

REMINDER: 6:30 P.M. MEETING - DISCUSSION OF AUDIT REPORT, MAPLEWOOD ROOM

AGENDA

MAPLEWOOD CITY COUNCIL
7:00 P.M., Monday, April 22, 1991
Council Chambers, Municipal Building
Meeting No. 91-08

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF MINUTES

Meeting of April 4, 1991 (Council/Manager)
Meeting No. 91-07 (April 22, 1991)

E. APPROVAL OF AGENDA

EA. APPOINTMENTS

1. Park and Recreation Commission

F. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion on these items. If a member of the City Council wishes to discuss an item, that item will be removed from the Consent Agenda and will be considered separately.

1. Approval of Claims
2. Planning Commission Annual Report
3. Preliminary Plat Time Extension: Gervais Overlook

G. PUBLIC HEARINGS

1. 7:00 P.M., City Wide Water Project 90-07: Assessment Hearing_____
2. 8:45 P.M., Code Change: Sideyard Setbacks (1st Reading)_____

H. AWARD OF BIDS

1. Banking Services_____
2. Playground Equipment_____

I. UNFINISHED BUSINESS

1. Preservation: Open Space _____
2. Land Use Plan Change: Lakewood Drive & Maryland Avenue (4 Votes) _____
3. Code Change: Temporary Signs (2nd Reading - 4 Votes) _____

J. NEW BUSINESS

1. Approve Plans - Authorize Bids: Project 88-12 - Beam Avenue _____
2. Parking Authorization and Fence Design: T-Birds _____
3. Plan Amendment: Co. Rd. B & White Bear Avenue (4 Votes) _____
4. Communication from Maplewood, North St. Paul, Oakdale School District 622 _____

K. VISITOR PRESENTATIONS

L. COUNCIL PRESENTATIONS

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

M. ADMINISTRATIVE PRESENTATIONS

1. _____
2. _____
3. _____
4. _____

N. ADJOURNMENT

COUNCIL/MANAGER MEETING
OF THE
CITY COUNCIL OF THE CITY OF MAPLEWOOD
4:30 p.m., Thursday, April 4, 1991
Maplewood Room, Maplewood City Hall

A. CALL TO ORDER

The Council/Manager meeting of the Maplewood City Council was held in the Maplewood Room, Maplewood City Hall. The meeting was called to order by Mayor Gary Bastian at 4:55 p.m.

B. ROLL CALL

Mayor Gary Bastian	Present
Councilperson Dale Carlson	Present
Councilperson Fran Juker	Present
Councilperson George Rossbach	Present
Councilperson Joseph Zappa	Present

Others Present:

City Manager Michael McGuire
Assistant City Manager Gretchen Maglich
City Attorney Patrick Kelly
Director of Public Works Ken Haider

C. NEW BUSINESS

1. Grading and Erosion Control Ordinance/Model Wetlands Ordinance

Director of Public Works Haider presented the proposed drafts of a grading and erosion control ordinance and a model wetlands ordinance. Following some discussion, it was the consensus of the City Council to place the draft grading and erosion control ordinance on a future City Council meeting agenda for consideration.

2. Property Acquisition Update

City Manager McGuire presented a status report of the negotiations with owners of the properties on the corner of White Bear Avenue and East County Road B. The City Council directed City Manager McGuire to proceed with the negotiations for the possible purchase of the Pearson, Monette, Wicklander, and Wonder Bread properties.

The City Council directed staff to investigate the possibility of using the two homes on the Fulk property for community meeting room space.

3. Commissioner's Recognition Event

Assistant City Manager Maglich presented the different options for the dinner/lunch and gift possibilities for the Commissioners' recognition event. It was the consensus of the City Council that 1) the event be held on the evening of Saturday, June 29, 1991, at the Maplewood Days Inn, and 2) only the new Commissioners would receive a gift (a City portfolio stamped with their name). This gift is to be presented to the new Commissioners at one of their regular Commission meetings.

4. Commissioners' Terms

The report regarding the Commissioners' terms, length of service, and attendance was discussed.

5. Take Home Car Policy

City Manager McGuire presented his report and recommendation regarding the current take home car policy. Following considerable discussion, Councilmember Zappa moved that all take home cars be eliminated with the exception of the canine officers. There was no second, and the motion died. It was the consensus of the City Council that this item would be discussed again at a future meeting.

6. Miscellaneous Updates

City Manager McGuire stated that there will be no action by the 1991 State Legislature on proposed legislation regarding Ramsey County's suburban courts and the consolidation of police services. City Manager McGuire also provided an update on the union/management 1991 contract negotiations.

Councilmember Carlson left the meeting at 7:18 p.m.

Councilmember Juker presented some information regarding the Fire Departments' audit report which will be discussed on Monday, April 8, 1991, at 6:30 p.m.

E. ADJOURNMENT

The meeting was adjourned at 7:32 p.m.

MINUTES OF MAPLEWOOD CITY COUNCIL
7:00 P.M., Monday, April 8, 1991
Council Chambers, Municipal Building
Meeting No. 91-07

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 7:04 P.M. by Mayor Bastian.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Gary W. Bastian, Mayor	Present
Dale H. Carlson, Councilmember	Present
Frances L. Juker, Councilmember	Present
George F. Rossbach, Councilmember	Present
Joseph A. Zappa, Councilmember	Present

D. APPROVAL OF MINUTES

Councilmember Zappa moved to approve the minutes of Meeting No. 91-06 (March 25, 1991) as corrected:

1. Item L, 1, b: add ". . and specified 3 particular areas of concern: (a) grade crossings, (b) possible cut-through to Highway 61, and (c) path for shuttle to Mall area."
2. Item G, 4, h. should actually be Item G, 2, i.
3. Item L, 4, a. change to "Councilmember Zappa . . ."

Seconded by Councilmember Juker

Ayes - Councilmembers Carlson,
Juker, Rossbach, Zappa
Abstain - Councilmember Zappa

E. APPROVAL OF AGENDA

Mayor Bastian moved to approve the Agenda as amended:

1. N.E.S.T.
2. 375 E. Roselawn
3. Champion Auto Sign
4. Recycling
5. Park Commission/Council
6. Firefighter Relief Association Meeting
7. Attorney-Client Session to discuss pending litigation (after Item J)
8. Set date for 1990 Audit Meeting

Seconded by Councilmember Zappa

Ayes - all

F. CONSENT AGENDA

Councilmember Zappa moved, seconded by Councilmember Carlson; Ayes - all, to approve the Consent Agenda items 1 through 4 as recommended:

1. Approval of Claims

Approved the following claims:

ACCOUNTS PAYABLE: \$ 654,839.96

 \$ 312,975.51

 \$ 967,815.47

PAYROLL: \$ 125,517.06

 \$ 10,227.79

 \$ 135,744.85

 \$1,103,560.32

Checks #12064 - #12145
Dated 03-13-91 thru 03-29-91

Checks #12685 - #12793
Dated 04-08-91

Total per attached voucher/check register

Payroll Checks dated 03-29-91

Payroll Deductions dated 03-29-91

Total Payroll

GRAND TOTAL

2. Authorization to Dispose of 1984 Records

91-04-43

RESOLUTION FOR DESTRUCTION OF CITY RECORDS

WHEREAS, M.S.A. 138.17 governs the destruction of city records; and

WHEREAS, a list of records has been presented to the Council with a request in writing that destruction be approved by the Council;

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

1. That the Finance Director is hereby directed to apply to the Minnesota State Historical Society for an order authorizing destruction of the records as described in the attached list.
2. That upon approval by the State of the attached application, the Finance Director is hereby authorized and directed to destroy the records listed.

3. Contract for Insurance Consultant Services

Approved a three-year contract with Preferred Risk Consultants for insurance consultant services.

4. Selection of Insurance Agents

Appointed Ekblad, Pardee & Bewell, Inc., Hadtrath & Associates, Inc. and American Agency be the City's agents for obtaining quotes for property/casualty insurance.

G. PUBLIC HEARINGS

1. 7:00: Lot Width Variation & Lot Split: Frost Avenue & Adele Street (Kastner)
 - a. Mayor Bastian convened the meeting for a public hearing regarding a lot width variation and lot split.
 - b. Manager McGuire presented the staff report.
 - c. Director of Community Development Olson presented the specifics of the report.
 - d. Mayor Bastian opened the public hearing, calling for proponents or opponents. The following person was heard:

Mr. Gary Kastner, the applicant
 - e. Mayor Bastian closed the public hearing.
 - f. Commissioner Anitzberger presented the Planning commission report.
 - g. Councilmember Zappa introduced the following Resolution and moved its adoption:

91 - 04 - 44

SUBDIVISION CODE VARIATION RESOLUTION

WHEREAS, Gary Kastner applied for a variation from the subdivision code.

WHEREAS, the legal description is:

Lots 11 through 16, Block 4, Kavanagh & Dawsons Addition to Gladstone, Ramsey County, Minnesota.

WHEREAS, Section 30-(f)(b) (1) of the Maplewood Code of Ordinances requires that corner lots have a minimum width of 100 feet.

WHEREAS, the applicant is proposing a corner lot width of 83.1 feet.

WHEREAS, this requires a variation of 16.9 feet.

WHEREAS, the history of this variation is as follows:

1. The Planning Commission discussed this variation on March 4, 1991. They recommended that the City Council approve the variation.
2. The City Council held a public hearing on April 8, 1991. City staff published a notice in the Maplewood Review and sent notices to the surrounding property owners as required by law. The Council gave everyone at the hearing a chance to speak and present written statements. The Council also considered reports and recommendations from the City staff and Planning Commission.

NOW, THEREFORE, BE IT RESOLVED that the City Council approve the above-described variation for the following reasons:

1. This variation would not affect the plan and spirit of the ordinance.
2. Someone could build a house on this lot that meets all setback requirements.

3. The City has approved similar variations.

Seconded by Councilmember Carlson

Ayes - Mayor Bastian, Councilmembers
Carlson, Zappa

Nays - Councilmembers Juker, Rossbach

h. Councilmember Zappa moved to approve the lot split to create three lots subject to the following conditions:

1. The applicant removing the two sheds from Tract B before the City signs the new deeds.
2. The applicant recording the new deeds within one year of this approval.
3. Removal of yard debris that exists.
4. Houses must conform to City Housing Codes and applicant must obtain necessary permits.
5. Replace curb on Frost Avenue and have no access to Frost.
6. House to have Adele Street address.

Seconded by Councilmember Carlson

Ayes - Mayor Bastian, Councilmembers
Carlson, Zappa

Nays - Councilmembers Juker, Rossbach

2. 7:15: South of Minnehaha Avenue:
Land Use Plan (4 Votes)
Zoning Map Change (4 Votes)

- a. Mayor Bastian convened the meeting for a public hearing regarding the Land Use Plan and Zoning Map Change.
- b. Manager McGuire presented the staff report.
- c. Director of Community Development Olson presented the specifics of the report.
- d. Commissioner Anitzberger presented the Planning Commission Report.
- e. Mayor Bastian opened the public hearing, calling for proponents or opponents. The following persons were heard:

Phyllis Schwartz, 649 Ferndale Street
Hesiem Qureshi, 900 Mendakota, Mendota Heights
Jim Embertson, 585 Ferndale
Robert Schwartz, 649 Ferndale Street
Harold Pearl, 657 Ferndale
Fransico Cahle, 2707 Margaret
Bernard Mehr; 687 Ferndale
Tom Anquist, 635 No. Ferndale
Kim Cahle, 2707 Margaret

- f. Mayor Bastian closed the public hearing.

g. Councilmember Zappa introduced the following Resolution and moved its adoption:

91 - 04 - 45

LAND USE PLAN CHANGE RESOLUTION

WHEREAS, the Maplewood City Council initiated a change to the City's land use plan from RH (residential high density) to RL (residential low density).

WHEREAS, this change applies to the property identified as Group One in the February, 1991 staff report. These are 2504 through 2550 and 2648 through 2688 Minnehaha Avenue. The property identification numbers are 36-29-22-12-0019, 36-29-22-12-0020, 36-29-22-12-0021, 36-29-22-12-0022, 36-29-22-12-0023, 36-29-22-12-0024, 36-29-22-12-0025, 36-29-22-12-0026, 36-29-22-11-0002, 36-29-22-11-0005, 36-29-22-11-0006, 36-29-22-11-0009, 36-29-22-11-0010 and 36-29-22-11-0060.

WHEREAS, the history of this change is as follows:

1. The Planning Commission held a public hearing on March 4, 1991. City staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners as required by law. The Planning Commission gave everyone at the hearing a chance to speak and present written statements. The Planning Commission recommended to the City Council that the plan amendment be approved.
2. The City Council discussed the plan amendment on April 8, 1991. They considered reports and recommendations from the Planning Commission and City staff.

NOW, THEREFORE, BE IT RESOLVED that the City Council approve the above-described change for the following reasons:

1. The change would be consistent with the goals and policies in the Comprehensive Plan.
2. The RL classification would be more compatible with the existing land uses than with the RH classification.
3. There are no plans to redevelop these lots with multiple dwellings.

Seconded by Councilmember Carlson

Ayes - all

g. Councilmember Rossbach introduced the following Resolution and moved its adoption:

91 - 04 - 46

LAND USE PLAN CHANGE RESOLUTION

WHEREAS, the Maplewood City Council initiated a change to the City's land use plan from RH (residential high density) to OS (open space).

WHEREAS, this change applies to the property identified as Group Two in the February, 1991 staff report. These are on the corner of Minnehaha and Ferndale. The property identification numbers are 36-29-22-11-0010, 36-29-22-11-0011, 36-29-22-12-0001, 36-29-22-12-0002, 36-29-22-12-0003 and 36-29-22-12-0004. The legal description is Lots 4 and 5, Block 2, Farrell's Addition, and Lots 1 through 5, Block One, Minty Acres Addition.

WHEREAS, the history of this change is as follows:

1. The Planning Commission held a public hearing on March 4, 1991. City staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners as required by law. The Planning Commission gave everyone at the hearing a chance to speak and present written statements. The Planning Commission recommended to the City Council that the plan amendment be approved.
2. The City Council discussed the plan amendment on April 8, 1991. They considered reports and recommendations from the Planning Commission and City staff.

NOW, THEREFORE, BE IT RESOLVED that the City Council approve the above-described change for the following reasons:

1. The change would be consistent with the goals and policies in the comprehensive plan.
2. Development restrictions on these properties because of the wetlands prohibit any filling or building on them.

Seconded by Councilmember Carlson

Ayes - all

- h. Councilmember Zappa introduced the following Resolution and moved its adoption:

91 - 04 - 47

LAND USE PLAN CHANGE RESOLUTION

WHEREAS, the Maplewood City Council initiated a change to the City's land use plan from RH (residential high density) to OS (open space).

WHEREAS, this change applies to the property located on the northwest corner of Margaret Street and Century Avenue identified as Group Three in the February, 1991 staff report. The property identification numbers are 36-29-22-11-0021 and 36-29-22-11-0022. The legal description is Lots 9 and 10, Block One of Farrell's Addition.

WHEREAS, the history of this change is as follows:

1. The Planning Commission held a public hearing on March 4, 1991. City staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners as required by law. The Planning Commission gave everyone at the hearing a chance to speak and present written statements. The Planning Commission recommended to the City Council that the plan amendment be approved.
2. The City Council discussed the plan amendment on April 8, 1991. They considered reports and recommendations from the Planning Commission and City staff.

NOW, THEREFORE, BE IT RESOLVED that the City Council approve the above-described change for the following reasons:

1. The change would be consistent with the goals and policies in the comprehensive plan.

2. The City is planning a storm water pond that will cover the entire site.

Seconded by Councilmember Carlson

Ayes - all

i. Councilmember Zappa introduced the following Resolutions and moved their adoption:

91 - 04 - 48

LAND USE PLAN CHANGE RESOLUTION

WHEREAS, the City of Maplewood initiated a change to the City's land use plan from DR (development-research) and RH (residential high density) to LSC (limited service commercial) and OS (open space).

WHEREAS, this change applies to the property located west of Carlton Street, south of the extension of the Margaret Street right-of-way and the wetlands and ponding on the 3M property.

WHEREAS, the history of this change is as follows:

1. The Planning Commission held a public hearing on March 4, 1991. City staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners as required by law. The Planning Commission gave everyone at the hearing a chance to speak and present written statements. The Planning Commission recommended to the City Council that the plan amendment be approved.
2. The City Council discussed the plan amendment on April 8, 1991. They considered reports and recommendations from the Planning Commission and City staff.

NOW, THEREFORE, BE IT RESOLVED that the City Council approve the above-described change for the following reasons:

1. The change would be consistent with the goals and policies in the comprehensive plan.
2. This site is part of the Carlton Racquetball Club site which the City is planning for LSC use.
3. High density residential development is not likely on this site because of the wetlands.

91 - 04 - 49

RESOLUTION: ZONING MAP CHANGE

WHEREAS, the City of Maplewood initiated a change for the zoning map from R-3 (multiple-dwelling residential) to M-1 (light manufacturing.)

WHEREAS, this change applies to the property located west of Carlton Street south of the extension of the Margaret Street right-of-way. The legal description is the South 660 feet of the following properties:

1. Except the North 324 feet; the part lying west of Carlton Street of following: The East 1/2 of West 1/2 of the East 3/4 of Northwest 1/4 of the Northeast 1/4 (subject to road and easements) in Section 36, Township 29, Range 22, (PIN 36--29-22-12-0018).
2. Subject to avenue and sewer easement and except West 100 feet, the West 1/2 of West 1/2 of East 3/4 of Northwest 1/4 of Northeast 1/4 of Section 36, Township 29, Range 22, (PIN 36-29-22-12-0020).
3. Subject to avenue and sewer easement, the West 100 feet of East 3/4 of Northwest 1/4 of Northeast 1/4 of Sect. 36, Township 29, Range 22, (PIN 36-29-22-12-0021).

WHEREAS, the history of this change is as follows:

1. On March 4, 1991, the Planning Commission recommended that the City Council approve the change.
2. The City Council held a public hearing on April 8, 1991. City staff published a notice in the Maplewood Review and sent notices to the surrounding property owners as required by law. The Council gave everyone at the hearing an opportunity to speak and present written statements. The Council also considered reports and recommendations from the City staff and Planning Commission.

