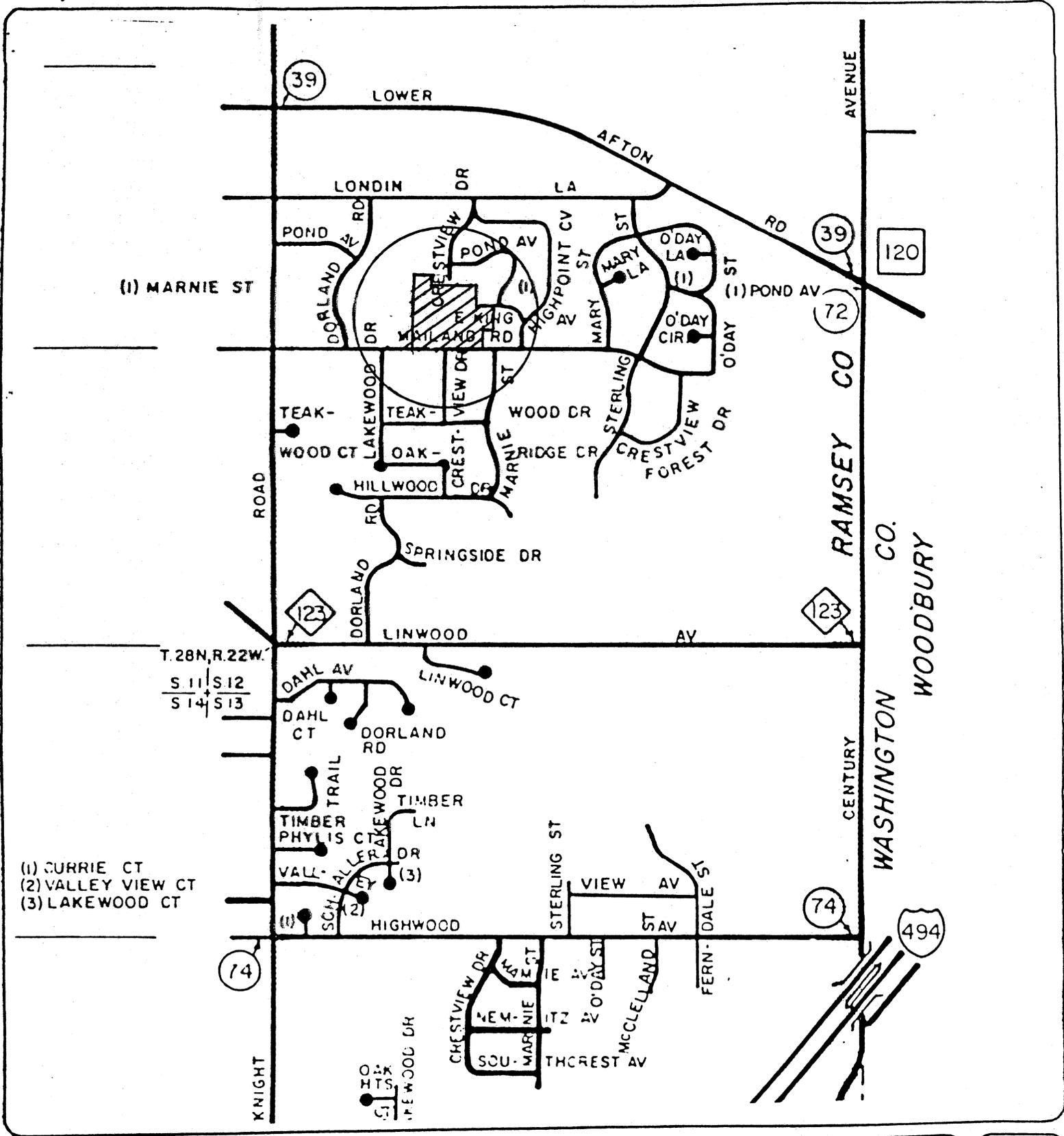
**Low Density Residential (RL):** "This classification is primarily designated for a variety of single-dwelling homes. An occasional double dwelling may be allowed. The maximum population density is 14 people per net acre" (page 18-29).

**Medium Density Residential (RM):** "This classification is designated for such housing types as single-family houses on small lots, two-family homes, townhouses, and mobile homes. The maximum population density is 22 people per net acre" (page 18-30).

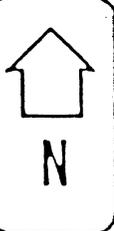
### Attachments

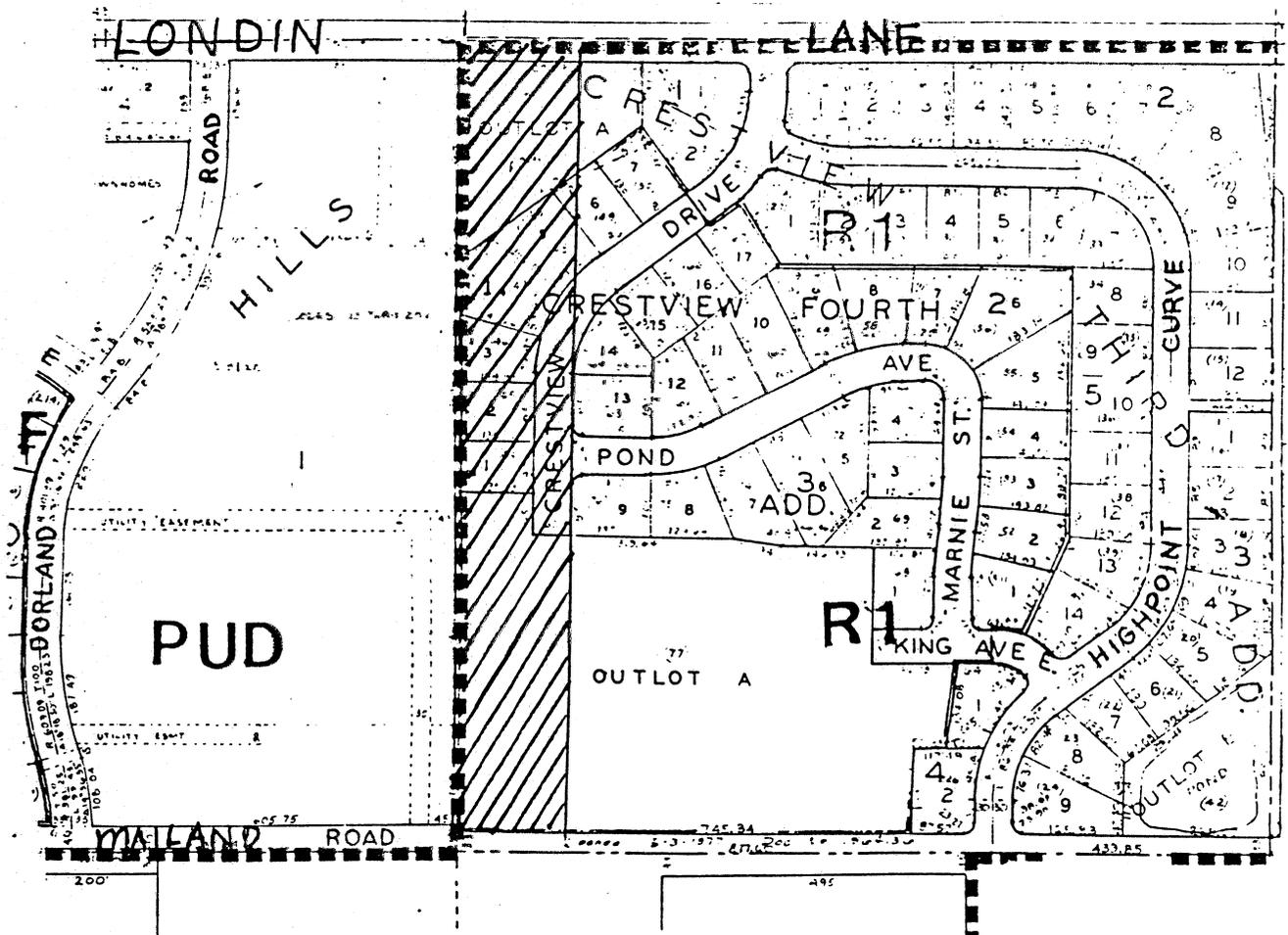
1. Location Map
2. Property Line/Zoning Map
3. Vista Hills Land Use Map
4. Plan Amendment Resolution