NOW, THEREFORE, BE IT RESOLVED that the City Council approve the above-described change in the zoning map for the following reasons:

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 proposed change would be consistent with the proposed LSC land use designation.
6. Multiple-family development is not likely on this site because of the wetlands.

Seconded by Councilmember Carlson

Ayes - all

3. 7:45: Maryland Avenue, Between McKnight Rd. and Lakewood Dr.
Land Use Plan Change (4 Votes)
Zoning Map Change (4 Votes)

- a. Mayor Bastian convened the meeting for a public hearing regarding a Land Use Plan change and Zoning Map change between McKnight Road and Lakewood Drive.

- b. Manager McGuire presented the staff report.
- c. Director of Community Development Olson presented the specifics of the report.
- d. Commissioner Anitzberger presented the Planning Commission report.
- e. Mayor Bastian opened the public hearing, calling for proponents or opponents. The following was heard:

Vern Patten, 1262 No. McKnight

- f. Mayor Bastian closed the public hearing.
- g. Councilmember Rossbach moved to take no action and leave the current Land Use Plan and zoning.

Seconded by Mayor Bastian

Ayes - all

4. 8:15: Code Change: Underground Sprinklers (1st Reading)

- a. Mayor Bastian convened the meeting for a public hearing regarding a change in the code governing underground sprinklers.
- b. Manager McGuire presented the staff report.
- c. Director of Community Development Olson presented the specifics of the report.
- d. Mayor Bastian opened the public hearing, calling for proponents or opponents. None were heard.
- e. Mayor Bastian closed the public hearing.
- f. Councilmember Juker moved to take no action.

Seconded by Councilmember Zappa

Ayes - Councilmembers Carlson, Juker,
Rossbach, Zappa
Nays - Mayor Bastian

5. 8:30: Code Change: Temporary Signs (1st Reading)

- a. Mayor Bastian convened the meeting for a public hearing regarding a change in the code governing temporary signs.
- b. Manager McGuire presented the staff report.
- c. Director of Community Development Olson presented the specifics of the report.
- d. Mayor Bastian opened the public hearing, calling for proponents or opponents.
- e. Mayor Bastian closed the public hearing.
- f. Councilmember Rossbach moved first reading to amend the code regarding temporary signs to include any banner, portable sign, advertising balloon, searchlight, manual or electronic noise amplification systems

Seconded by Councilmember Zappa

Ayes - all

g. Council requested the Community Design Review Board take a look at the partially deflated balloon on the ReMax building.

6. 8:45: Liquor License: Chalet Lounge - McDonough

a. Mayor Bastian convened the meeting for a public hearing regarding an application for a liquor license.

b. Manager McGuire presented the staff report.

c. Mayor Bastian opened the public hearing, calling for proponents or opponents. The following was heard:

Tom McDonough, the applicant

d. Mayor Bastian closed the public hearing.

e. Councilmember Zappa introduced the following Resolution and moved its adoption:

91 - 04 - 50

APPROVAL OF LIQUOR LICENSE

NOTICE IS HEREBY GIVEN, that pursuant to action by the City Council of the City of Maplewood on April 8, 1991, an On Sale Intoxicating Liquor License was approved for Thomas J. McDonough, dba Chalet Lounge at 1820 Rice Street.

The Council proceeded in this matter as outlined under the provisions of the City Ordinances.

Seconded by Councilmember Bastian Ayes - all

H. AWARD OF BIDS

1. Recycling Containers

a. Manager McGuire presented the staff report.

b. Assistant Manager Maglich presented the specifics of the report

c. Councilmember Zappa moved to accept the EXT bid of \$4.81 for a 4-bag container and authorize purchase of 7,250 containers.

Seconded by Mayor Bastian Ayes - all

I. UNFINISHED BUSINESS

1. Market Analysis for Proposed Community Center

a. Manager McGuire presented the staff report.

b. Rebecca Yount, Springsted, Inc. explained their proposal.

- c. Mayor Bastian moved to approve the agreement with Springsted, Inc. to perform a market analysis and revenue/cost projection study for the proposed community center for an amount not to exceed \$12,800.

Seconded by Councilmember Carlson

Ayes - Mayor Bastian, Councilmembers
Carlson, Juker, Rossbach
Nays - Councilmember Zappa

- d. Don Wiegert, member of the Community Center Advisory Commission, spoke on behalf of the proposal.

2. Land Use Plan Change: Maryland Ave. & Lakewood Drive, Southeast Corner (4 Votes)

- a. Manager McGuire presented the staff report.
b. Community Development Director Olson presented the specifics of the report
c. Mayor Bastian asked if anyone wished to speak before the Council regarding this matter. The following were heard:

Richard Sagstetter, part owner
Richard Webb, developer of a senior project
Richard Schreier, 2125 DeSoto

- d. Mayor Bastian moved to have staff prepare a resolution regarding land use change from RM to RH and submit it to Council for property relating to senior citizen housing.

Seconded by Councilmember Zappa

Ayes - all

3. Code Change: R-1S District (2nd Reading - 4 Votes)

- a. Manager McGuire presented the staff report.
b. Councilmember Zappa introduced the following Ordinance and moved its adoption:

ORDINANCE NO. 684

**AN ORDINANCE AMENDING THE R-2 (DOUBLE-DWELLING RESIDENCE) ZONING DISTRICT
AND CREATING THE R-1S (SMALL LOT SINGLE-DWELLING RESIDENCE) ZONING DISTRICT**

THE MAPLEWOOD CITY COUNCIL DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Section 36-9 is amended as follows:

Section 36-9. Zoning districts.

The City is hereby divided into the following zoning districts:

- F, Farm Residence District.
- R-1, Residence District (Single Dwelling).
- R-1S, Small-Lot Single-Dwelling District.
- R-2, Residence District (Double Dwelling)
- R-3, Residence District (Multiple Dwelling).
- R-E, Residence Estate District.
- NC, Neighborhood Commercial District
- CO, Commercial Office District.
- BC, Business and Commercial District.
- LBC, Limited Business Commercial District.
- BC(M), Business Commercial Modified District.
- SC, Shopping Center District.
- M-1, Light Manufacturing District.
- M-2, Heavy Manufacturing District.

Section 2. Sections 36-84.1 - 36-84.11 are added as follows:

DIVISION 36 R-1S SMALL-LOT SINGLE-DWELLING DISTRICT

The following requirements apply to all lots in the R-1S District:

Sect. 36-84.1. Uses

The City shall only allow the following uses:

(a) Permitted uses:

- (1) Any permitted use in the R-1 District.

(b) Conditional uses. The City may permit the following by conditional use permit:

- (1) Any use permitted by conditional use permit in the R-1 District.

Attachment 1

Sect. 36-84.2. Height of buildings.

The Maximum height of a single-family dwelling shall be thirty (30) feet, measured from any street-side grade of the site.

Sect. 36-84.3. Lot area and width; sewer requirements.

- (a) No person shall build a single-family dwelling on a site less than seven thousand five hundred (7,500) square feet in area.
- (b) No person shall build a single-family dwelling on a lot with less than sixty (60) feet of width for an interior lot or eight-five (85) feet of width for a corner lot.
- (c) No person shall build a single-family dwelling unless a public sanitary sewer is available.

Sect. 36-84.4. Front yards.

Each lot shall have a front yard of not less than thirty (30) feet in depth facing any street. If fifty (50) percent or more of the dwellings on the same street have a predominant front yard setback different than thirty (30) feet, then all buildings thereafter erected, altered or moved on that street shall conform to that predominant front yard depth.

Sect. 36-84.5. Side yards.

Each lot shall have a side yard of at least five (5) feet on one side of a lot and ten (10) feet on the other side. The following exceptions shall apply:

- (1) The side yard on the street side of a corner lot shall have a width of at least thirty (30) feet.
- (2) A church or school shall have a side yard of at least fifty (50) feet on each side adjoining other property.
- (3) When two (2) or more adjoining lots are used as a single-building site, the side yard requirements shall apply only to the outside lot lines.

Sect. 36-84.6. Rear yards.

- (a) Single-family dwellings shall have a rear yard setback of at least twenty (20) percent of the lot depth.
- (b) Accessory buildings shall have rear yard setback of at least five (5) feet.

Sect. 36-84.7. Tower, antenna and flagpole setbacks.

Towers, antennas and flagpoles shall meet the same setbacks as accessory buildings.

Sect. 86-84.8. Minimum foundation areas; room requirements.

- (a) The minimum foundation area shall be at least:
 - (1) A one-story dwelling, nine hundred fifty (950) square feet.
 - (2) A one and one-half story dwelling, seven hundred twenty (720) square feet.
 - (3) A bi-level dwelling, eight hundred sixteen (816) square feet.
 - (4) A tri-level dwelling, seven hundred sixty-five (765) square feet.
 - (5) A two-story dwelling, five hundred twenty-eight (528) square feet.
- (b) Room size and number shall be consistent with Uniform Building Code standards.

Sect. 36-84.9. Building width requirements

The minimum building width on any side shall be at least twenty-one (21) feet. The building width shall not include entryways or other appurtenances that do not run the full depth of the building.

Sect. 36-84.10. Accessory buildings.

Section 36-77 in the R-I District shall apply to accessory buildings in the R-1S district.

Sect. 36-84.11. Exterior design approval.

The exterior design and appearance of all single-family homes in the R-1S Residence District must be approved by the Director of Community Development as required in Section 25-67 of City Code.

Section 3. This ordinance shall take effect upon its passage and publication.

Seconded by Councilmember Carlson Ayes - all

4. Code Change: Mining or Construction Material Recycling (2nd Reading - 4 Votes)

- a. Manager McGuire presented the staff report.
- b. Mayor Bastian introduced the following Ordinance and moved its adoption:

ORDINANCE NO. 685

**A CHANGE TO THE MINING ORDINANCE
TO INCLUDE RECYCLING OF CONSTRUCTION-MATERIALS**

THE MAPLEWOOD CITY COUNCIL HEREBY ORDAINS AS FOLLOWS:

Section 1. Section 1-27 is added as follows:

Sec. 1-27. Liability for approvals.

Any approval required by this Code, or compliance with the conditions of such approval or with the requirements of this Code shall not relieve any person from any responsibility for damage to persons or property; nor shall such approvals or requirements impose any liability on the City, its officers or employees for any injury or damage to persons or property.

Section 2. Section 36-437 is amended as follows:

Sec. 36-437. Conditional Uses.

The City Council may issue conditional use permits for the following uses in any zoning district from which they are not permitted and not specifically prohibited:

- (1) Public utility, public service or public building uses.
- (2) Mining or construction-material recycling. (Refer to the requirements under Article IV of this chapter.)

- (3) Library, community center, state-licensed day care or residential program (unless exempted by state law), church, hospital, any institution of any educational, philanthropic or charitable nature, cemetery, crematory, mausoleum or any other place for the disposal of the human dead.
- (4) An off-street parking lot as a principal use in a commercial or industrial zoning district.
- (5) Part of an apartment building for commercial use, intended for the building's residents, such as a drugstore, beauty parlor, barbershop, medical office or similar use.
- (6) Planned unit developments (PUD).
- (7) Construction of an outlot. (Ord. No. 648, § 5, 7-20-89)

Section 3. Article IV of Chapter 36 is changed to read as follows:

**ARTICLE IV.
MINING OR CONSTRUCTION MATERIAL RECYCLING**

Sec. 36-401. Purpose and intent.

The purpose and intent of this article is: To provide for the availability of minerals and recycled construction materials to establish reasonable and uniform limitations, safeguards and controls for the future production of said materials; to control the effect of any operations upon adjacent property and other areas of the City; to provide for the restoration of any area used for mining or construction-material recycling; to control and minimize pollution; all in furtherance of the health, safety and general welfare of the citizens of the City. (Ord. No. 415, § 917.010, 4-28-77)

Section 36-402. Applicability.

This article shall apply to all mining and construction-material recycling operations.

Sec. 36-403. Definitions.

The following words, terms and phrases shall have the following meanings respectively ascribed to them:

Construction-material recycling: The crushing, processing, stockpiling and sale of construction debris.

Dust: Air-borne inorganic particulate matter other than smoke.

Minerals: Nonmetallic materials found in the earth including, but not limited to, sand, gravel, rock and soil, which may be covered by overburden.

Mining: The removal, stockpiling or processing of minerals. Mining does not include grading, excavation or filling approved by the City as part of a subdivision, building permit or grading permit.

Operator: The person responsible for operating a use regulated by this article.

Overburden: Those materials which lie between the surface of the earth and mineral deposits.

Rehabilitation: To renew land to a self-sustaining long-term use which is compatible with adjacent land uses, present and future, according to the standards in this article.

Topsoil: That part of the overburden which supports the growth of vegetation. (Ord. No. 415, § 917.030, 4-28-77)

Sec. 36-404. Permit required.

Except as otherwise provided in this article, it shall be unlawful for any person to engage in mining or construction-material recycling without getting a conditional use permit. (Ord. No. 415, § 917.040, 4-28-77)

Sec. 36-405. Exemptions from permit requirements.

Section 36-404 shall not apply to emergency work necessary to preserve life or property. Before emergency work is performed under this section, the operator performing it shall report the pertinent facts about the work to the City Manager. The City Manager shall review the facts and determine whether an emergency exists. If so, the Manager shall, by written memorandum, authorize the work. The operator shall, within ten (10) days following the start of the work, apply for a conditional use permit. The City Manager may also authorize an emergency exception to any of the conditions of an existing permit. (Ord. No. 415, § 917.050, 4-28-77)

Sec. 36-406. Applications for permits; procedures; contents of application.

(a) In addition to the general application requirements for a conditional use permit, the application shall contain:

- (1) The name, telephone number and address of the operator or responsible person;
- (2) The quality and quantity of materials to be mined;
- (3) The depth of water tables on the site;
- (4) The average thickness of overburden on the site;
- (5) The estimated time required to complete each phase of the operation;
- (6) The plan of operation, including processing (any operation other than direct mining and removal), nature of the processing and equipment, location of the work, source of water, disposal of water and reuse of water;
- (7) Travel routes to and from the site;
- (8) The plans for wind and water erosion control, site security, sedimentation and dust control;
- (9) A rehabilitation plan. Such plan shall illustrate, using appropriate photographs, maps or surveys, the following:
 - a. Two-foot contours of the site before excavation and after completion of rehabilitation;

- b. Those areas of the site to be used for storage of topsoil and overburden;
- c. A schedule of the timetable for any mining or rehabilitation of the site;
- d. A description of the type and quantity of plantings for revegetation; and

(10) A screening and berming plan, showing how views from surrounding land uses and public streets will be screened. This plan shall include cross-section drawings to scale along typical sight lines.

Sec. 36-407. Conditions.

The City may attach conditions to the permit that limit the size, kind or character of the proposed operation, require the construction of structures, require the staging of operations, require the alteration of the site design, or require an irrevocable letter of credit to ensure compliance with these regulations in this article or other similar requirements.

Sec. 36-408. Hold harmless agreement and insurance.

Any operator issued a permit under this article shall furnish the City with a "hold harmless agreement," subject to the approval of the city attorney, and shall provide evidence of, and shall maintain in force at all times, comprehensive general liability and automobile liability insurance, as per the maximum liability pursuant to MSA 465.04, with the City shown as an additional insured for this operation. (Ord. No. 415, § 917.080 (3), 4-28-77)

Sec. 36-407. Setbacks.

Operations permitted under this article shall not be conducted within:

- (1) Fifty (50) feet of an existing street or highway;
- (2) Thirty (30) feet of the right-of-way of an existing public utility;
- (3) Fifty (50) feet of the boundary of any zone where such operations are not permitted; or
- (4) Thirty (30) feet of the boundary of an adjoining property not in mining or construction-materials recycling use.

Sec. 36-410. Fencing.

The operator shall fence any area where collections of water are one and one-half (1 1/2) feet in depth or more, or where excavation slopes are steeper than one foot vertical to one and one-half (1 1/2) feet horizontal, and any other areas where obvious danger to the public exists, when such a situation has existed or will exist for a period of five (5) working days or longer. The city engineer shall review such fencing to assure its adequacy. He may waive this requirement or require additional measures based on his judgment and the characteristics of the particular instances. As an alternative, the city engineer may require perimeter fencing of the entire site.

Sec. 36-411. Appearance and screening.

The operator shall:

- (1) Keep machinery in good repair and paint it regularly;
- (2) Remove abandoned machinery, equipment and rubbish from the site;
- (3) Have all structures necessary to the operation of the site approved by the City Council at the time that the Council approves the conditional use permit;
- (4) Remove all equipment and temporary structures not later than six (6) months after ending the operation or expiration of the permit;
- (5) Where practical, use stockpiles of overburden and materials, including plantings, to screen the site;
- (6) Plant trees, berm or screen the perimeter of the site as required by the City Council. The Council may also limit the height of material piles, where they would be visible to adjacent properties;
- (7) Preserve existing tree and ground cover where feasible, including the transplanting of trees, shrubs and other ground cover along all setback areas.

Sec. 36-417. Operations; noise; hours; explosives; dust; water pollution; topsoil preservation; vibration.

The following standards shall apply to any operation permitted under this article:

- (1) The noise level at the perimeter of the site shall be within the limits set by the Minnesota Pollution Control Agency.
- (2) Operations shall not start before 7:00 a.m. nor continue after 7:00 p.m.
- (3) The operator shall not use explosives.
- (4) Operators shall use all practical means to reduce the amount of dust caused by the operation. The amount of dust or other particulate matter shall not exceed the standards of the Minnesota Pollution Control Agency. If a problem develops, the City shall have the authority to stop the operation until the problem is solved.
- (5) Operators shall obey all applicable city, county, state and federal regulations for the protection of water quality, including the Minnesota Pollution Control Agency and Federal Environmental Protection Agency regulations for the protection of water quality. No waste products or process residue, including untreated wash water, shall be deposited in any lake, stream or natural drainage system.
- (6) The operator shall retain all topsoil at the site until complete rehabilitation of the site has taken place according to the rehabilitation plan.
- (7) The operator shall not allow any equipment on the site to cause vibrations on adjacent property.