kenmemo16



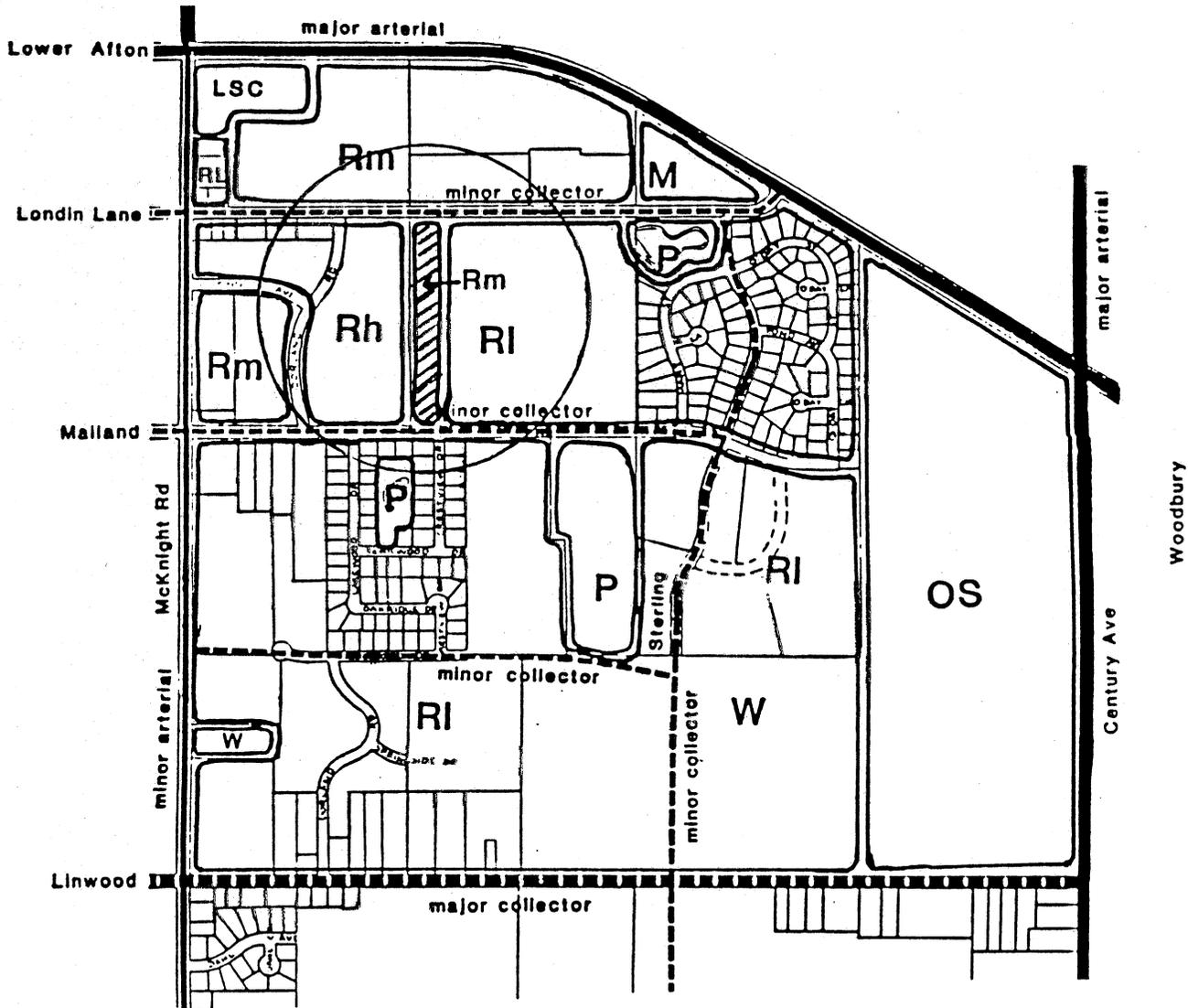
LOCATION MAP





PROPERTY LINE / ZONING MAP





REVISED  
12-09-85  
7-07-86

# VISTA HILLS NEIGHBORHOOD LAND USE PLAN



PLAN AMENDMENT RESOLUTION

WHEREAS, the City of Maplewood initiated an amendment to the Maplewood Comprehensive Plan from RM, medium density to RL, low density residential for the following-described property:

The area west of Crestview Drive between Mailand Road and Londin Lane.

WHEREAS, the procedural history of this plan amendment is as follows:

1. The Maplewood Planning Commission held a public hearing on December 18, 1989 to consider this plan amendment. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Planning Commission recommended to the City Council that said plan amendment be approved.

2. The Maplewood City Council considered said plan amendment on \_\_\_\_\_, 1990. The Council considered reports and recommendations from the Planning Commission and City staff.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described plan amendment be approved on the basis of the following finding of fact:

The property owner is developing this area with single-family homes which are consistent with the RL land use designation.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 1990.

5. NEW BUSINESS

- a. 7:30 Plan Amendment: Crestview Drive, between Mailand Road and Londin Lane

Ken Roberts, Associate Planner, presented the staff report for this proposed land use plan amendment from RM, Medium Density Residential to RL, Low Density Residential, for the western 120 feet of the Crestview 4th and future 5th additions (west of Crestview Drive between Mailand Road and Londin Lane).

Chairman Axdahl opened the meeting to discussion from the public.

Janice Knieff, 425 Crestview Drive, said that she was not opposed to this proposed land use plan amendment and that the garages for the townhouses to the west are a good divider between the townhouses and the single family dwellings.

Commissioner Fischer moved the Planning Commission recommend approval of the resolution to amend the land use plan for the area west of Crestview Drive (between Mailand Road and Londin Lane) from RM, Medium Density Residential to RL, Low Density Residential, on the basis that the property owner is developing the area with single-family homes which are consistent with a RL land use designation.

Commissioner Sletten seconded

Ayes--Axdahl,  
Barrett, Cardinal,  
Fischer, Gerke,  
Larson, Sigmundik,  
Sletten

- b. 7:40 Plan Amendment: Walter Street and Frost Avenue

Secretary Olson presented the staff report for this proposed land use plan amendment from RM, Medium Density Residential, to RL, Low Density Residential, for the area west of Walter Street and south of Frost Avenue.

Chairman Axdahl asked for comments from the public.

Jerry Gossin, 1101 Fenton Street, and Frank Silverbauer, 1889 Walter Street, both said they are in favor of only single-family dwellings in this area.

Action by Council:

MEMORANDUM

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

TO: City Manager  
FROM: Ken Roberts, Associate Planner  
SUBJECT: Land Use Plan Amendment  
LOCATION: West side of Walter Street, south of Frost Avenue  
APPLICANT: City of Maplewood  
OWNER: First State Bank of Hugo  
DATE: December 13, 1989

SUMMARY

INTRODUCTION

The City is proposing a land use plan amendment from RM, medium-density residential, to RL, low-density residential, for the area west of Walter Street and south of Frost Avenue. This is shown on the maps on pages 4, 5, 6 and 7.

BACKGROUND

As the "Past Actions" section on page 2 shows, this site has had a history of controversy. Past attempts to reconcile the zoning and land use plan have failed for lack of four votes. With the current proposal for single-dwelling homes, this conflict should be able to be resolved.

CRITERIA FOR APPROVAL

Plan amendments require no specific findings for approval. Any amendment, however, should be consistent with the City's land use goals and policies.

DISCUSSION

The zoning designation for a property defines the current development rights for that site while the land use plan designation is the City's expected future use of the property. Since the property owner has divided the property into three single-family home sites, the medium-density land use designation is not consistent with the expected development of the property. The proposed land use designation (RL) would make the R-1 zoning and land use designation consistent for this site.

RECOMMENDATION

Adopt the resolution on page 8 to amend the land use plan for the area west of Walter Street from RM, medium-density residential, to RL, low-density residential, on the basis that the property owner is developing the area with single-family homes which are consistent with an RL land use designation.