2. Maple Leaf Sculpture

- a. Councilmember Rossbach presented the staff report.
- b. Mayor Bastian donated \$50.00 in the name of Christopher and Alexander Bastian toward the purchase of the Maple Leaf Sculpture.
- c. Councilmember Zappa moved to order the Maple Leaf Sculpture from Copper Land in Michigan to be paid for from donations.

Seconded by Councilmember Rossbach Ayes - all

3. 1991 Dispatching Contracts

- a. Manager McGuire presented the staff report.
- b. Mayor Bastian moved to approve the dispatching agreements between the City and North St. Paul, Woodbury Fire Department, Oakdale Fire Department and East County Line Fire Department/Oakdale Ambulance.

Seconded by Councilmember Juker Ayes - all

K. VISITOR PRESENTATIONS

1. Frank Frattalone

Mr. Frattalone asked the Council to reconsider his application for recycling mining operation.

No action taken

Mayor Bastian moved to suspend the Rules of Procedure to meet until 11:00 P.M.

Seconded by Councilmember Carlson Ayes - all

Mayor Bastian moved to suspend the Rules of Procedure to delete the Attorney/Client closed session from the Agenda.

Seconded by Councilmember Carlson Ayes - all

L. COUNCIL PRESENTATIONS

1. N.E.S.T.

- a. Councilmember Zappa moved to suspend the Rules of Procedure to consider this item.

Seconded by Mayor Bastian Ayes - all

- b. Councilmember Zappa reported he and Councilmember Rossbach had attended a meeting at 3M about a seminar to apprise citizens of services available to them.

- c. Councilmember Zappa moved to authorize an expenditure of \$10.00 to provide a donation of a N.E.S.T. ticket for the 3M seminar.

Seconded by Mayor Bastian

- d. Councilmember Rossbach reported that North St. Paul and Oakdale are each donating a N.E.S.T. ticket.

Ayes - all

2. 375 East Roselawn

- a. Councilmember Zappa requested information regarding when the property at 375 E. Roselawn which was damaged by fire will be cleaned up.
- b. Staff stated the resident has received bids and has until Friday (4/20) to start the clean-up. If they do not start by then, the City will start on Monday.

3. Champion Auto Sign

- a. Councilmember Juker commented on the poor appearance of the Champion Auto Sign on North St. Paul Road.
- b. Councilmember Juker moved to direct staff to investigate and determine what can be done to improve the sign.

Seconded by Mayor Bastian

Ayes - all

4. Recycling

- a. Mayor Bastian reported that one of the common comments at the Recycling Forum related to dissatisfaction with having to put the recycling materials on the curb by 6:30 a.m.
- b. Mayor Bastian moved to direct staff to investigate recycling and garbage pick up times.

Seconded by Councilmember Rossbach

Ayes - all

- c. Mayor Bastian asked if the City would have a "wood pile" at the recycling center on City property as it did last year, and whether the City can institute a wood chipping or burning operation.

Council directed staff to investigate options and make recommendations.

5. Council/Park and Recreation Commission Meeting

- a. Mayor Bastian requested a meeting with the Park and Recreation Commission to discuss park planning procedures and open space.
- b. Councilmember Zappa moved to direct staff to establish a meeting date with the Park and Recreation Commission.

Seconded by Councilmember Rossbach

Ayes - all

6. Firefighters Relief Committee

- a. Mayor Bastian stated there is an interest in sitting down with the Mayor, Manager, Public Safety Director, Finance Director and the Firefighters Relief Committee to discuss the relief payments.
- b. Councilmember Zappa moved to have a report regarding the nature of the City contributions made to the Relief Association of the volunteer fire department.

Seconded by Mayor Bastian

Ayes - all

M. ADMINISTRATIVE PRESENTATIONS

1. Meeting - 1990 Audit

- a. Mayor Bastian moved to establish a meeting date of April 22, 1991 at 6:30 p.m. to review the 1990 Audit.

Seconded by Councilmember Zappa

Ayes - all

N. ADJOURNMENT OF MEETING

Meeting adjourned at 10:55 p.m.

E-A-1

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

MEMORANDUM

To: Michael A. McGuire, City Manager
From: Robert D. Odegard, Director of Parks & Recreation
Subj: Park and Recreation Commission Appointment
Date: April 16, 1991

The Park and Recreation Commission has had an opening due to the death of Voya Piletich. The following four applicants responded to the request in the Maplewood Review for persons interested in the Park and Recreation Commission:

- Jeff Carver, 2293 Snowshoe Lane
- Thomas Ginzl, 2441 Nemitz
- Kimberly Leo, 2951 N. McKnight Road
- Keith Turnquist, 2550 Valley View

All of the applicants were requested to attend the Park and Recreation Commission meeting on April 15, 1991. The Park and Recreation Commission interviewed Mr. Carver, Mr. Ginzl and Mr. Turnquist and discussed their qualifications. The Commission members voted by secret ballot using a point system. All candidates were given either 3, 2 or 1 point. The candidate with the highest number of points is being recommended to fill the three year term expiring December 31, 1993.

It is the recommendation of the Park and Recreation Commission that Jeff Carver of 2293 Snowshoe Lane be appointed to the term expiring December 31, 1993.

Att: Applications of Candidates

c: City Clerk

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

MEMORANDUM

TO: City Council
FROM: Planning Commission
SUBJECT: Planning Commission Annual Report
DATE: April 2, 1991

INTRODUCTION

City Code states that one of the Planning Commission's duties is to review, prepare and report to the City Council about the Commission's activities in the past year and major projects for the new year.

1990 ACTIVITIES

The Commission considered the following:

- 17 changes to the City's Land Use Plan
- 1 planned unit development
- 20 changes to the zoning map
- 6 preliminary plats
- 4 changes to the zoning ordinance
- 9 conditional use permits
- 1 home occupation
- 11 vacations of right-of-ways or easements
- 5 variances
- 10 miscellaneous items

The high number of changes to the Land Use Plan and zoning map were because of the updating of the Comprehensive Plan.

1991 ACTIVITIES

The major task for 1991 will be to complete the update of the Comprehensive Plan. The City has held most of the land use hearings requested by the Council. The text for the parks and housing chapters are about done. A draft should be ready for the Council by mid-summer.

The Commission would also like to discuss long-range goals for the City at a special work session, possibly with the City Council. We have also started studying changes to the PUD ordinance and plan to take a tour of development in the City.

1990 ATTENDANCE

<u>Name</u>	<u>Appointed</u>	<u>Term Expires</u>	<u>1990 Attendance</u>
William Rossbach	10-10-89	1-91	19 out of 20
Gary Pearson	12-10-90	1-91	3 out of 3
Robert Cardinal	2-11-85	1-91	14 out of 20
Gary Gerke	10-10-89	1-92	19 out of 20
Brian Sinn	4-24-90	1-92	13 out of 14
Jack Frost	12-10-90	1-92	3 out of 3
Vacancy		1-92	
Roger Anitzberger	4-24-90	1-93	7 out of 14
Lorraine Fischer	1970	1-93	20 out of 20
Marvin Sigmundik	3-14-83	1-93	12 out of 20
Lester Axdahl	8-8-74	1-93	16 out of 20

MEMBERS WHO RESIGNED IN 1990

Dennis Larson	4-9-84
Sue Fiola	4-28-86
Ralph Sletten	4-3-80
Michael Ayers	9-28-87
Richard Barrett	since at least 1970

go/memo8.mem (6.1)

MEMORANDUM

TO: City Manager
 FROM: Ken Roberts, Associate Planner
 SUBJECT: Preliminary Plat Time Extension
 APPLICANT/OWNER: Donald Nelson
 PROJECT: Gervais Overlook
 DATE: April 14, 1991

SUMMARY

INTRODUCTION

Mr. Nelson is requesting City approval of a one-year time extension for the Gervais Overlook preliminary plat. (See the letter from his attorney on page 5.)

BACKGROUND

The City originally approved this preliminary plat on February 13, 1984. The City has given the plat six one-year time extensions. The most recent extension was on March 26, 1990, subject to the original nine conditions.

DISCUSSION

Mr. Nelson is selling this property to Argosy Investments of Minneapolis. Mr. Dan Andersen of Anco Construction has contacted staff about the development needs and requirements on this site. He will be presenting plans to staff for this property soon.

RECOMMENDATION

Approve a one-year time extension for the Gervais Overlook preliminary plat.

REFERENCE

Past Actions

February 13, 1984: The City Council approved the 20-lot single-dwelling preliminary plat, subject to nine conditions.

February 11, 1985: The City Council approved a one-year time extension for this preliminary plat.

September 23, 1985: The City Council conditionally approved the Frattalone final plat for the five westerly lots (Twelve through Sixteen) of the development.

February 10, 1986, February 9, 1987, February 8, 1988, February 27, 1989 and March 26, 1990: The City Council approved one-year time extensions for part of the Gervais Overlook preliminary plat. These time extensions were for the part of the plat not included in the Frattalone Addition (Block One and Lots One through Eleven, Block Two).

Planning

Section 30-5 (e) of the City Code states "For one year following preliminary plat approval and for two (2) years following final approval, unless the subdivider and the City agree otherwise, no amendment to a comprehensive plan or official control shall apply to or affect the use, development density, lot size, lot layout, or dedication or platting required or permitted by the approved application. Thereafter, pursuant to its regulations, the City may extend the period by agreement with the subdivider and subject to all applicable performance conditions and requirements, or it may require submission of a new application, unless substantial physical activity and investment has occurred in reasonable reliance on the approved application and the subdivider will suffer substantial financial damage as a consequence of a requirement to submit a new application. . ."

kr\memo2.mem

Attachments

1. Location Map
2. Preliminary Plat
3. Applicant's attorneys letter of request

N



3120 N.

2880 N.

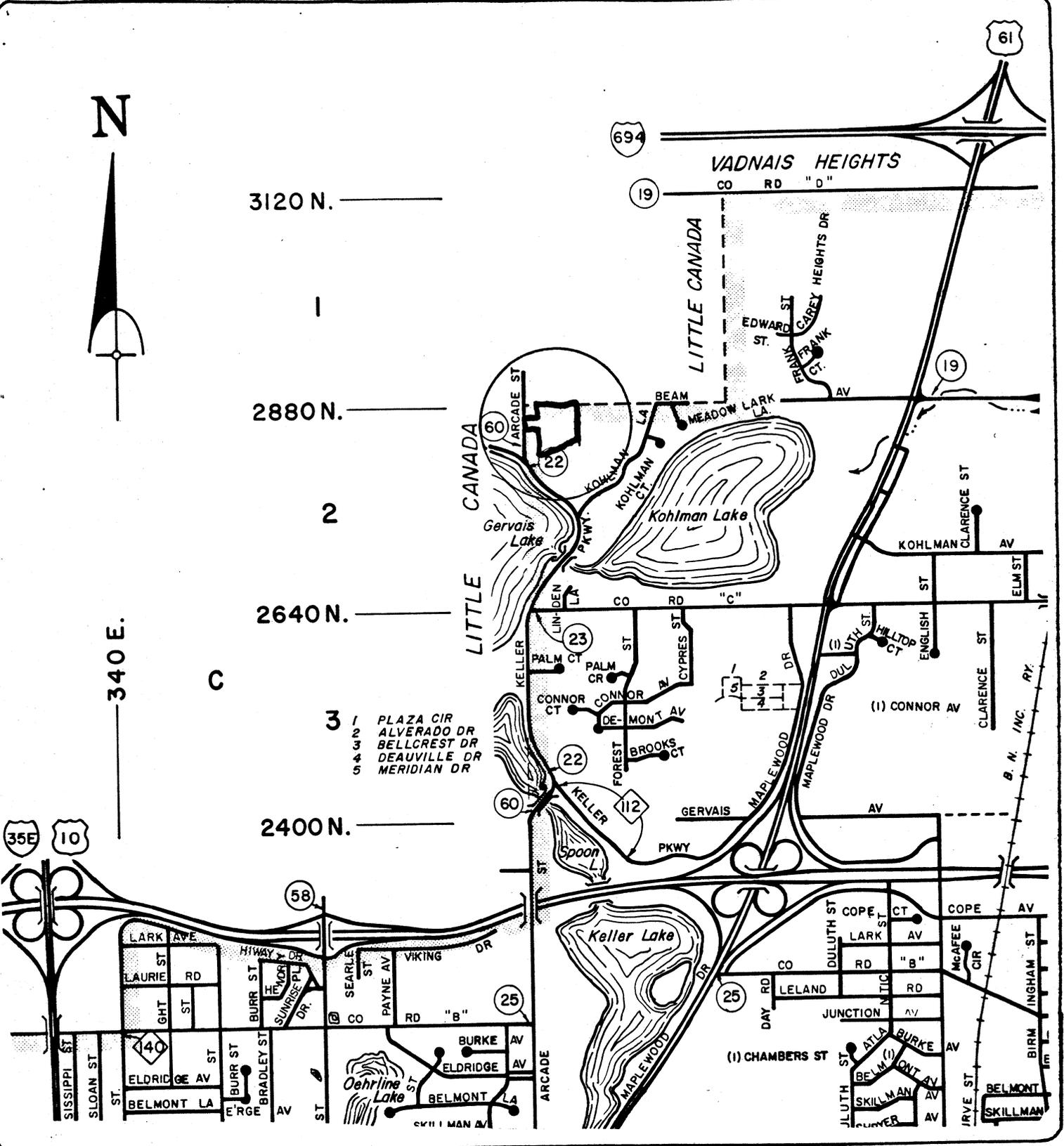
2640 N.

2400 N.

340 E.

C

- 3
- 1 PLAZA CIR
 - 2 ALVERADO DR
 - 3 BELLCREST DR
 - 4 DEAUVILLE DR
 - 5 MERIDIAN DR

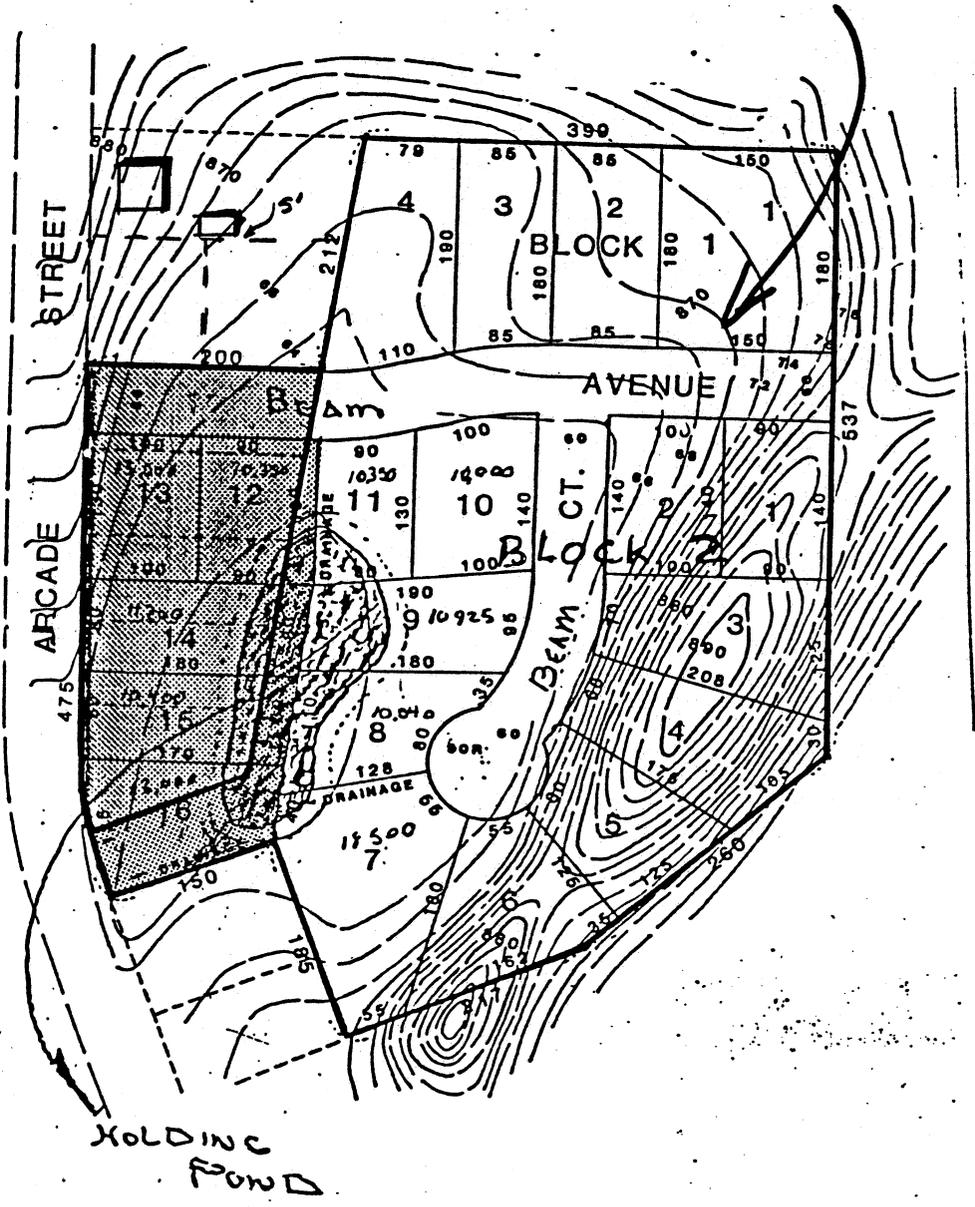


LOCATION MAP



N

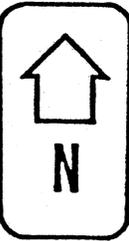
Applicant's Site



PRELIMINARY PLAT FOR 20 LOTS

 Final platted as the Frattalone
 Addition on 9-23-85

Attachment 2



LAW OFFICES
JOHN E. DAUBNEY
ATTORNEYS AND COUNSELORS AT LAW
700 LANDMARK TOWERS
345 ST. PETER STREET
ST. PAUL, MINNESOTA 55102

MAR 0 1991

JOHN E. DAUBNEY
JANET C. FESLER

FAX (612) 224-1162
(612) 224-4345

*ALSO ADMITTED IN WISCONSIN

March 19, 1991

CITY OF MAPLEWOOD
ATTN: Mr. Kenneth Roberts, Associate Planner
1830 E. County Road B
Maplewood MN 55109

RE: Gervais Overlook - Preliminary Plat Time Extension
My Client: Donald G. Nelson

Dear Mr. Roberts:

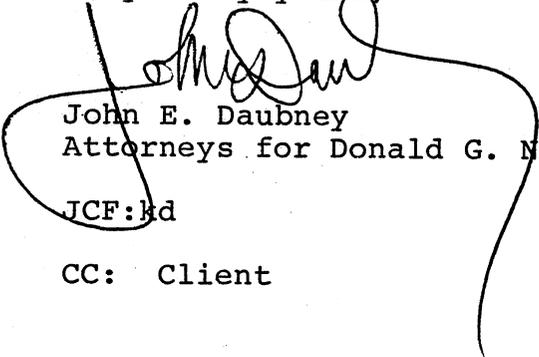
Mr. Nelson contacted our office through a third party last Friday. Mr. Nelson does request a further extension for final plat approval.