## REFERENCE

### Site Description

Area: 37,500 square feet (.86 acres)

Existing land use: three undeveloped single-dwelling lots

### Surrounding Land Uses

North: Frost Avenue, a City park and the DNR trail

East: Walter Street and single-family homes

South: Single-family homes

West: Single-family homes

### Past Actions

8-23-82: The City Council considered a request from Michael Mularoni to:

1. Vacate Walter Street from Fenton Street to Frost Avenue.
2. Vacate Fenton Street from Adele Street to Walter Street.
3. Rezone the site from R-1, single-dwelling, to R-3, multiple-dwelling.

The purpose was to construct two four-unit quad buildings. A motion to approve the rezoning failed with three votes in favor.

11-8-82: Council amended the land use plan for the area surrounding this site from RM, residential medium-density, to RL, residential low-density. The Mularoni site was specifically excluded.

5-19-83: District Court upheld the City's denial of the 1982 rezoning after a suit was brought against the City by Mr. Mularoni.

1-28-85: Council denied a rezoning from R-1 to R-3.

Summer, 1989: Walter Street was constructed from Fenton Street to Frost Avenue.

8-22-89: The City approved a lot split for this property for the present owner to create three single-family home lots fronting on Walter Street. (See the plan on page 7.)

11-16-89: Council initiated a study of properties which have zoning and land use designations that are inconsistent.

**Planning**

**Low-Density Residential (RL)** - "This classification is primarily designated for a variety of single-dwelling homes. An occasional double dwelling may be allowed. The maximum population density is 14 people per net acre" (page 18-29).

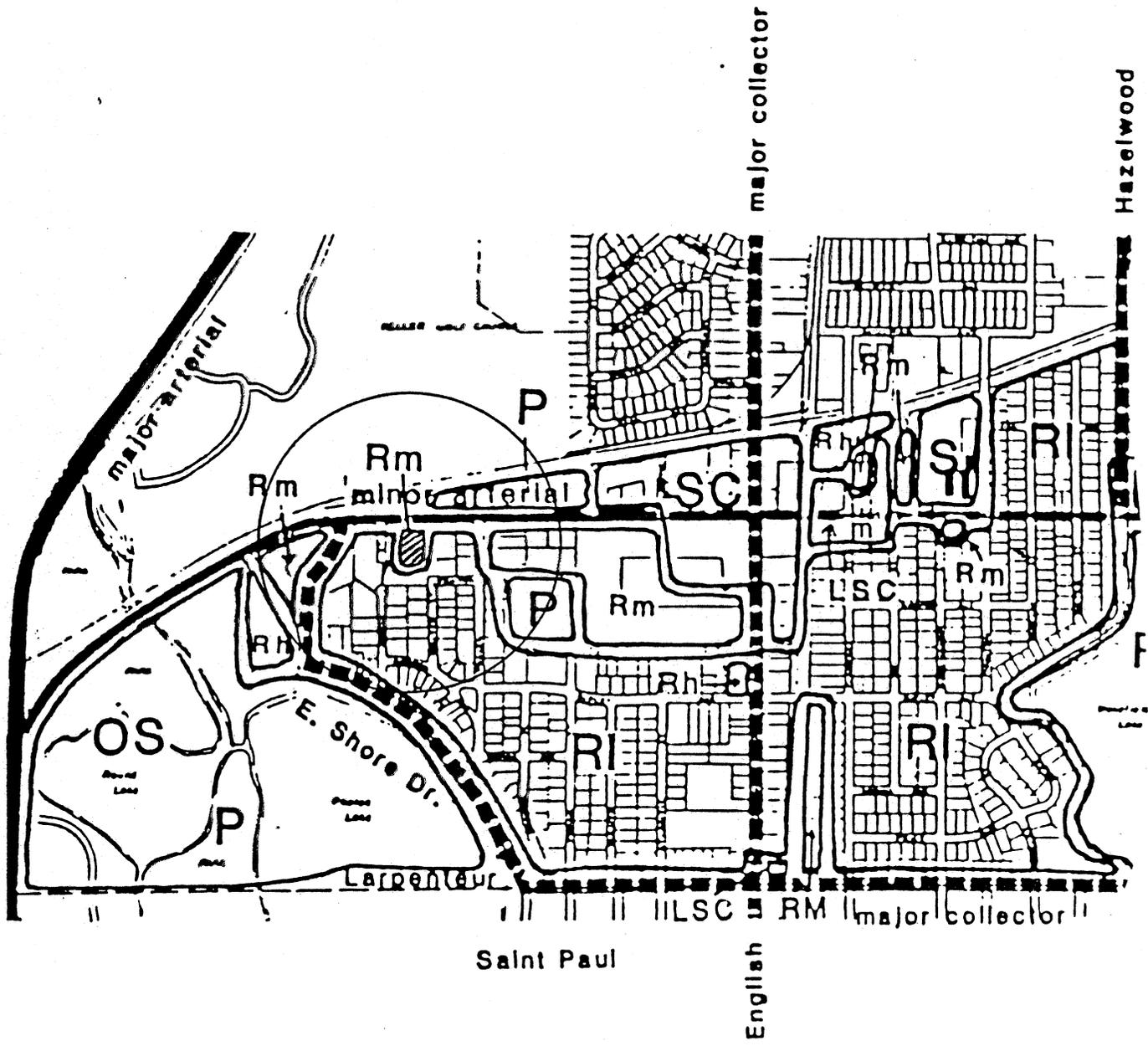
**Medium-Density Residential (RM)** - "This classification is designated for such housing types as single-family houses on small lots, two-family homes, townhouses, and mobile homes. The maximum population density is 22 people per net acre" (page 18-30).