Mr. Nelson is in the process of selling the subject parcel to Argosy Investments, Limited of Minneapolis.

I was told that Dan Anderson, agent for the buyer, delivered a copy of the purchase agreement, and attachments, to the City on March 15, 1991. The purchase agreement is dated March 8, 1991.

As of today, the buyer shall pursue the request for an extension. If my information is incorrect, please call me.

Very truly yours,



John E. Daubney
Attorneys for Donald G. Nelson

JCF:kd

CC: Client

AGENDA REPORT

Action by Council:

TO: City Manager
FROM: Assistant City Engineer Bruce Irish
SUBJECT: City-Wide Water Main Extensions and Miscellaneous Improvements, Project 90-07-Assessment Hearing
DATE: April 15, 1991

Endorsed _____
Modified _____
Rejected _____
Date _____

Introduction

The assessment hearing mailing list for the subject project is herewith transmitted. A resolution to order adoption of the assessment roll is attached.

Background

Subsequent to the mailing of the assessment notices, several errors were found or identified by residents. Revision notices were sent to these residents and the corrected (reduced) assessments are shown in the assessment hearing mailing list. The parties that have been notified of revisions to the mailed notices are listed as follows:

CITY-WIDE WATER MAIN IMPROVEMENT, PROJECT 90-07

Change in Assessment

<u>Name and Address</u>	<u>Area</u>	<u>PIN</u>	<u>Old</u>	<u>Change</u>	<u>New</u>
Carl Jr. & Josephine L. Pedro 797 Belmont Lane E. Maplewood, MN 55117-2205	4	08-29-22-44-0028	\$21,000	Delete: 1 water, sewer, & storm U. 1 wat. & swr. serv.	\$14,000
Thomas J. & Florence Morris James W. Hunt 2348 Gall Avenue E. Maplewood, MN 55109-1530	2	01-29-22-22-0090	7,750	Delete: 1 water service	7,000
Horizon Child Care Partners II 3650 Annapolis Lane N. Plymouth, MN 55447-5434	7	11-29-22-33-0006	7,451	Delete: 1 water service (comm.)	5,751
Carl E. & Nancy Levake 9625 Mendel Road Stillwater, MN 55082-9492	8	11-29-22-31-0001	3,875	Delete: 1 water main & 1 water service	500
Roger D. & Marvin J. Anitzberger 1949 Castle Avenue E. Maplewood, MN 55109-2207	8	11-29-22-31-0015	11,125	Delete: 1 sewer service	10,625
Xelma M. Pitzl & Billy D. Queen 2060 Highway 36 E. Maplewood, MN 55109-2834	8	11-29-22-31-0016	3,875	Delete: 1 sewer service	3,375
Gary Kastner Construction, Inc. 1623 Christie Place St. Paul, MN 55106-1312	10	16-29-22-42-0017	7,250	Add: 1 sewer service	7,750
Gordon C. & Dawn L. Youngren 1082 Fenton Avenue E. Maplewood, MN 55109-4245	10	16-29-22-42-0100	8,250	Delete: 1 water & storm U., 1 water & sewer service	3,875
Roland C. Brandt 1736 East Shore Drive Maplewood, MN 55109-4210	10	16-29-22-43-0047	1,250	Delete: 1 water service	500
R. J. Farnsworth 2500 Keller Parkway N. Maplewood, MN 55109-1916	14	09-29-22-23-0013	6,500	Delete: 1 sewer U. & 1 sewer service	3,375

Bids for this project were received on April 5, 1991. The low bid amount was \$3,572,123.99. The anticipated total expenditure for engineering, inspection, and other indirect expenses is \$830,000.00. The total project costs based on the bid results is \$4,400,000.00.

The actual total project costs substantially equal the current approved funding of \$4,378,000.00. The proposed assessment recovery is tabulated as follows:

<u>Area</u>	<u>Assessment Recovery</u>
1	\$ 106,000.00
2	74,750.00
3	151,740.40
4	191,670.00
5	40,625.00
6	60,625.00
7	177,563.40
8	72,750.00
9	40,420.00
10	263,730.75
11	114,303.70
12	55,125.00
13	120,000.00
14	74,375.00
15	<u>0.00</u>
Total	\$1,543,678.25

The total assessment recovery is \$60,321.75 less than the project assessment recovery shown in the current financing. A comparison of current financing and proposed change to cover decreased assessment recovery is given in the following table:

PROJECT 90-07 COSTS AND FUNDING

	<u>Current from</u> <u>Feasibility</u> <u>Report</u>	<u>Proposed Based</u> <u>on Actual Bid</u> <u>Assessment Roll</u>	<u>Change</u>
Construction cost	\$3,517,122.80	\$3,572,123.99	+\$55,001.19
Engineering and indirect	<u>861,177.20</u>	<u>830,000.00</u>	- 31,177.20
	\$4,378,300.00	\$4,402,123.99	+\$23,823.99
Assessments	\$1,604,000.00	\$1,543,678.25	-\$60,321.75

PROJECT 90-07 COSTS AND FUNDING (Continued)

	<u>Current from Feasibility Report</u>	<u>Proposed Based on Actual Bid Assessment Roll</u>	<u>Change</u>
Hydrant fund	354,500.00	354,500.00	0.00
Sanitary sewer fund	247,700.00	247,700.00	0.00
Sanitary sewer operations*	70,000.00	70,000.00	0.00
General obligation	<u>2,102,100.00</u>	<u>2,186,245.74</u>	<u>+ 84,145.74</u>
Total	\$4,378,300.00	\$4,402,123.99	+\$23,823.99

*Fund 601 1991 budget capital expenditure transferred at time of 90-07 plan approval to incorporate reconstruction of Lark/McMenemy lift station.

Recommendation

It is recommended that the assessment roll be adopted as given in the attached resolution.

BAI

jc
Attachment

RESOLUTION
ADOPTION OF THE ASSESSMENT ROLL

WHEREAS, pursuant to proper notice duly given as required by law, the city council has met and heard and passed on all objections to the proposed assessment for the construction of City-Wide Water Main Extensions and Miscellaneous Improvements as described in the files of the city clerk as Project 90-07, and has amended such proposed assessment as it deems just,

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

1. Such proposed assessment, as amended, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessment shall be payable in equal annual installments extending over a period of 19 years, the first of the installments to be payable on or after the first Monday in January, 1992, and shall bear interest at the rate of eight (8.0) percent per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 1992. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

3. It is hereby declared to be the intention of the council to reimburse itself in the future for the portion of the cost of this improvement paid for from municipal funds by levying additional assessments, on notice and hearing as provided for the assessments herein made, upon any properties abutting on the improvement but not made, upon any properties abutting on the improvement but not herein assessed for the improvement, when changed conditions relating to such properties make such assessment feasible.

4. To the extent that this improvement benefits nonabutting properties which may be served by the improvement when one or more later extensions or improvements are made, but which are not herein assessed, therefore, it is hereby declared to be the intention of the council, as authorized by Minnesota Statutes Section 420.051, to reimburse the city by adding any portion of the cost so paid to the assessments levied for any of such later extension or improvements.

5. The clerk shall forthwith transmit a certified duplicate of this assessment to the county auditor to be extended on the property tax lists of the county, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

Action by Council:

MEMORANDUM

TO: City Manager
 FROM: Director of Community Development
 SUBJECT: Code Change - Sideyard Setbacks
 DATE: February 23, 1991

Endorsed _____
 Modified _____
 Rejected _____
 Date _____

The Planning Commission considered this subject at their last meeting and recommended that the Council take no action. The Planning Commission thought there was not enough need for a change. I have added a new alternative three since then and am recommending it to the City Council. I am sending the revised report back to the Planning Commission to see if they want to change their recommendation.

MEMORANDUM

TO: City Manager
FROM: Tom Ekstrand, Associate Planner
SUBJECT: Code Change - Sideyard Setbacks
DATE: February 22, 1991

INTRODUCTION

The City Council asked Staff to report back on the City's sideyard setback requirements for single and double dwellings. The Council wanted to know if this setback allows enough room for access to the rear of the lot by emergency and construction vehicles.

BACKGROUND

The City has always required a five-foot minimum side yard setback for single and double dwellings. The Council added an additional requirement in 1985 for homes with less than 75 feet of frontage - the total of both side yards must be at least 15 feet. The intent of this was to prevent smaller-lot single dwellings from crowding together.

Council amended the Code in 1980 to require a five-foot minimum side setback for all garages. Code had allowed a one-foot setback if the garage was 20 feet or more behind the house.

ALTERNATIVES

1. Require at least a ten-foot side yard setback on one side and five feet on the other side. 44% of the cities on the attached survey use this requirement. However, they require that the ten feet be on the house side and the five feet on the garage side. This method would cause a problem in code interpretation if a property owner only proposed to build a house or a house with a tuck-under garage. Should the house have two ten-foot side yards? Should the tuck-under garage have a ten or five-foot side yard, since there is a part of the house over the garage? Letting the homeowner choose the side solves this problem. If the Council chooses this alternative, they should consider increasing the minimum lot width. This would maintain the current buildable width.
2. Require 15 feet of total sideyard setback, with a five-foot minimum. Code currently requires this for smaller lots in R-2 districts. The problem with this method is that the side yard setbacks might be only 7 1/2 feet on each side. This may not be enough room for construction equipment.

3. Require that there be at least ten feet of sideyard on one side of a house, only if there is enough room. Otherwise the current requirement of five feet would apply.
4. Make no change.

DISCUSSION

I recommend alternative three. The City should encourage, but not require a ten-foot sideyard setback, unless there is enough room. There is not enough public need to be more restrictive. I have not heard of any complaints from homeowners about the City's sideyard setback requirements. The Director of Public Safety believes that the current requirement is adequate for fire fighting or for access to an injured person.

There is merit, however, in having one side yard setback of ten feet. Homeowners would have better access to their backyards for construction projects or to store an RV. The need to get an RV in the back or side yard may become important in the future if the City ever decides to prohibit them in the front yard. A larger setback would also improve privacy.

Most new homes have at least one ten-foot sideyard setback. We checked the side yard setbacks on the last 73 single-dwelling building permits and found that 88% had at least one side yard greater than 10 feet. 95% had an accumulated width of both side yards of 15 feet or more.

The City should require a ten-foot sideyard for single dwellings with less than 75 feet of frontage. The City already requires these homes to have a total of fifteen feet of sideyard setbacks. It should not be a problem in most cases to have one ten-foot side yard.

RECOMMENDATION

Adoption of the ordinance on page 4. This ordinance would increase the minimum sideyard setback for single-dwellings from five to ten feet on one side and on both sides of a double dwelling, if there is enough room for the proposed dwelling.

TE5FOOT (File Code No. 5.1)

Attachments

1. Survey dated December 3, 1990
2. Ordinance

SURVEY

December 3, 1990

What is the minimum sideyard setback for a single dwelling and garage?

<u>City</u>	<u>House (in feet)</u>	<u>Garage (in feet)</u>
Maplewood	5	5
Crystal	5	5
New Brighton	5	5
Maple Grove	5	5 - (total of both sideyards must equal 15 feet)
Columbia Heights	7	7
South St. Paul	9	5
Brooklyn Center	10	3
Apple Valley	10	5
Fridley	10	5
Shoreview	10	5
White Bear Lake	10	5
New Hope	10	5
Cottage Grove	10	5
Inver Grove	10	5
Woodbury	10	5
Blaine	10	10
Lakeville	10	10
Eden Prairie	10	10 - (total of both sideyards must equal 25 feet)
Golden Valley	10% of lot width on both sides for lots under 70-foot-wide;	
	15% of lot width on both sides for lots between 70- and 100-foot-wide;	
	15 feet on both sides for lots over 100-foot-wide.	

Attachment 1

ORDINANCE NO.

AN ORDINANCE AMENDING THE SIDE YARD
SETBACK REQUIREMENTS FOR SINGLE AND DOUBLE DWELLINGS

THE MAPLEWOOD CITY COUNCIL HEREBY ORDAINS AS FOLLOWS
(additions are underlined and deletions are crossed out):

Section 1. Section 36-71, Side yards, in the R-1 district
are changed to read as follows:

Each lot ~~in an R-1 Residence District~~ shall have two (2)
side yards, each having a width of at least five (5) feet.
~~subject to the~~ The following exceptions modifications shall
apply:

- (1) The side yard on the street side of a corner lot shall have a width of at least thirty (30) feet. Except that, if the majority of the dwellings on the same street and within three hundred (300) feet of the lot to be built on have a setback from that street that is different from than thirty (30) feet, then all buildings or additions that are ~~thereafter~~ erected, altered or moved on that street shall conform to that predominant setback as a minimum. The City Council may approve a A conditional use permit ~~may be given to~~ construct an addition to a single dwelling when such addition, or part thereof, extends into a minimum setback.
- (2) A church or a school shall have a side yard of not less than fifty (50) feet on each side adjoining other property or thirty (30) feet from a public right-of-way.
- (3) When two (2) or more adjoining lots are used as a single building site, the side yard requirements shall apply only to the outside lot lines. (Code 1965, § 904.050; Ord. No. 487, § 904.050, 6-5-80; Ord. No. 576, § 1, 1-14-85)
- (4) The side yard shall be increased to at least ten feet on one side of a house if there is enough room for the proposed house.

Section 2. Section 36-90, side yards in the R-2 district,
are changed to read as follows:

Each single-dwelling on a lot with less than 75 feet of width in an R-2 Residence District shall have a side yard of at least five (5) feet on one side of a lot and ten (10) feet on the other side. The side yard for accessory buildings shall be five feet. Each single-dwelling lot with 75 feet or more of width shall have side yards of at least five feet on each side of the

~~each side of the lot of five feet. two (2) side yards, one on each side of the building. Every single and double dwelling shall have a side yard width of not less than five (5) feet. For every single dwelling with less than seventy five (75) feet of lot width, the total of both side yards shall be at least fifteen (15) feet. The foregoing requirements for side yards shall be subject to the following exceptions modifications shall apply:~~

- (1) ~~On a corner lot, the side yard on the street side of such corner lot shall have a width of not less than thirty (30) feet. The side yard on the street side of a corner lot shall have a width of at least thirty (30) feet. Except that, if the majority of the dwellings on the same street and within three hundred (300) feet of the lot to be built on have a setback from that street that is different from thirty (30) feet, then all buildings or additions that are erected or moved on that street shall conform to that predominant setback as a minimum. The City Council may approve a conditional use permit to construct an addition to a single dwelling when such addition, or part thereof, extends into a minimum setback.~~
- (2) A church or ~~public, parochial or private~~ school shall have a side yard of not less than fifty (50) feet on each side adjoining other property or thirty (30) feet from a public right-of-way.
- (3) When two (2) or more adjoining lots are used as a single building site, the side yard requirements shall apply only to the outside lot lines.
- (4) The side yard shall be increased to at least ten feet on one or both sides of a proposed double-dwelling if there is enough room for the proposed dwelling.
- (5) The side yard shall be increased to at least ten feet on one side of a single-dwelling with 75 feet or more of lot width, if there is enough room for the proposed house.

Section 5. This ordinance shall take effect upon its passage and publication.

Passed by the Maplewood City
Council _____, 1991.

Road. Ms. Potter said if the property is changed, the property owner at 1250 N. McKnight Road would like it changed to M-1.

Commissioner Cardinal moved the Planning Commission recommend the City Council leave the current land use plan designation and zoning. (Staff will show this area as R-2 on the update of the land use plan.)

Commissioner Anitzberger seconded Ayes--Anitzberger,
Axdahl, Cardinal,
Fischer, Frost,
Gerke, Martin,
Pearson, Sigmundik

Nays--Rossbach

The motion passed.

Commissioner Rossbach said he voted nay because he does not think it is good planning to allow a large number of duplexes to be built in one area. Even though the property owners have paid assessments for double-dwelling zoning, Mr. Rossbach felt any zoning changes should be handled by the City on an individual basis at the request of each property owner.

6. UNFINISHED BUSINESS

a. Code Changes: Sideyard Setbacks

Ken Roberts, Associate Planner, explained the proposed revisions made to the staff recommendation since the Planning Commission last considered this proposed code change to the City's sideyard setback requirements for single and double dwellings.

Discussion was in favor of an ordinance which would require at least one ten-foot setback on one side of the house, since most of the houses being built in Maplewood are on lots large enough to meet this requirement, but the Commissioners agreed that an ordinance should require compliance, rather than determining whether a situation is acceptable to the property owner before requiring compliance.

Commissioner Rossbach stated that after further consideration, he does not feel sheds or garages would be negatively affected, since the change in the sideyard setback requirements would only affect the house.

The Commission discussed what problems would be incurred when a property owner proposes to build a deck which would intrude on the ten-foot setback.

Commissioner Cardinal moved the Planning Commission recommend adoption of the ordinance which would increase the minimum sideyard setback for single dwellings from five to ten feet on one side and on both sides of a double dwelling, if there is enough room for the proposed dwelling.

The motion died for lack of a second.

Commissioner Rossbach moved the Planning Commission recommend an ordinance be adopted which would require at least a ten-foot sideyard setback on one side of a single dwelling and ten feet on each side of a double dwelling.

Commissioner Gerke seconded

The Commission discussed how this proposed change could affect setbacks on both new construction and existing homes and in what instances variances might be required.

The Commission voted on the motion.

Ayes--Martin, Rossbach, Pearson, Gerke, Anitzberger

Nays--Frost, Fischer, Axdahl, Cardinal, Sigmundik

The motion failed for lack of a majority.

7. NEW BUSINESS

- a. Lot Width Variation and Lot Split: Frost Avenue & Adele Street (Kastner)

The Commission discussed details of the ownership of a portion of the property which the applicant of the lot width variation and division does not now own.

The Commission discussed with the Director of Public Works plans for street improvements for Adele Street.

Commissioner Fischer moved the Planning Commission recommend:

AGENDA NO. H-1

AGENDA REPORT

Action by Council:

TO: City Manager
FROM: Finance Director *R. Duot*
RE: AWARD OF BIDS - BANKING SERVICES
DATE: April 16, 1991

Endorsed _____
Modified _____
Rejected _____
Date _____

Proposals for banking services are due by 9:00 a.m. on April 18th. A recommendation regarding the bid award will be made at the Council meeting on April 22nd.

tmc

MEMORANDUM

To: Michael A. McGuire, City Manager
From: Robert D. Odegard, Director of Parks & Recreation
Subj: Award Of Bid For Playground Equipment
Date: April 16, 1991



Action by Council:
Endorsed _____
Modified _____
Rejected _____
Date _____

Introduction

The Park and Recreation Commission has reviewed the bids for playground equipment at Harvest (2561 Barclay), Hazelwood (1663 County Road C), Playcrest (2390 Lydia Avenue), Geranium (2568 Geranium Avenue), Sherwood (2237 Kennard Street) and Vista Hills (2480 Mailand Road) Parks. It is requested that the City Council award the bid in the amount of \$90,000 as indicated below in the recommendation.

Background

During the interest survey process for improvements to Neighborhood Parks, the community residents indicated a great desire for playground equipment. The Park and Recreation Commission created a committee on Playground Equipment chaired by Bonnie Qualley to review playground equipment available and to meet with suppliers. The committee has met numerous times over the past eighteen months with the salesmen and has had an opportunity to examine not only the catalog information, but also examples of the materials that are being used today for playground equipment.

The Park Commission set a budget of \$15,000 for playground equipment at each park. It was decided after discussion with the playground suppliers that we would ask for a bid based on what the suppliers could provide for \$15,000 in each playground. Bids and specifications were advertised as required and four bidders were accepted. Each bidder supplied a formal bid and included diagrams of their equipment for each playground including installation.

On April 8th, the Park and Recreation Commission invited the four playground suppliers to discuss their diagrams for the parks and to answer any questions from the Commission. The Commission reviewed all of the diagrams and chose six different schematics for presentation at a Public Forum on April 15th. Three diagrams were chosen for each park for presentation to the public. In many cases, the same diagram was presented for a number of parks. At the conclusion of the Public Forum, the Park Commission voted on the playground equipment that it is recommending be purchased for each park.

Recommendation

It is requested that the City Council award the \$90,000 bid for installed Playground Equipment as follows:

\$60,000 - Earl F. Andersen & Assoc., Inc.

\$30,000 - Miracle Recreation Equipment Co., Bob Klein & Assoc.

Funding for the purchase and installation of the equipment is requested to be approved from the following sources:

Geranium - \$15,000 from the Neighborhood PAC Fund

Harvest - \$15,000 from the Neighborhood PAC Fund

Playcrest - \$15,000 from the Neighborhood PAC Fund

Vista Hills - \$15,000 from the Neighborhood PAC Fund

Sherwood - \$15,000 from the Commercial PAC Fund

Hazelwood - \$15,000 from the Commercial PAC Fund

c: City Clerk

FORM FOR VOTING ON PLAYGROUND EQUIPMENT

EACH PLACARD HAS A LETTER ASSIGNED TO IT (A THRU F).
THREE DIAGRAMS HAVE BEEN SELECTED BY THE COMMISSION FOR EACH PARK
PLEASE VOTE ON EACH PARK AS FOLLOWS:

- 3 - ON YOUR FIRST CHOICE
- 2 - ON YOUR SECOND CHOICE
- 1 - ON YOUR THIRD CHOICE

VISTA HILLS

* A 15
B 22 EFA
F 8

GERANIUM

* C 13
D 21 miracle
E 14

SHERWOOD

* A 19 EFA
C 12
F 14

PLAYCREST

* A 20 EFA
B 15
F 13

HAZELWOOD

* A 16
B 21 EFA
F 11

HARVEST

* C 15
D 18 miracle
E 15

MEMORANDUM

To: Michael A. McGuire, City Manager
From: Robert D. Odegard, Director of Parks & Recreation
Subj: Neighborhood Park Search Area Between Linwood and
Highwood; Century To McKnight
Date: April 15, 1991

RO

Action by Council

Endorsed _____
Modified _____
Rejected _____
Date _____

The attached memorandum of March 19, 1991, was requested to be tabled until the April 22, 1991, City Council meeting.

AGENDA ITEM _____

Mr. William Poppert will be unable to attend the March 25th City Council meeting due to being out of town. Staff recommends that this item be tabled to April 22 Council Meeting.

MEMORANDUM

To: Michael A. McGuire, City Manager
From: Robert D. Odegard, Director of Parks & Recreation
Subj: Neighborhood Park Search Area Between Linwood and Highwood; Century to McKnight
Date: March 19, 1991

Introduction

The Maplewood City Council on February 25, 1991, requested additional information regarding open space, ponding, storm sewers and obtaining land for parks in the area between Linwood and Highwood, and Century to McKnight. The request for this information was during the discussion of the Highwood Meadows Plat which is a development of 83 lots for single dwellings.

Background

The attached memorandum of February 13, 1991, gives the background information on the property owned by Mr. Ken Gervais and the motion of the Park and Recreation Commission on January 14, 1991, "that the Park and Recreation Commission recommends to the City Council that at this time and at this price (\$158,000), it is not feasible to purchase this property for a Neighborhood Park because of high development costs, but if the City Council can see the possibility of acquiring it for Open space, we feel it is a unique and valuable site." Ayes: All.

The Park and Recreation Commission on February 11, 1991, reviewed the Staff Report dated February 6 regarding the acquisition of property adjacent to Highwood in the drainage area north of 2433 Highwood Avenue and the required purchase of property from School District #622 and Mr. David Walburg. The Park and Recreation Commission made the motion "that at this time, due to the cost of all the property and its limited use for active recreation, the Park and Recreation Commission does not recommend this area be purchased for the Maplewood Park System." Ayes: All.

At the March 18, 1991, Commission meeting, Mr. William Poppert of 2433 Highwood Avenue attended the meeting and presented his suggestion for acquiring the property adjacent to his home for Open Space.

Mr. Ken Haider, Director of Public works, discussed with the Commission the City ponding plan for this area. His comments reflected the future use of the City easement north of Highwood for ponding.

Future Park Site

In the present Maplewood Comprehensive Plan, the population between Linwood and Highwood was intended to be served by the Neighborhood Parks of Vista Hills (2480 Mailand Road) and Pleasantview Park (1100 Marnie). A mini-park at the east end of Phylis Court (Outlot A, B) has also been acquired, but the topography only permits sliding and a potential area for playground equipment if excavation is undertaken.

As we have observed the development of homes south of Vista Hills and north of Carver, we are concerned that there is adequate Neighborhood Park sites for the population. With the development of both Vista Hills and Pleasantview Parks, the amount of space dedicated to active recreation is very limited.

In the information provided for the revision of the Comprehensive Plan by the Park and Recreation Commission, discussion included a Search Area for a Neighborhood Park between Linwood and Highwood.

By definition, a Neighborhood Park or Playground is an area for intense recreational activities such as field games, court games, crafts, apparatus area, skating, Neighborhood Centers, etc. Its service area is a radius of one-quarter to one-half mile and serves a population of 4,000 to 5,000 people. The recommended site size is 10 to 25 acres. With this definition in mind, it becomes more difficult to acquire suitable land.

- 1) With the potential development of 83 additional homesites in the Highwood Meadows Parcel, the amount of Open Space for consideration as a Neighborhood Park has been reduced. The owner of Highwood Meadows has offered us approximately 3 acres in the area adjacent to Highwood at a cost of about \$47,000 per acre; this we feel is not within our budget.
- 2) A second consideration is a parcel in the Northwest corner of Century and Highwood, but this location is too distant from the main population.
- 3) A third possibility is the property in the northeast quarter of the area between Century and proposed Sterling, and south of Linwood (NW Section 13, Township 28, Range 22). This property has many hills which makes the costs to develop highly expensive.

Recommendation

The Park and Recreation Commission will continue to pursue the potential of a Neighborhood Park for the area between Linwood and Highwood and recommend to the City Council its findings at an appropriate time.

MEMORANDUM

To: Maplewood Park and Recreation Commissioners
From: Robert D. Odegard, Director of Parks & Recreation
Subj: William C. Poppert Request To Consider Property
By Highwood For Open Space Preservation
Date: February 6, 1991

Background

Mr. William C. Poppert of 2433 Highwood Avenue on January 16, 1991, sent a Proposal for permanent Highwood Preservation Land (Open Space) to Geoff Olson, Director of the Community Development Department. A copy of his letter was mailed to Park and Recreation Commissioners on January 18, 1991. The letter outlines a suggestion from Mr. Poppert that the city acquire 2.5 acres owned by David Walburg known as Valley View Outlot A, and an adjoining 3 acre parcel owned by School District #622 to the east of Outlot A and touching Highwood Avenue, and that he would contribute part of his property which is adjacent to the west of the School District property.

Since acquisition of these properties would be a cost factor for the city, I have contacted Mr. Dave Walburg, who is a developer, and Mr. Dick Julander, Business Manager for School District #622. The cost for the 5½ acres would be approximately \$90,700. It should be noted that there is a drainage easement on the School District property, Mr. Poppert's property, and Mr. Wahlburg's property. At this time the Council has not made a definite decision on how to handle this water easement, but the Engineering Department is looking upon it as a potential holding pond. The 6 acre site is quite rolling with steep grades off of Highwood and would not be suitable for either a Neighborhood Park or a Mini-Park. As Mr. Poppert points out, "While this land has some of the most rugged contours in the area making it difficult to develop, it is attractive for hiking and for aesthetic purposes for the surrounding residents."

While we are all concerned about preservation of environment, our primary responsibility is that of parks and the development of mini-parks, Neighborhood Parks, and community parks. As we have discussed over the years, there is a need for Open Space, but with the limited funds for acquisition and development that we have available to us, it is very difficult to use these monies for acquisition of Open Space that has limited use by the entire city's residents.

Recommendation

It is my recommendation that at this time due to the costs of the property and its limited use for active recreation, that the Park and Recreation Commission not recommend that this area be purchased for the Maplewood Park System.

14

Mc KNIGHT

H-G-H-WOOD

CASTLE RIDGE
WOODS ADDITION
VALLEY VIEW
CASHES RIDGE
2ND ADD
VALLEY VIEW
SCHAFFER

PHYLLIS COURT
WOODS ADDITION
VALLEY VIEW
SCHAFFER

TIMBER TRAIL
TWO
VALLEY VIEW
SCHAFFER

CHESTERWOOD
VALLEY VIEW
SCHAFFER

JEFFERSON
VALLEY VIEW
SCHAFFER

JEFFERSON
VALLEY VIEW
SCHAFFER

OUTLOT A WETLAND
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F

VALLEY VIEW
SCHAFFER

VALLEY VIEW
SCHAFFER

OUTLOT F

VALLEY VIEW
SCHAFFER

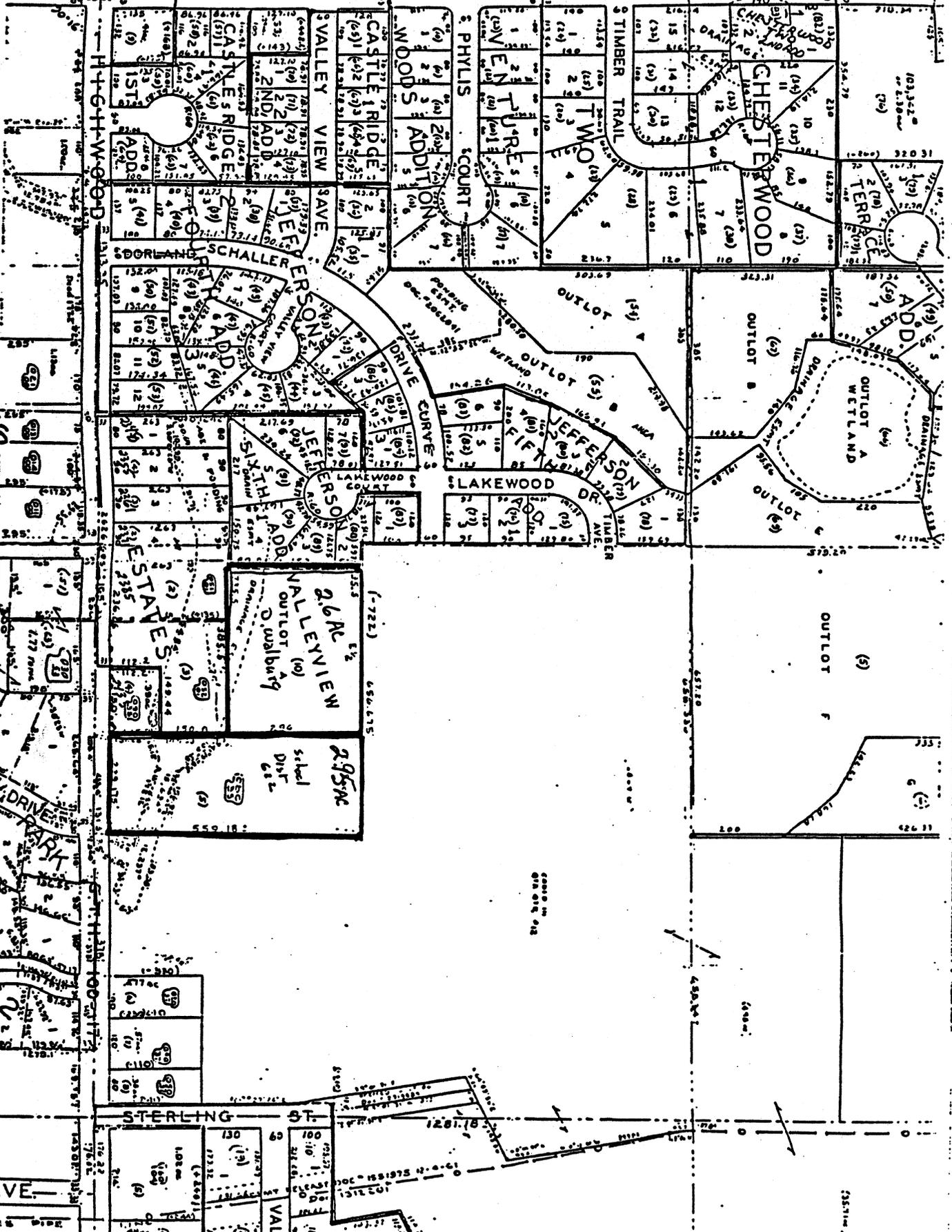
VALLEY VIEW
SCHAFFER

OUTLOT F

STERLING ST
VALLEY VIEW
SCHAFFER

STERLING ST
VALLEY VIEW
SCHAFFER

OUTLOT F



MEMORANDUM

To: Michael A. McGuire, City Manager
From: Robert D. Odegard, Director of Parks & Recreation
Subj: 1) William C. Poppert-2433 Highwood Avenue
Proposal For Permanent Highwood Preservation Land
(Open Space)
2) Ken Gervais Property - Outlots E, F, G
Preservation Open Space
Date: February 13, 1991

Introduction

It has been brought to the attention of the Maplewood Park and Recreation Commission that two parcels of property adjacent to the Highwood Meadows Preliminary Plat (Kayser) are being recommended by the owners to be preserved as Open Space for the City.

Background

Mr. Ken Gervais is the owner of 12.6 acres of wooded property north and west of the Highwood Meadows development. This area is referred to on the attached maps as Outlot E, F and G. The Park and Recreation Commission on Saturday, January 12, hiked through the property and found it to have many steep hills, a ponding area, and an area that has been roughed out as a potential cul-de-sac if the property is developed.

At the January 14th Park and Recreation Commission meeting, the Commission discussed the pros and cons of the acquisition of the property and made the motion "that the Park and Recreation Commission recommends to the City Council that at this time and at this price (\$158,000), it is not feasible to purchase this property for a Neighborhood Park because of high development costs, but if the City Council can see the possibility of acquiring it for Open Space, we feel it is a unique and valuable site."
Ayes: All.