Walterst

jl

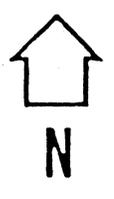
**Attachments**

1. Gladstone Neighborhood Land Use Map
2. Property Line/Zoning Map
3. 1982 Plan Amendment Area Map
4. Approved Lot Split Plan
5. Plan Amendment Resolution

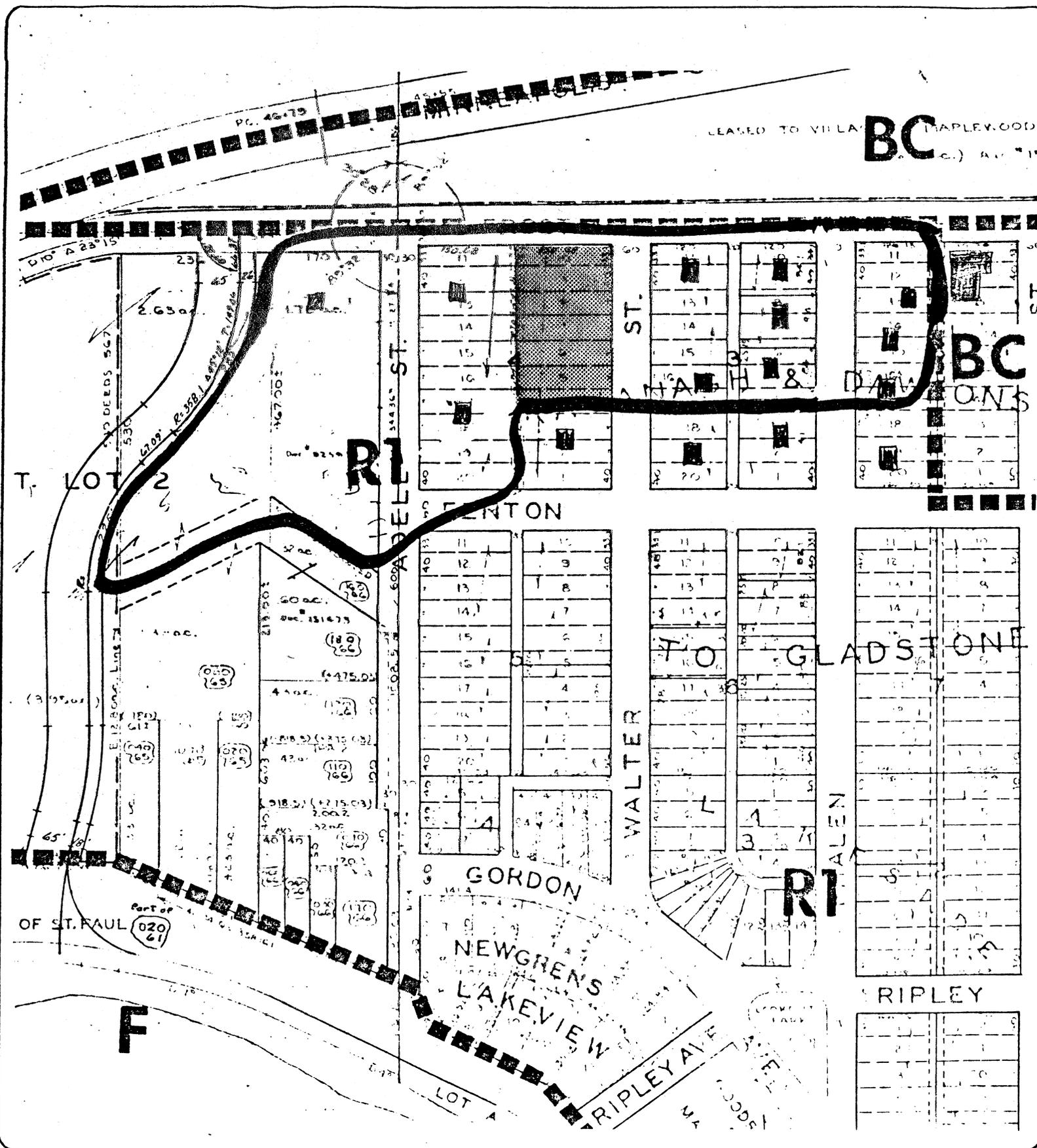


REVISED  
4-08-85

# GLADSTONE NEIGHBORHOOD LAND USE PLAN



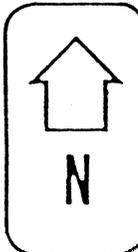




# PROPERTY LINE MAP

(AREA AMENDMENT FROM RM to RL on 11-8-82)

 Property exempted from this amendment at the request of Michael Mularoni, the former owner.





PLAN AMENDMENT RESOLUTION

WHEREAS, the City of Maplewood initiated an amendment to the Maplewood Comprehensive Plan from RM, medium-density residential, to RL, low-density residential, for the following-described property:

Lots 4 through 10, Block 4, Kavanagh and Dawson Addition to Gladstone

WHEREAS, the procedural history of this plan amendment is as follows:

1. The Maplewood Planning Commission held a public hearing on December 18, 1989, to consider this plan amendment. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Planning Commission recommended to the City Council that said plan amendment be approved.

2. The Maplewood City Council considered said plan amendment on \_\_\_\_\_, 1990. The Council considered reports and recommendations from the Planning Commission and City staff.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described plan amendment be approved on the basis of the following findings of fact:

1. The RL land use plan designation will be consistent with the zoning and expected development of the property.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 1990.

5. NEW BUSINESS

- a. 7:30 Plan Amendment: Crestview Drive, between Mailand Road and Londin Lane

Ken Roberts, Associate Planner, presented the staff report for this proposed land use plan amendment from RM, Medium Density Residential to RL, Low Density Residential, for the western 120 feet of the Crestview 4th and future 5th additions (west of Crestview Drive between Mailand Road and Londin Lane).