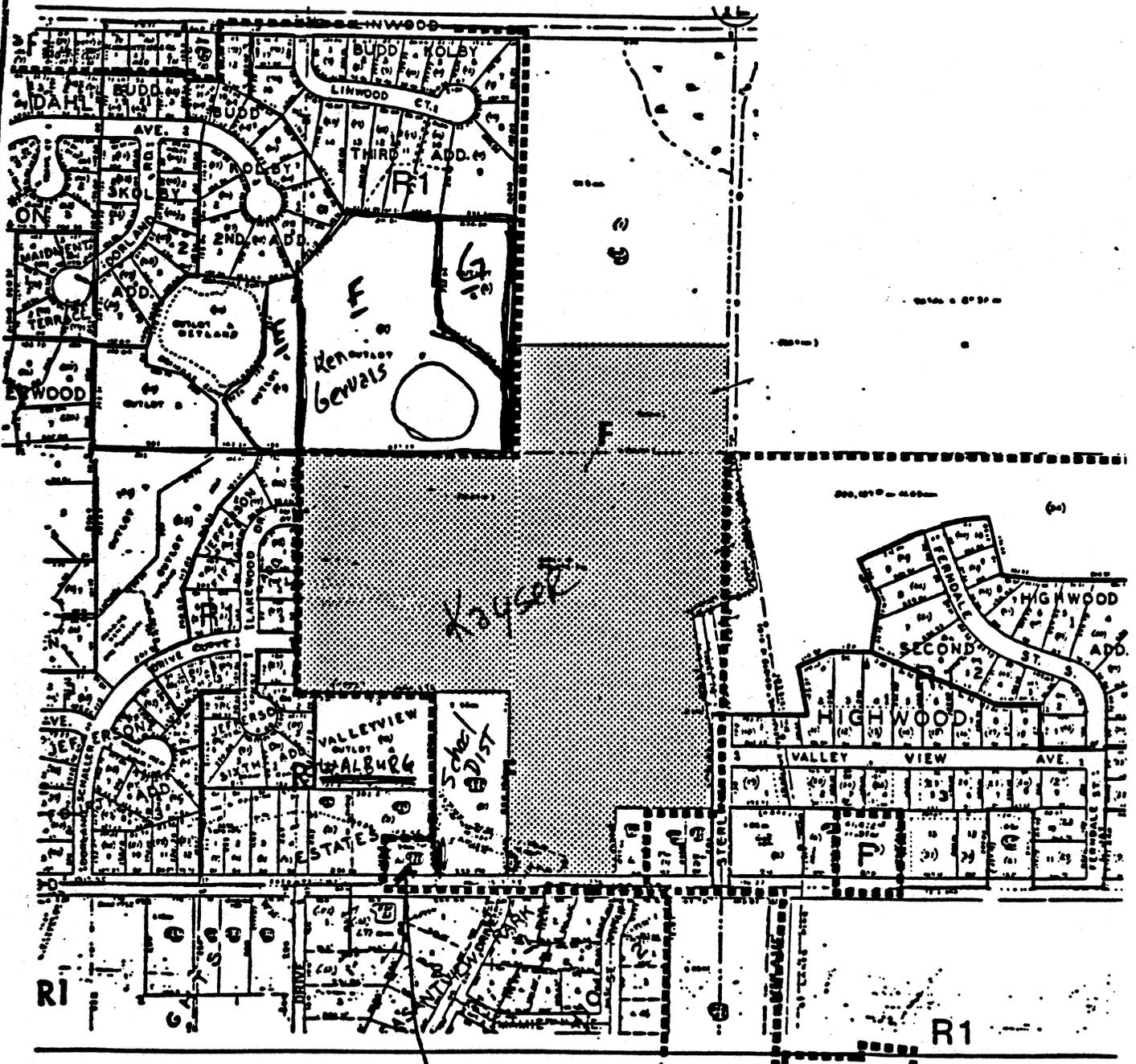
Mr. William C. Poppert of 2433 Highwood Avenue has directed correspondence of January 16, 1991, (see attached) regarding a proposal for permanent Highwood Preservation Land (Open Space). The Park and Recreation Commission on February 11, 1991, discussed the letter from Mr. Poppert in which he requests that the City consider purchasing Valleyview Estates (2.5 acres) owned by David Walburg and the adjoining 3 acre parcel of land owned by the School District to the east of Outlot A and touching Highwood Avenue. He has also offered to contribute some of his backyard property toward the potential Open Space property and would like to exchange it for some of the School District property.

Staff has contacted Mr. Walburg and School District #622 as to the availability of their properties and the potential price for acquisition. It is estimated that the cost would be in excess of \$90,000 for the properties. The Park and Recreation Commission made the motion "that at this time, due to the cost of the property and its limited use for active recreation, the Park and Recreation Commission does not recommend that this area be purchased for the Maplewood Park System."

Recommendation

It is recommended that at this time the City take no action to purchase either of the two proposed parcels for Open Space.

c: City Clerk
William C. Poppert
Ken Gervais
Geoff Olson
Jeanne Ewald



2433 Highwood (poppert)
R1=RESIDENTIAL SINGLE DWELLING
F=FARM RESIDENTIAL

PROPERTY LINE / ZONING MAP



PROPOSED SUBDIVISION



N

Plan

North line of the NW 1/4 of the NW 1/4 and the North line of the NE 1/4 of the NW 1/4 of Sec. 13, T.28, R.22

LINWOOD

N 69° 57' 27" E

659.7' AVENUE

659.71

293.67 N 85° 07' 29" E

LINWOOD

659.64

AVENUE

105.00

107.00

87.65

88.79

93.66

82.13

153.21

2000

NORTH

143.50

12

127.41

100

100

100

100

100

100

100

100

100

100

100

100

100

100

N 85° 07' 29" E

36.00

N 69° 57' 27" E

100

100

100

100

100

100

100

100

100

LINWOOD

COURT

DAHI

BLOCK

OUTLOT A

WETLAND

OUTLOT

OUTLOT

OUTLOT

G

OUTLOT FOURTH

OUTLOT ADDITION

South line of the NW 1/4 of the NW 1/4 and the South line of the NE 1/4 of the NW 1/4 of Sec. 13, T.28, R.22

East line of the NE 1/4 of the NW 1/4 of Sec. 13, T.28, R.22

N 0° 13' 42" E

Drainage & Utility Easement

165.04

198.05

Garais

158000

R.66 Area

5000

6.21 POND

MIDW

WILLIAM C. POPPERT
2433 Highwood Ave.
Maplewood, MN 55119

January 16, 1991

Ken Roberts
Geoff Olson
Community Development Department
City of Maplewood
1830 E. County Road B
Maplewood, MN 55109

RE: Proposal for permanent Highwood Preservation Land (Open Space)

As a longtime resident of the area I have decided that farsighted planning and action are necessary if we don't want to lose the unique natural environment that is (or was) East Maplewood. In that spirit of action I am offering the following proposal for an open space area adjacent to the proposed Highwood Meadows development along Highwood Avenue. This proposal includes a potential offer of a donation of some of my land for the project. I have discussed this proposal with the adjacent landowners, developers and many of the homeowners in the area. I feel I can speak for them in terms of their strong support for this idea.

DESCRIPTION OF LAND

The parcels of land to be combined under this proposal are: 1) the east 1/2 of outlot A, Valley View Estates (2.5 acres) owned by David Walburg, 2) an adjoining 3 acre parcel of land owned by the School District, to the east of Outlot A and touching Highwood Avenue
3) property that I currently own south of Outlot A.

These parcels of land have a large drainage easement area passing through them and represent relatively rugged terrain and therefore would be difficult to develop. They are also made difficult to access for development by the Highwood Meadows development. They represent some of the only remaining wooded land in the area.

LIST OF ADVANTAGES OF PRESERVING THIS PARCEL OF LAND AS OPEN SPACE:

- o There are few remaining undeveloped pieces of land in the area and this represents the only wooded land in the immediate area.
- o This area is currently a home for many species of wildlife ranging from pheasants and songbirds to deer and rabbits.
- o There is a dry creek and drainage easement through here which has suffered substantial erosion and needs further protection and maintenance by the City and/or County.
- o Due to the contour and drainage easement, much of this land is unbuildable and will remain unbuildable.
- o There would be access problems if the land were to be developed for homes after the Highwood Meadows development.
- o There are grading problems imposed on Highwood Meadows if the potential open land were to be developed for homes.
- o The School District land is already owned by a public agency. The position of the School Board at the time of acquisition (2 years ago) was that it would be an open area as well as the nature area for a proposed school development. As Preservation Land it would be fulfilling its originally specified use. I would expect that the School Board would continue to honor that designation of its use.
- o While this land has some of the most rugged contours in the area making it difficult to develop, it is attractive for hiking and for aesthetic purposes for the surrounding residents.
- o This land and its trees are visible for a goodly distance around. It currently is accessible as it fronts Highwood and will be accessible as it adjoins a considerable portion of the L-shaped Highwood Meadows development, including direct access off Valley View Avenue.
- o There is an issue that I discussed with the previous landowner before the School District stopped a private sale and purchased this land from him. When my home was built by its previous owner it was too close to the edge of the lot, representing an insufficient setback. I had attempted to buy a strip of land from the previous owner right before the School Board acquired it. When the School District Representative assured me it would remain as open space, I felt the issue was closed. If this were to become part of a parcel of open land I would hope a trade for sufficient setback could be worked out with the School Board and/or City when I contribute my land to the open space parcel.

PROPOSAL

I, and perhaps others in the area, would be willing to donate portions of our adjoining land to the City and/or County if the following conditions are met:

- o City and/or County to acquire Walburg's land, as he has currently proposed, for open space. This could also allow for future expansion of the drainage easement, if necessary, as well as erosion protection of this steeply sloped land.
- o The piece of land currently owned by the School District to be combined with the others and the total parcel designated as a permanent natural or open space area.

RESULT

I feel that for virtually all the parties involved this is a "win-win" situation where everyone benefits:

- o The residents in the area benefit by preserving the environment as a hiking area and last haven for wildlife.
- o The Highwood Meadows Development does not have to lower and destroy as much natural terrain, nor give up lots to provide road access into the Walburg land. In addition, the development's lots become more valuable and desirable to their future owners as they adjoin an open space area.
- o Mr. Walburg is able to sell a potentially land-locked parcel for use as open land, as he has proposed.
- o The School District can find a permanent use for their land as a nature area as was originally intended, before their school plans changed. By turning it over to the City or County they are relieved of the future care and maintenance. It also has the benefit of curing the setback problem with my adjacent land.
- o The City and/or County will then have approximately a 6 acre preservation land area for a very cheap price due to contributions by the parties involved. In addition, they will have direct control over this land for erosion control and drainage area management.

This proposal has been discussed with the adjacent homeowners, landowners and developer, with support received on all counts. The combination of the contributions of various parties involved gives us a unique chance to set aside a small piece of land in this area to preserve the special environment of East Maplewood. I trust that we can count on the support of the City Planning Department, the City Council and all those involved. I await your recommendation on the steps to begin setting aside this land, including my contribution. This represents a long-term, forward thinking step in continuing to keep Maplewood a quality area for current and future residents.

FUTURE CONSIDERATION:

There is also the greater issue of the entire area and the effect of piecemeal development on this unique environment. I would next ask our officials to pause and provide for a proactive open space plan with input from the residents before development continues.

Sincerely,



William C. Poppert

cc: Maplewood City Council - c/o Mike McGuire, City Manager
Maplewood Planning Committee
Maplewood Park Department - Bob Odegard
✓ Maplewood Park Board
Ramsey County Parks - Greg Mack
Ramsey County Park Board
School District 622 and School Board
Maplewood Engineering - Ken Haider
Highwood Residents

February 28, 1991

Mr. Robert Odegard
Director of Parks and Recreation
Maplewood City Hall
1830 East County Road B
Maplewood, MN 55109

Dear Mr. Odegard,

By this letter, I am offering for sale to the City of Maplewood, one or more lots, as shown in the preliminary plat of Highwood Meadows; for use as a park, a playground, or open space by the City.

I am offering to sell these lots to the City for \$25,000 each. The proposed street and lot layout would not be changed. I agree that such lots, which might be purchased by the City, will not bear future assessments for streets, water, and sanitary and storm sewers which might be installed by the City. The costs of such improvements (whether installed by the City or by myself) will be borne by the surrounding benefited property.

This selling price will be in effect from today through June 30, 1991. On July 1, 1991, the price will be adjusted upward (or downward) to reflect a possible change in the Consumer Price Index, of the Bureau of Labor Statistics, of the U.S. Department of Labor, for the Mpls.-St. Paul area, for the period of Jan. 1, 1991 to June 30, 1991. My offer to sell will expire on Dec. 31, 1991. The selling agent will be my wife, Olivia Kayser.

I am also shown as owner of record of certain lands in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, T28, R22. You have shown an interest in these lands. A part of these lands has been deeded to my children from a previous marriage. However, the deed was not permitted to be recorded since it would create a parcel without access to a public road. A possible future development of this land into proposed lots is shown on a sketch plan which accompanied my request for preliminary plat approval of Highwood Meadows.

Although I cannot speak for my 4 children, I believe that they would sell a few of the proposed lots which are shown on the sketch plan for \$25,000 each. The same arrangements for the cost of improvements for these lots might be as I proposed for the cost of improvements for lots in Highwood Meadows that I offered for sale to the City, in the first part of this letter.

However, if the City purchased the entire parcel instead of only a few of the proposed lots (and consequently there would be no future assessments, or costs of improvements, to be borne by the surrounding property, and also no planning costs), then I feel that a price of \$13,000 per lot would be appropriate. There are 51 proposed full lots and 1 outlot in the parcel. The outlot has an area of about 1 full lot. My recollection is that there are about 23-24 acres in the parcel.

If the City decides to purchase the entire parcel, then I think that the City should accept (or cancel) the previous water tower assessment attributed to this parcel. This assessment is \$13,000 plus accrued interest.

If the City wishes to purchase a substantial part, but not all, of the parcel, then I think we need to take good look at the impact of the purchase on the costs of improvements on the remaining land. Through careful planning, it may be possible to not significantly affect the cost of development of the portion which was not purchased by the City. In this case, the selling price might be only slightly more than \$13,000 per proposed lot. I would expect that the City would accept the costs of planning the division before the purchase was consummated. In any event, the final selling price will be determined through agreement between my four children and not by myself. I am only offering my opinions of its value. My present wife, Olivia, has offered to serve as an agent for the sale of this land.

I also suggest that you consider purchase of other lands in the N $\frac{1}{2}$ of Section 13 for a park. For example, a "FOR SALE" sign is posted on land in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$. The realtor is Pratt Boo Co. I talked to Jim Ferrawo, of this company, and he told me there is 10 acres for sale for \$110,000. I believe that this land is not presently sewerable which would not be a disadvantage for a park. The only possible disadvantages are that it is somewhat removed from the center of population of the area to be served, and it is near a commercial development.

Also, you might consider a portion of E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ which is owned by Albert and Dorothy Jirovec.

Please call me if I had not clearly expressed myself.

Regards,

Jim Kayser

James H. Kayser
2516 Linwood Ave., East
Maplewood, MN 55119

Tel. No. (work) 733-6243
(home) 731-8610

c.c.:

Albert and Dorothy Jirovec
2480 Linwood Ave., East
Maplewood, MN 55119

Mary Kayser
46-270 Kahuhipa St. Apt.A-613
Kanoeha, HI 96744

Steven Kayser
5102 Bloomington Ave., So
Minneapolis, MN 55417

Pratt Boo Realty
Attn.: Jim Ferrawo
4225 White Bear Parkway
Suite 200
White Bear Lake, MN 55110

William Kayser
6408 81st Avenue North
Brooklyn Park, MN 55445

Nancy Marchetti
3302 Portland Ave., South
Minneapolis, MN 55407

Evelyn C. Wallace
9613 Glenside Court
Sun Lakes, AZ 85224



Action by Council:

Endorsed _____

Modified _____

Rejected _____

Date _____

MEMORANDUM

TO: City Manager
FROM: Director of Community Development
SUBJECT: Land Use Plan Change
DATE: April 12, 1991

The City Council asked Staff to prepare a resolution changing the land use plan from RM (residential medium density) to RH (residential high density). This change would be for the area proposed for a senior housing project at the southeast corner of Maryland Avenue and Lakewood Drive. I have added some reasons for the change.

go/memo21.mem (25-29)
attachment:

- 1. Resolution
- 2. February 22 Staff Report

LAND USE PLAN CHANGE RESOLUTION

WHEREAS, Richard Sagstetter applied for a change to the City's land use plan from RM (residential medium density) to RH (residential high density).

WHEREAS, this change applies to the property located at the southeast corner of Maryland Avenue and Lakewood Drive.

WHEREAS, the history of this change is as follows:

1. The Planning Commission held a public hearing on February 19, 1991. City staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners as required by law. The Planning Commission gave everyone at the hearing a chance to speak and present written statements. The Planning Commission recommended to the City Council that they table this change until someone proposes a development for the property.
2. The City Council discussed the plan amendment on April 8 and April 22, 1991. They considered reports and recommendations from the Planning Commission and City staff.

NOW, THEREFORE, BE IT RESOLVED that the City Council approve a change from RM (residential medium density) to RH (residential high density) for five acres at the southeast corner of Lakewood Drive and Maryland Avenue. Approval is for the following reasons:

1. This change is based on testimony at the hearing that this area will be developed with senior housing.
2. The Council has stated in the past that they would approve density increases for senior housing.
3. Senior housing produces less traffic per unit than other types of multiple dwellings.
4. The Council will consider changing this site back to RM after one year if construction has not started on a senior housing project.

Adopted on April 22, 1991.

MEMORANDUM

TO: City Manager
FROM: Director of Community Development
SUBJECT: Land Use Plan Change
LOCATION: South of Maryland Avenue, east of Lakewood Drive
DATE: February 22, 1991

SUMMARY

INTRODUCTION

Mr. Richard Sagstetter, of Arlington Properties, is requesting a change to the City's land use plan. The land use plan is the City's guide to how property should develop in the future. It also determines the maximum number of dwelling units that can be built on a property. This request is for the property on the southeast corner of Maryland Avenue and Lakewood Drive. The City has planned this property RM (residential medium density). (See the map on page 6). Mr. Sagstetter is requesting that the City change the land use plan for this property to RH (high density residential).

Mr. Sagstetter is requesting this change because the City recently lowered the maximum allowed densities in residential areas. (See his letter on page 8.) The RH density would allow 365 apartments or 255 town houses on this property. This is similar to the 353 apartments allowed with the former RM density. The current medium density classification would allow 213 apartments or 149 town houses.

I am also including the properties at 1060 - 1070 Lakewood Drive in this report. The City Council requested a change to the land use plan for these three lots from RM to RL because they are developed with three homes. The Council requested this change as part of the update of the City's land use plan.

BACKGROUND

March 20, 1980: The City Council approved a planned unit development (PUD) for the Arlington Properties site. This approval was for 184 quad units in 46 buildings. The City's approval of this plan expired on December 13, 1983.

February 27, 1984: The City Council changed the zoning for the Arlington Properties site from F (farm residence) to R-3 (multiple-family residential).

November 16, 1989: The City Council asked staff to study the properties that have zoning and land use designations that allow different types of land uses. The Council wanted to study these areas as part of an update of the City's Comprehensive Plan.

August 20, 1990: The City Council reviewed the staff's study and proposed changes to several areas, including 1060 - 1070 Lakewood Drive.

August 27, 1990: The City Council lowered the maximum densities in the RL, RM and RH areas in the land use plan.