Chairman Axdahl opened the meeting to discussion from the public.

Janice Knieff, 425 Crestview Drive, said that she was not opposed to this proposed land use plan amendment and that the garages for the townhouses to the west are a good divider between the townhouses and the single family dwellings.

Commissioner Fischer moved the Planning Commission recommend approval of the resolution to amend the land use plan for the area west of Crestview Drive (between Mailand Road and Londin Lane) from RM, Medium Density Residential to RL, Low Density Residential, on the basis that the property owner is developing the area with single-family homes which are consistent with a RL land use designation.

Commissioner Sletten seconded

Ayes--Axdahl,  
Barrett, Cardinal,  
Fischer, Gerke,  
Larson, Sigmundik,  
Sletten

- b. 7:40 Plan Amendment: Walter Street and Frost Avenue

Secretary Olson presented the staff report for this proposed land use plan amendment from RM, Medium Density Residential, to RL, Low Density Residential, for the area west of Walter Street and south of Frost Avenue.

Chairman Axdahl asked for comments from the public.

Jerry Gossin, 1101 Fenton Street, and Frank Silverbauer, 1889 Walter Street, both said they are in favor of only single-family dwellings in this area.

Commissioner Cardinal moved the Planning Commission recommend adoption of the resolution to amend the land use plan for the area west of Walter Street and south of Frost Avenue from RM, Medium Density Residential to RL, Low Density Residential, on the basis that the property owner is developing the area with single-family homes which are consistent with an RL land use designation.

Commission Sletten seconded      Ayes--Axdahl, Barrett,  
Cardinal, Fischer, Gerke,  
Larson, Sigmundik,  
Sletten

c. 7:50 Plan Amendment: Radatz Avenue, West of White Bear Avenue

Ken Roberts, Associate Planner, presented the staff report for this proposed land use plan amendment from RM, Medium Density Residential to RL, Low Density Residential, and a rezoning from F, Farm Residential to R-1, Single Dwelling Residential for the area north of Radatz Avenue and west of White Bear Avenue.

A commissioner asked how this property was developed with single-family homes while the zoning remained farm residential. Staff responded that it was developed before 1957.

Chairman Axdahl opened the public hearing.

Bob Anderson, 89 Wildwood Beach Road, said he is owner of a parcel included in this proposal. Mr. Anderson said his property is now surrounded by commercial development so he cannot sell it for residential development and property taxes on this property are high. Mr. Anderson said he would like this property rezoned commercial so he could develop and sell his property. Mr. Anderson said he was not notified when his property was rezoned residential.

In response to a commissioner's question, Secretary Olson said this land use plan amendment and rezoning was initiated in order to eliminate inconsistencies between the land use plan and zoning. Secretary Olson said the land was originally zoned farm residential and the property fronting on Beam Avenue was rezoned to business commercial. Secretary Olson said if a property owner wanted to pursue a land use plan amendment and rezoning he could file an application and staff will then start the review process.

Action by Council:

MEMORANDUM

To: Michael A. McGuire, City Manager  
From: Robert D. Odegard, Director of Parks & Recreation  
Subj: Park Acquisition Charge For Neighborhood Parks  
Date: December 29, 1989

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

Introduction

Maplewood Code Sec. 21-56 (a) states "the City Council, at the first regular meeting of each calendar year, shall act to adopt by resolution, the average acre acquisition cost and the average acre development cost for neighborhood parks throughout the City."

Background

The formula to determine the Park Acquisition Charge is based on the cost of one acre of land plus one-half the cost of development, divided by 100 people, which equals the cost per person per acre. Our present cost of \$79.50 per person per acre is based on purchasing one acre of land for \$4,200, and the development of one acre of park property at \$7,500.

The Maplewood Park and Recreation Commission at its meeting of December 18, 1989, discussed the reality of using the present formula for determining the Park Acquisition Charge for Neighborhood Parks. The ability to purchase an acre of land for \$4,200 and to develop an acre of park property at \$7,500 is no longer realistic. The Commissioners questioned the continued use of the formula for establishing Park Acquisition Charges and recommended the possible abolition of this section of the code in favor of the Council setting a specific dollar figure each year for Neighborhood PAC Charges.

The Park and Recreation Commission is recommending in the motion by Commission Ewald that the City Council look at the formula used to determine PAC charges due to the increases in land value and costs of development. At this time, the Commission recommends the cost per acre be increased to at least \$5,000 per acre, and continue the cost of development at \$7,500 per acre; second by Commissioner Christianson; Ayes: All, with Commissioner Piletich abstaining.

If the recommendation of the Park Commission is accepted, this will raise the per person per acre cost from \$79.50 to \$87.50 per person. This, in turn, will increase the present PAC Neighborhood Charge from \$326.00 to \$358.75 for a single home.

Recommendation

The Park and Recreation Commission recommends that effective January 8, 1990, that the City Council establish the average acre acquisition cost at \$5,000 and continue the development cost at \$7,500 per acre, with the City financing 50% of the development cost. (See attached Resolution)

RESOLUTION FOR PARK ACQUISITION CHARGE  
FOR NEIGHBORHOOD PARKS

WHEREAS Maplewood Code Sec. 21-46 recognizes the need for neighborhood parks, establishes standards and improvement guidelines for such and provides methods of acquisition and development, and

WHEREAS Sec. 21-56 (a) states that the City Council at its first regular meeting of each calendar year shall act to adopt by resolution the average acre acquisition cost and the average acre development cost for neighborhood parks throughout the City, and

WHEREAS the intention of the Ordinance is to provide for future quality of life through the acquisition and development of park-open space, and

WHEREAS the costs of acquisition of property and the development of parks has continued to increase,

THEREFORE, the Park and Recreation Commission recommends that effective January 8, 1990, the City Council establish the average acre acquisition cost at \$5,000, and continues the development cost at \$7,500 per acre, with the City financing 50% of the development costs.

DECEMBER 1989

HOW TO CALCULATE PARK ACQUISITION CHARGES FOR NEIGHBORHOOD PARKS  
(5-15 ACRES IN SIZE)

$$\text{(COST OF 1 ACRE + 1/2 COST OF DEVELOPMENT) } \div \text{ 100 PEOPLE = } \\ \text{COST PER PERSON PER ACRE}$$

COST OF DEVELOPMENT IS PAID BY CITY FUNDS (1/2) AND  
PAC FUNDS (1/2)

DEVELOPMENT INCLUDES SUCH ITEMS AS: PLAY EQUIPMENT, DIAMONDS,  
BACKSTOPS, TENNIS COURTS, HARD SURFACE AREA, HOCKEY RINK,  
PARKING LOT, SMALL BUILDING.

PRESENTLY:

$$\begin{array}{r} \text{COST OF 1 ACRE} \\ (\$4,200) \end{array} + \begin{array}{r} \text{DEVELOPMENT} \\ \text{1 ACRE} \\ \underline{\$7,500} \\ 2 \end{array} ) \div \begin{array}{r} \text{PEOPLE/ACRE} \\ 100 \end{array} = \$79.50/\text{PERSON/ACRE}$$

$$\begin{array}{r} \text{RECOMMENDED:} \\ (\$5,000) \end{array} + \begin{array}{r} \text{DEVELOPMENT} \\ \text{1 ACRE} \\ \underline{\$7,500} \\ 2 \end{array} ) \div 100 = \$87.50/\text{PERSON/ACRE}$$

WHAT WILL BE THE COSTS TO A BUILDER?

	<u>PERSONS/</u> <u>UNIT</u>	<u>PRESENTLY</u> <u>(\$79.50)</u>	<u>RECOM-</u> <u>MENDED</u> <u>(\$87.50)</u>
SINGLE FAMILY DETACHED DWELLING	4.1	326.00	358.75
MOBILE HOME	2.5	198.75	218.75
EFFICIENCY DWELLING			
1 BEDROOM	1.1	87.45	96.25
3 BEDROOM	3.3	262.35	288.75
TOWNHOUSE			
1 BEDROOM	2	159.00	175.00
3 BEDROOM	4	318.00	350.00

Action by Council:

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

AGENDA REPORT

TO: Mayor and City Council  
FROM: City Manager *Michael A. Williams*  
RE: **APPOINTMENTS FOR 1990**  
DATE: January 2, 1990

	<u>1989</u>	<u>1990</u>
a. City Attorney	Bannigan & Kelly	<u>Recommend Bannigan &amp; Kelly</u>
b. Prosecuting Attorney	Martin Costello	<u>Recommend Martin Costello</u>
c. Municipal Legislative Commission	Gary Bastian Michael McGuire	_____ _____
d. Ramsey County League of Local Governments	George Rossbach	_____
e. Cable Commission	Norm Anderson Ann Fitch	_____ _____
f. N.E.S.T.	Norm Anderson George Rossbach	_____ _____
g. Suburban Rate Authority	Fran Juker Alternate: Dan Faust	_____ _____
h. Official Newspaper	Maplewood Review	<u>Recommend Maplewood Review</u>
i. East Community Family Center	Norm Anderson Ken Collins	_____ _____

Mayor and City Council  
Appointments for 1990  
January 2, 1990  
Page Two

	<u>1989</u>	<u>1990</u>
j. East Metro Development Group	John Greavu Geoff Olson	<hr/> <hr/>
k. Acting Mayor	Fran Juker	<hr/>
l. Maplewood/North St. Paul/Oakdale Chamber of Commerce	John Greavu Alternate: Michael McGuire	<hr/> <hr/>
m. St. Paul Water Treatment Plan Advisory Board	Norm Anderson Gary Bastian	<hr/> <hr/>
n. Ramsey County Light Rail Transit Committee	George Rossbach Geoff Olson	<hr/> <hr/>

MAM:kaz

I-5.a.+b.

MEMORANDUM

Action by Council:

TO: City Manager  
FROM: Director of Community Development  
SUBJECT: Planning Commission and Community Design Review Board Reappointments  
DATE: January 2, 1990

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

The following terms expired January 1, 1990. Each member wants to be reappointed.

PLANNING COMMISSION (3-YEAR TERMS)

<u>Members</u>	<u>Original Appointment</u>	<u>Attendance-1989 17 Meetings Held</u>
Ralph Sletten (Ralph will be gone all of February and half of March each year.)	4-3-80	15
Lorraine Fischer	1970	14
Marvin Sigmundik	3-14-83	12
Les Axdahl	8-8-74	16

COMMUNITY DESIGN REVIEW BOARD (2-YEAR TERMS)

<u>Member</u>	<u>Original Appointment</u>	<u>Attendance-1989 17 Meetings Held</u>
Don Moe	1-22-81	15
*Roger Anitzberger	6-13-88	15
*Mike Holder	1-10-89	16
*Completing terms of previous members		

Recommendation

Reappoint members to the Planning Commission and Community Design Review Board.

kd/reappts.mem

I - 5c

MEMORANDUM

Action by Council:

To: Michael A. McGuire, City Manager  
From: Robert D. Odegard, Director of Parks & Recreation  
Subj: Re-appointment To Park and Recreation Commission  
Date: December 29, 1989

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

At the Maplewood Park and Recreation Commission meeting of December 18, 1989, the Commission recommended the re-appointment of the following members for three year terms:

- John Chegwyn, 1631 East Sextant
- Rita K. Brenner, 2363 Oakridge Drive
- Michael Fiebiger, 498 Marnie Street

Their three year term would expire on December 31, 1992.