ALTERNATIVES

1. Approve the requested land use plan change from RM to RH for both sites. The RH designation allows a maximum of 12 units per gross acre.
2. Keep the RM land use designation for both sites. The RM designation allows a maximum of 7 units per gross acre.
3. Choose alternative one or two for the Arlington Properties site, but change the land use plan for 1060 - 1070 Lakewood Drive to RL. The RL designation only allows single-family dwellings.
4. Table this request until someone proposes a specific project.

DISCUSSION

Arlington Properties Request

The Council should not change the land use plan for this site because of previous assessments. In 1987, the City assessed this property at a rate of only 5 units per acre for the water tower. The current density limits are 4.9 - 7.0 units per acre. The only other assessment was for Maryland Avenue. The City assessed this project on a front footage basis. Therefore, the City's density limits had no effect. There was no assessment for service stubs.

The Council should also not change the land use plan because they reduced the City-wide densities for all multiple-dwelling land. This would set a precedent to increase the density on other undeveloped RM-planned land, such as the Hillcrest property to the north. The Council should base any change on the circumstances of an individual property.

Some types of high density housing, such as senior housing or town houses, could be a good use for this land. The site has excellent road access and it is surrounded by land that is planned or developed with medium density housing or open space. There is commercial property and a manufactured home park across Maryland Avenue and multiple dwellings to the east. The hills and wetland on the south separate this site from the single-family area to the south. The City has planned Lakewood Drive as

a minor arterial and Maryland Avenue as a collector street on the major street plan. These streets provide excellent access to the property.

There is no reason to make a change now, since no one has applied for approval of a specific project. Someone presented a senior housing plan for 80 units on five acres at the Planning Commission meeting. No applications have been made yet. The developer of this project could meet the City's density requirements by reducing the number of units to 60 or buying an additional 1.6 acres.

Several Council members have been concerned with the number of multiple dwellings in the Maryland Avenue area. Tabling this request would give the Council and the neighbors a chance to see what they are getting before increasing the density. The Council may be more comfortable increasing the allowed density for a senior project or 184 townhouses (the previously approved project), rather than 365 apartments (the maximum number of apartments allowed).

1060 - 1070 Lakewood Drive

The property owners requested that the City leave the RM designation for these three lots. They hope that their properties will be more valuable to prospective developers with the RM designation. I can see no harm in leaving the RM classification. These homes are next to multiple dwelling land to the north, front on a busy street and are not part of a single dwelling neighborhood. Unless the developer to the north buys their land, it is unlikely that these lots will develop into multiple dwellings. The maximum density is only 11 units. It may not be practical for a developer to pay for the homes and their demolition to build 11 units. The Council should consider a change to RL for these lots if the property to the north develops without these lots.

RECOMMENDATIONS

Table Mr. Sagstetter's request and the change to 1060 - 1070 Lakewood Drive until someone applies for Design Review Board approval of a specific project.

REFERENCE INFORMATION

SITE INFORMATION

Plan change study area: 30.4 acres (Arlington Properties), 1.61 acres (1060 - 1070 Lakewood Drive), 32 acres (total).

Existing land uses: Undeveloped and three single dwellings.

SURROUNDING LAND USES

North: Beaver Lake Mobile Home Park.

East: Maple Greens and Sterling Glen Quads.

South: Single dwellings and an undeveloped 7 acre parcel owned by the City for storm water drainage.

West: Lakewood Drive and Beaver Lake. There is one single dwelling at 1099 Lakewood Drive.

PLANNING

Land Use Definitions

Low Density Residential (RL) - This classification allows a variety of single-dwelling homes and an occasional double dwelling.

Medium Density Residential (RM) - This classification allows a variety of multiple dwellings including duplexes, town homes and mobile homes. The density ranges from 4.9 - 7 units per acre.

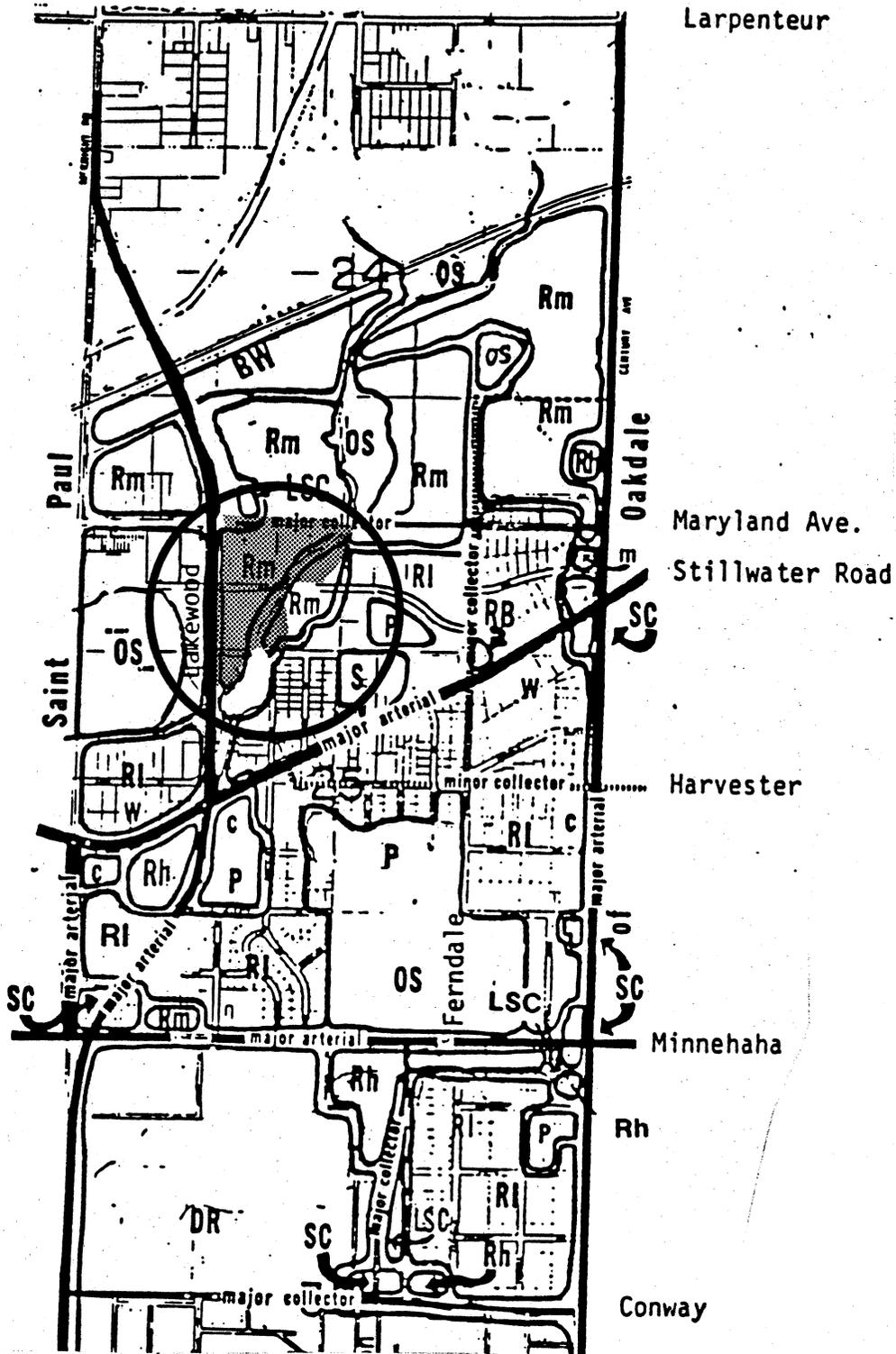
High Density Residential (RH) - This classification also allows a variety of multiple dwellings including town homes, condominiums and apartments. The density ranges from 7 - 12 units per acre.

Open Space (OS) - This classification allows playgrounds and parks, school grounds, lakes, trailways and environmental protection areas encompassing wetlands and flood plains.

go/memo21.mem

Attachments

1. Location Map
2. Land Use Map (Existing)
3. Property Line\Zoning Map
4. 10-10-90 letter from Richard Sagstetter to the City
5. Plan Amendment Resolution (1060 - 1070 Lakewood - RM to RL)



Larpenteur

Maryland Ave.
Stillwater Road

Harvester

Minnehaha

Conway

RI=RESIDENTIAL LOWER DENSITY
Rm=RESIDENTIAL MEDIUM DENSITY
Rh=RESIDENTIAL HIGHER DENSITY

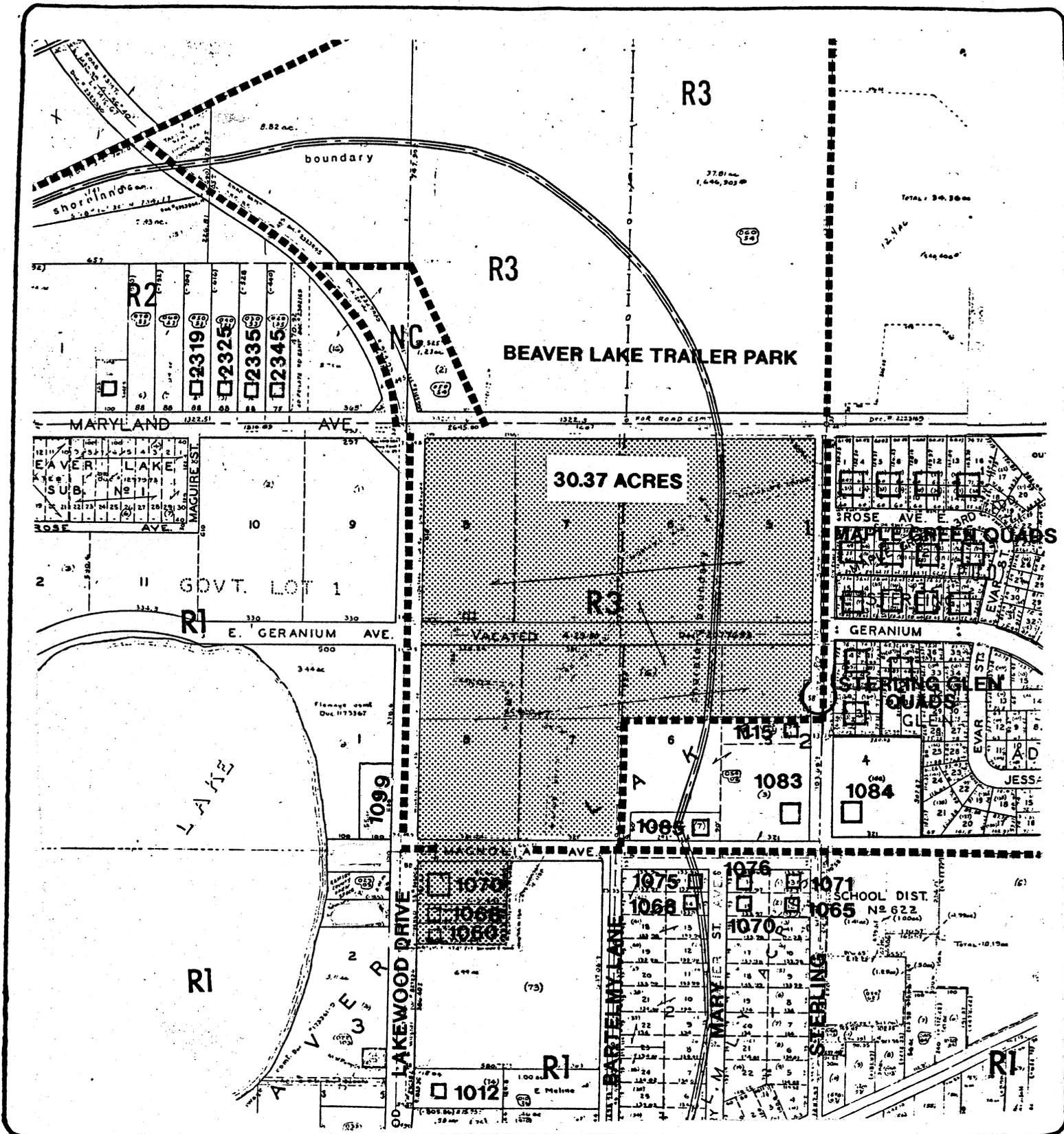
LSC=LIMITED SERVICE COMMERCIAL CENTER

EXISTING
LAND USE PLAN



AREA OF PROPOSED AMENDMENT





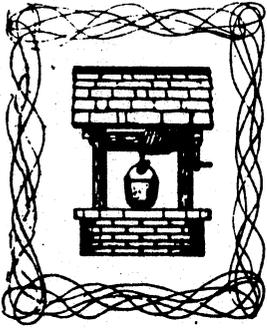
PROPERTY LINE/ZONING MAP



AREA IN QUESTION

R1=RESIDENTIAL SINGLE DWELLING
 R3=RESIDENTIAL MULTIPLE DWELLING
 NC=NEIGHBORHOOD COMMERCIAL





Arlington Properties

44 WEST ARLINGTON | ST. PAUL, MINNESOTA 55117

TEL. 488-3329

R. E. SAGSTETTER
General Manager

October 10, 1990

City of Maplewood
1830 East County Road B
Maplewood, Minnesota 55109

Dear Ladies/Gentlemen:

We are requesting a comprehensive plan amendment on this parcel due to the recent density change of zoned property in Maplewood. We have accepted and paid the assessments levied on this parcel because of the old R-M density. The new R-H density would give us what we had before the change.

Sincerely,


Richard Sagstetter

Enclosure

LAND USE PLAN CHANGE RESOLUTION

WHEREAS, the Maplewood City Council initiated a change to the City's Land Use Plan from from RM, (residential medium density) to RL, (residential low density).

WHEREAS, this change applies to the properties located at 1060, 1068 and 1070 Lakewood Drive.

WHEREAS, the history of this change is as follows:

1. The Planning Commission held a public hearing on January 22, 1991. City staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners as required by law. The Planning Commission gave everyone at the hearing a chance to speak and present written statements. The Planning Commission recommended that the City Council leave the RM designation.
2. The City Council discussed the plan amendment on _____, 1991. They considered reports and recommendations from the Planning Commission and City staff.

NOW, THEREFORE, BE IT RESOLVED that the City Council approve the above-described change for the following reasons:

1. The change would be consistent with the goals and policies in the Comprehensive Plan.
2. The RL classification would be more compatible with the existing land uses than the RM classification.
3. There are no plans to redevelop these lots with multiple dwellings.

Adopted on _____, 1991.

**MINUTES OF THE MAPLEWOOD PLANNING COMMISSION
1830 EAST COUNTY ROAD B, MAPLEWOOD, MINNESOTA
FEBRUARY 19, 1991**

1. CALL TO ORDER

Chairperson Axdahl called the meeting to order at 7 p.m.

2. ROLL CALL

Commissioner Roger Anitzberger	Present
Commissioner Lester Axdahl	Present
Commissioner Robert Cardinal	Absent
Commissioner Lorraine Fischer	Present
Commissioner Jack Frost	Present
Commissioner Gary Gerke	Present
Commissioner Gary Pearson	Present
Commissioner William Rossbach	Present
Commissioner Marvin Sigmundik	Absent
Commissioner Brian Sinn	Present

3. APPROVAL OF MINUTES

a. February 4, 1991

Commissioner Fischer moved approval of the minutes as submitted.

Commissioner Gerke seconded Ayes--Anitzberger,
Axdahl, Fischer, Frost,
Gerke, Pearson, Sinn

Abstentions--Rossbach

4. APPROVAL OF AGENDA

Commissioner Fischer moved approval of the agenda as submitted.

Commissioner Anitzberger seconded Ayes--Anitzberger,
Axdahl, Fischer, Frost,
Gerke, Pearson, Rossbach,
Sinn

5. PUBLIC HEARING

a. Land Use Plan Change: Lakewood Dr. & Maryland Ave.

Commissioner Pearson removed himself from the Commission for consideration of this item due to a conflict of interest.

Secretary Olson presented the staff report for this request for a change to the City's land use plan.

Richard Schreier, 2125 Desoto Street, said he is a business partner in Arlington Properties with Richard Sagstetter (who requested the land use plan change). Mr. Schreier explained the request.

Richard Webb, 7749 Cayenne, Woodbury, part owner in a management company which operates Rosewood Estates, a senior housing project in Roseville, gave a presentation for a similar project on Maryland Avenue and Lakewood Drive in Maplewood.

Gary Pearson, 1209 Antelope Way, general manager for Beaver Lake Estates Mobile Home Park, spoke in opposition to a blanket rezoning of the entire 30-acre area. Mr. Pearson said the higher density would add considerable traffic to an already high-traffic area.

Chuck Stobbie, 2512 Geranium Avenue, spoke against this proposal because it would decrease property values and living conditions.

Betty Beane, 2505 East Rose Avenue, asked if the five acres needed for this project could be zoned high density without changing the land use designation on the entire area. Staff responded that it would be possible to change the land use designation for the project area only.

Ron Williams, 1183 Glendon Street, said he is opposed to the high-density change for the entire 30-acre area.

Tim Kennedy, 1134 Glendon Street, said the area cannot handle any more high-density development.

Judy Panushka, 2517 East Rose Avenue, said she is opposed to this land use change for the entire area.

The occupant of 1134 Sterling Street suggested a survey be done to see how much vacant housing exists in the area and suggested that a scenic park could be developed on the corner of this property across from the lake.

Joan Doehling, 1115 Sterling Street, asked if any assessments are planned and how they would be assessed. Staff responded he did not know of any assessments which would result from this project.

Francis Dreawves said the sanitary sewer system in this area is not adequate for the existing development. Mr. Dreawves said there are problems with drainage in the area. Mr. Dreawves said further curb cuts will add to the traffic problems in this area.

Ernest Dreawves, 1070 Lakewood Drive, Joyce Rasing, 1142 Sterling Street, Rita Murray, 2531 Geranium Street, and Kathleen Peterson, 1085 Mary Street, all spoke in opposition to this land use designation change.

Secretary Olson, in response to a question from the public, discussed the Shoreland Ordinance.

Commissioner Fischer moved that, on the assumption that the proposed senior housing meets the RM densities, the Planning Commission recommend tabling Mr. Sagstetter's request and the change to 1060-1070 Lakewood Drive until someone proposes a development for the rest of property.