MAPLEWOOD PARK AND RECREATION COMMISSION MEMBERS

	<u>TERM OF SERVICE</u>	<u>ATTENDANCE IN 1989</u>	<u>EXPIRATION OF TERM</u>
MAVIS HAWKINS, CHAIRMAN 1406 EAST PRICE AVENUE MAPLEWOOD, MN 55109	6/86	92%	12/31/91
DONALD E. CHRISTIANSON, VICE-CHAIR 1111 EAST COUNTY ROAD C MAPLEWOOD, MN 55109	11/77	92%	12/31/90
JEANNE EWALD, SECRETARY 1744 RUTH STREET MAPLEWOOD, MN 55109	1/88	92%	12/31/90
JOHN CHEGWYN 1631 EAST SEXTANT MAPLEWOOD, MN 55109	4/77	92%	12/31/89
RITA K. BRENNER 2363 OAKRIDGE DRIVE MAPLEWOOD, MN 55119	9/82	100%	12/31/89
BONNIE QUALLEY 2089 BEAM AVENUE MAPLEWOOD, MN 55109	12/74	67%	12/31/91
VOYA PILETICH 860 BURKE COURT MAPLEWOOD, MN 55109	4/78	83%	12/31/90
CATHY TOLLEFSON 2587 POND AVENUE MAPLEWOOD, MN 55119	6/89	71%	12/31/91
MICHAEL FIEBIGER 498 MARNIE STREET MAPLEWOOD, MN 55119	6/89	86%	12/31/89
CECELIA SCHNEIDER 433 EAST LARPENTEUR MAPLEWOOD, MN 55117	4/84	8%	12/31/89 (RESIGNED 1/23/89)

I - 5.d

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

M E M O R A N D U M

TO: City Manager  
FROM: Staff Services Coordinator *Gail Blackstone*  
RE: HUMAN RELATIONS COMMISSION REAPPOINTMENTS  
DATE: January 3, 1990

At its regular meeting on January 2, 1990, the Human Relations Commission voted to recommend reappointment of the following commissioners whose terms expired on December 31, 1989:

Carol Engel  
Karla Sand

If appointed, each person has agreed to serve another term.

GJB:kaz

AGENDA REPORT

I - 5 E

To: City Manager Michael McGuire  
From: Chief of Police Kenneth V. Collins *KVC*  
Subject: Civil Service Commission Reappointment  
Date: January 3, 1990

Action by Council:

Endorsed \_\_\_\_\_  
Modified \_\_\_\_\_  
Rejected \_\_\_\_\_  
Date \_\_\_\_\_

Introduction

Steven Gunn was appointed to the Civil Service Commission on July 22, 1985, and his term expired December 31, 1989.

Recommendation

I am recommending that Steven Gunn be appointed to another three-year term effective January 1, 1990, with the term expiring December 31, 1992.

Action Required

I request that this be submitted to the City Council for their approval.

KVC:js

I-6

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

M E M O R A N D U M

TO: Mayor and City Council  
FROM: City Manager *Michael M. Jones*  
RE: **RULES OF PROCEDURE**  
DATE: January 2, 1990

The Rules of Procedure are reviewed on a yearly basis by the City Council, so please bring your copy to the meetings for reference and making changes. If you do not have a copy or have misplaced yours, please let me know and I will get you another booklet.

MAM:kaz

Jan 8, 1990

# Lillie Suburban Newspapers

2515 E. Seventh Avenue  
North St. Paul, MN 55109  
(612) 777-8800

November 20, 1989

Honorable Mayor Elect Norman Anderson and City Council  
City of Maplewood  
1830 East County Road B  
Maplewood, Minnesota 55109

Dear Mayor Anderson and Council Members:

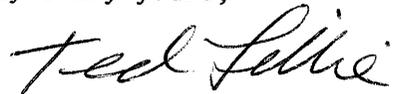
We are pleased to submit the following quotation on publishing of minutes and other legal publications during 1990.

As you are aware, the Minnesota State Legislature establishes the legal rates for the publishing of legal notices. However, as in the past, we will discount the legal rate for publishing council proceedings.

Legal publication rates for public notices, bids, etc., are \$5.80 per column inch, \$7.74 per column inch tabulated and \$3.87 per column inch for each additional publication in 6 point type.

Thank you for allowing us to serve as your legal newspaper for 1989.

Very truly yours,



N. Theodore Lillie



Raymond J. Enright

NTL/RJE:1kr



RAMSEY COUNTY REVIEW — MAPLEWOOD REVIEW — OAKDALE-LAKE ELMO REVIEW — NEW BRIGHTON BULLETIN — SHOREVIEW BULLETIN  
ST. ANTHONY BULLETIN — SHOPPING REVIEW — SHOPPING REVIEW EAST — ROSEVILLE REVIEW  
SOUTH-WEST REVIEW — WOODBURY-SOUTH MAPLEWOOD REVIEW — FRIDLEY SHOPPING BULLETIN — NORTH SHOPPING BULLETIN