This motion died for lack of a second.

Commissioner Rossbach moved the Planning Commission recommend tabling Mr. Sagstetter's request and the change to 1060-1070 Lakewood Drive until someone proposes a development for the property.

Commissioner Gerke seconded Ayes--Anitzberger,
Axdahl, Fischer, Frost,
Gerke, Rossbach, Sinn

The motion passed.

Commissioner Rossbach moved the Planning Commission recommend that the City Council view the preliminary plans for the senior development that was shown to the Planning Commission at this meeting and that the Planning Commission, in a preliminary form, views this development as being possibly favorable for this piece of property.

Commissioner Gerke seconded Ayes--Anitzberger,
Fischer, Frost, Gerke,
Rossbach, Sinn

Nays--Axdahl

The motion passed.

MEMORANDUM

TO: City Manager
FROM: Director of Community Development
SUBJECT: Land Use Plan Change - Maryland Ave. & Lakewood Dr.
DATE: March 26, 1991

The Council asked staff to check the August 27, 1990 minutes and tapes about the plan amendment for the density conversion table. The Council wanted to know if there was any discussion about giving special consideration to senior housing. There is nothing in the minutes. There is discussion about this on the tape. Commissioner Rossbach, who gave the Planning Commission recommendation, said that the Commission had a concern with senior housing. Mayor Bastian replied that the Council shared that concern. The Mayor moved approval of alternative three. As part of his motion, the Mayor gave several reasons for approving the change. One of his comments was about getting senior housing. He talked about a previous plan that the City tried to start to help seniors move from single dwellings to the Hazel Ridge senior project when it was first built.

The density tables that the Council adopted allow more units per acre for senior projects than other multiple dwellings. The maximum density for apartments in medium density areas is seven units per acre, while one-bedroom senior projects can have up to twelve units per acre. The maximum density for apartments in high density areas is twelve units per acre, while a one-bedroom senior project can have up to 21 units per acre.

go/memo21.mem (25-29)

MEMORANDUM

Action by Council:
Endorsed _____
Modified _____
Rejected _____
Date _____

TO: City Manager
FROM: Director of Community Development
SUBJECT: Code Change - Temporary Signs
DATE: April 10, 1991

The City Council gave first reading to this ordinance on April 8. The only change was to change the word "bullhorn" to the words "manual or electronic noise amplification system". I have made this change on page 3, under section 36-230, definitions.

go/memo29.mem (5.4)
attachment: February 7 staff report

MEMORANDUM

TO: City Manager
FROM: Director of Community Development
SUBJECT: Code Change - Temporary Signs
DATE: February 7, 1991

INTRODUCTION

The City Council requested that staff update the temporary sign ordinance, especially the sections on novelty signs. The Council requested this after staff issued permits for two balloon signs for two auto dealers on Highway 61.

BACKGROUND

April 27, 1987: The City Council considered an ordinance that would have reduced the length of time that a business could have a temporary sign from 60 to 40 days. The ordinance also included streamers or flags as a temporary sign. Five local business people objected to the ordinance at the meeting. The Council tabled the ordinance. They also requested that staff prepare a report defining flags, banners and streamers and to determine if anyone using such signage could be "grandfathered in".

DISCUSSION

There are several problems with the current ordinance:

1. The size and time requirements are not consistent. The maximum size for flexible signs is 100 square feet, while the City limits rigid signs to 32 square feet. There is no height restriction on flexible signs, while rigid signs must not exceed eight feet. Another example is with time. The City limits portable signs to 40 days each year, while other temporary signs can be up for 60 days or until completion of a project.

The proposed ordinance does not limit the size of temporary signs. The ordinance does limit the total time of all such permits for any one business location to 30 days.

2. The current ordinance does not define balloon signs. They are usually larger than the maximum size of 100 square feet for flexible signs. It is also hard to determine the area of some balloon signs, such as animal shapes.

The proposed ordinance defines balloon signs. Dropping the size requirement solves the problem of balloon sizes.

3. We have not enforced the ordinance for small temporary signs, flags or banners, unless there is a complaint. Small signs are under 16 square feet. They are usually not offensive because of their small size. We have not had any

complaints on them. Streamers are what the ordinance defines as flags. Most of the Council members were not interested in regulating flags or banners when the Council discussed them in 1987. We have recently had a complaint from the Council on banners at the Plaza 3000. The City should regulate banners since they are usually as large as other temporary signs and serve the same purpose. Flags are not typical signs. They do not have a message and are more of an eye-catching device for decoration than a typical sign.

The proposed ordinance excludes flags and temporary signs under 16 square feet. The ordinance does include banners.

I have attached a survey of other cities that are closest to Maplewood in population.

RECOMMENDATION

Approve the attached ordinance.

go/memo29.mem (5.4)

Attachments:

1. Ordinance
2. Survey

ORDINANCE NO.

AN ORDINANCE REVISING THE TEMPORARY SIGN REGULATIONS

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

Section 1. Section 36-230, Definitions, is changed by revising the definition of temporary sign under the heading "Sign Types: By Function" as follows:

Temporary Sign: Any banner, portable sign, advertising balloon, searchlight, manual or electronic noise amplification system, pennant, valance or other sign allowed advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without frames, intended to be displayed for a limited period of time. only

Section 2. Section 36-230. Definitions, is changed by adding or revising the following definitions under the heading "Types: By Structure":

Advertising balloon: An inflatable temporary sign.

Banners: A temporary sign such as used to announce open houses, grand openings or special announcements. that is made of flexible material, contains a message and is not inflatable.

Section 3. Section 36-256 is changed as follows:

Sec. 36-256. Required; exceptions.

~~(a) Every person shall, before erecting, placing, rebuilding, reconstructing, altering or moving any sign, other than an incidental holiday, construction, political or real estate sign, obtain from the administrator a permit to do so as provided in this division. A permit shall not be required for normal maintenance or change a copy for existing signs.~~

Every person must get a sign permit before erecting, placing, reconstructing, altering or moving a sign, except the following:

- (1) Incidental, construction, political or real estate signs.
- (2) Maintenance, repair or the change of sign copy.

(3) Temporary signs in commercial districts that are sixteen (16) square feet or less.

(4) Flags.

Section 4. Sections 36-278 and 36-279 are amended as follows:

Sec. 36-278. Temporary signs.

~~(a) No temporary sign shall exceed one hundred (100) square feet in area. Temporary signs of rigid material shall not exceed thirty two (32) square feet in area or eight (8) feet in height. Temporary signs may remain in place for a period not exceeding sixty (60) days or until completion of project.~~

~~(b) The following are permitted temporary signs:~~

~~(1) Political signs, including campaign and nonpolitical campaign signs.~~

~~(2) Real estate signs.~~

~~(3) Holiday signs.~~

~~(4) Construction signs.~~

(a) The total time of all permits for temporary signs at any one business location shall not exceed thirty (30) days each year. Each tenant space at a shopping center shall count as a separate business location.

(b) There shall be no more than one temporary sign at a business location or shopping center at any one time.

(c) ~~(b)~~ The City shall consider a sign displayed for part of a day as having been up for an entire day.

(d) ~~(e)~~ No person shall place a temporary sign on or over public property or obstruct the visibility of drivers at intersections or when entering or leaving public streets.

(e) Off-site temporary signs are prohibited.

(f) The operator of a searchlight must turn it off when the business where the searchlight is operating closes or by 10:00 p.m., whichever comes first.

(g) ~~(d)~~ The City Council may approve exceptions to this section if the applicant can show there are unusual circumstances with the request. The Council may attach

conditions to their approval to assure that the sign will be compatible with surrounding properties.

~~Sec. 36-279. Portable signs.~~

~~(a) A permit must be obtained from the administrator for a portable sign to be used in the city, but no fee is required to be paid therefor.~~

~~(b) No portable sign shall be permitted for a period to exceed twenty (20) days at the same location, and only one portable sign may be located on a lot at any one time. Portable signs may not be permitted on the same lot more than twice per year, except by special permit from the city council. The city council may approve additional portable signs by special permit for multiuse commercial center.~~

~~(c) Portable signs with content of a public information nature shall not exceed two hundred fifty (250) square feet in area. Other portable signs shall not exceed thirty two (32) square feet in area, or ten (10) feet in height, without approval of a special permit by the city council.~~

~~(d) The required minimum setback for portable signs is ten (10) feet from any lot line.~~

~~(e) Off-site portable signs are prohibited. (Ord. No. 427, § 818.150(2), 7-14-77, Ord. No 458, § 1, 1-18-79)~~

Sec. 36-279 280-36-290. Reserved.

Section 5. This ordinance shall take effect upon its passage and publication.

Passed by the Maplewood City Council on _____, 1991.

TEMPORARY SIGN SURVEY

TYPE OF SIGNS ALLOWED

City	Balloons	Flags	Banners	Portables	Max. Size (in.sq.ft.)	Time (in days)	# of signs /Permit
Blaine	Yes	Yes	Yes	Yes	50	56	No Limit
Maple Grove	Yes	Yes	Yes	No	40	10	No Limit
Eden Prairie	Yes	Yes	Yes	No	32	10	No Limit
Apple Valley	Yes	Yes	Yes	No	32	30	No Limit
Fridley	Yes	Yes	Yes	Yes	No Limit	28	One
Brooklyn Ctr.	Yes	Yes	Yes	Yes	No Limit	20	One
Shoreview	No	No	No	Yes	32	20	One
White Bear Lake	Yes	Yes	Yes	No	No Limit	90	No Limit
Crystal	Yes	Yes	Yes	Yes	No Limit	21	No Limit
New Brighton	Yes	Yes	Yes	No	32	60	No Limit
Lakeville	Yes	Yes	Yes	Yes	No Limit	30	One
New Hope	Yes	Yes	Yes	Yes	+	42	No Limit
Cottage Grove	Yes	Yes	Yes	Yes	No Limit	32	One
Inv. Grove Hts.	Yes	Yes	Yes	Yes	No Limit	60	No Limit
Golden Valley	Yes*	Yes	Yes	No	No Limit	No Limit	No Limit

City	Balloons	Flags	Banners	Portables	Max. Size (in.sq.ft.)	Time (in days)	# of Signs/ Permit
So. St. Paul	Yes	Yes	Yes	Yes	No Limit	90	No Limit
Columbia Hts.	Yes @	Yes @	Yes @	Yes @	- - -	5	- - -
Woodbury	Yes	Yes	Yes	No	No Limit	30	One
Median	Yes	Yes	Yes	Yes	No Limit	30	No Limit

*Council permission for balloons

+Dependent on zoning district

@For ground openings only with Council permission

Community Design Review Board
Minutes 2-26-91

b. Code Change - Temporary Sign Code

Secretary Ekstrand discussed with the Board the proposed code changes for the temporary sign code.

Boardmember Holder moved the Community Design Review Board recommend approval of the ordinance revising the regulations for temporary signs.

Boardmember Thompson seconded

Ayes--Moe, Erickson,
Holder, Robinson,
Thompson, Wasiluk

J-1

AGENDA REPORT

Action by Council

TO: City Manager

FROM: Assistant City Engineer

SUBJECT: Beam Avenue-T.H. 61 to County Road D, Project 88-12-
Approve Plans

DATE: April 8, 1991

Endorsed _____

Modified _____

Rejected _____

Date _____

Introduction

The plans for the subject project are presented for approval. Authorization to advertise for bids is requested.

Background

During the survey at T.H. 61, it was found that existing Beam Avenue on the east side of T.H. 61 is severely offset within the right of way. This precluded design of an adequate intersection. It was judged appropriate to review the recommendations of the Maplewood Mall Area Traffic Study prepared by Strgar-Roscoe-Fausch, Inc. dated February 20, 1990 to evaluate proposed future revisions to the intersection.

The Maplewood Mall Area Traffic Study recommends improvements to the T.H. 61 and Beam intersection as medium range improvements as follows.

At T.H. 61

Widen the westbound and southbound approaches at the intersection of T.H. 61 and Beam Avenue to provide for two left turn lanes and a separate right turn lane with a free right onto northbound T.H. 61.

The additional left turn lane will increase the capacity of the intersection and reduce the length of the queue of vehicles. These improvements would also allow more green time to be given to T.H. 61, thereby improving coordination on that roadway.

A meeting was held with representatives of Mn/DOT and Ramsey County to obtain their input as to the appropriateness of making recommended medium range improvements as part of Project 88-12. The outcome of that meeting is summarized in the attached Study for TH61/Beam Avenue Intersection prepared by TKDA dated October

17, 1990. The review comments and concurrence of Ramsey County and Mn/DOT are attached for reference. The design of the project includes the proposed T.H. 61 and Beam Avenue intersection modifications. Intersection revision work is to be paid through the city's state aid funds as an off-system expenditure on a county road.

Recommendation

It is recommended that the attached resolution should be adopted.

BAI

jw
Attachments

RESOLUTION

APPROVING PLANS, ADVERTISING FOR BIDS

WHEREAS, plans and specifications for Beam Avenue, T.H. 61 to County Road D, Project 88-12, have been prepared by (or under the direction of) the city engineer, who has presented such plans and specifications to the council for approval,

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

1. Such plans and specifications, a copy of which are attached hereto and made a part hereof, are hereby approved and ordered placed on file in the office of the city clerk.

2. The city clerk shall prepare and cause to be inserted in the official paper and in the Construction Bulletin an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published twice, at least ten days before the date set for bid opening, shall specify the work to be done, shall state that bids will be publicly opened and considered by the council at 10 a.m. on the 17th day of May, 1991, at the city hall and that no bids shall be considered unless sealed and filed with the clerk and accompanied by a certified check or bid bond, payable to the City of Maplewood, Minnesota for five percent of the amount of such bid.

3. The city clerk and city engineer are hereby authorized and instructed to receive, open, and read aloud bids received at the time and place herein noted, and to tabulate the bids received. The council will consider the bids, and the award of a contract, at the regular city council meeting of May 30, 1991.

PROJECT NO. 88-12

FOLDER NO. 2

INITIALS AK

STUDY FOR

TH 61/BEAM AVENUE INTERSECTION

MAPLEWOOD, MINNESOTA

October 17, 1990

TKDA

ENGINEERS ARCHITECTS PLANNERS

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED

2500 AMERICAN NATIONAL BANK BUILDING
SAINT PAUL, MINNESOTA 55101
612/292-4400
FAX 612/292-0083

9291-003

TH 61/BEAM AVENUE INTERSECTION STUDY MAPLEWOOD, MINNESOTA

INTRODUCTION

Toltz, King, Duvall, Anderson and Associates (TKDA) has conducted a study of the intersection of TH 61 and Beam Avenue in Maplewood, Minnesota. The study has included developing alternative concepts and assessing the feasibility of each. A meeting was held on October 4, 1990, with representatives of the Minnesota Department of Transportation (MnDOT), Ramsey County, City of Maplewood, Strgar-Roscoe-Fausch, and TKDA. This meeting was held to review possible intersection concepts and to gain input from the agencies involved.

TH 61, at this intersection, presently has two through lanes, a right turn lane and a left turn lane on each approach. East of TH 61, Beam Avenue has two eastbound lanes and two westbound lanes. The outside westbound lane is designated for right turns only, and the left lane accommodates both left and through movements. Free right turn roadways are provided in the northeast and southeast quadrants. West of TH 61, Beam Avenue is presently a two lane road with parking on both sides.

Major revisions of the existing traffic actuated traffic control system are presently being completed. The signal operates in six phases with protected left turn phases on TH 61.

Strgar-Roscoe-Fausch has conducted a traffic study for the Maplewood Mall area. Their report, dated February 20, 1990, includes forecasts of PM peak hour traffic volumes that would be generated after development of each of the undeveloped areas between TH 61 and Maplewood Mall. Their study analyzed various alternatives to provide for the future growth in traffic and recommended some short-range, medium-range and long-range improvements to the roadway system. One of the medium-range improvements dealt with the TH 61/Beam Avenue intersection. It was recommended that two left turn lanes be provided on both the westbound and southbound approaches.

INTERSECTION LAYOUT ALTERNATIVES

Two conceptual layouts were prepared by TKDA and discussed at the meeting on October 4, 1990. Both of these layouts included construction of a second left turn lane on southbound TH 61 and widening of Beam Avenue to provide two westbound left turn lanes. This widening would require further revision of the traffic signal, filling of the ditch on the north side of Beam Avenue, and extension of the 68"x106" elliptical pipe culvert that crosses Beam Avenue east of the intersection. TKDA was requested to prepare a third alternative that would provide one left turn lane and one through lane on westbound Beam Avenue, with minimal revisions required for the signal system.

Attached is a conceptual layout for Alternative 3. The significant elements of this alternative are as follows:

1. Beam Avenue, East of TH 61

On the north side, the roadway would be widened between the intersection and the golf course entrance to provide a right turn lane. One westbound through lane and one left turn lane would be provided without disturbing the existing signal pole with mast arm in the northeast quadrant. East of the intersection at appropriate locations, signs should be provided to advise motorists that the left lane is for left turns only. This should minimize the chances of a driver desiring a through path being "trapped" in the left turn lane. Because the westbound through traffic volume is relatively light, storage for four cars at the intersection is expected to be adequate. These vehicles could be stored without blocking the access to the right turn lane.

No filling of the ditch east of the intersection, or extension of the large culvert, would be required.

2. Beam Avenue, West of TH 61

It is proposed to construct Beam Avenue to the west with a width of 36 feet, face to face of curb. This would provide one traffic lane in each direction and parking on the south side. Near the TH 61 intersection, the street would be widened to 40 feet to provide one lane westbound and two lanes eastbound. One eastbound lane would be designated left turns only. The south edge of the proposed street would be at approximately the same location as the present edge of street. As shown on the layout, the lanes east and west of the intersection are offset three feet. This would permit construction of the proposed roadway without disturbing the signal poles. This offset is not expected to present a problem for drivers.

3. TH 61, North of Beam Avenue

The layout shows a double left turn lane for the southbound approach. This could be included as part of the initial work or could be constructed later as traffic volumes require. The median is wide enough to accommodate the additional left turn lane, but the signal pedestal in the median may need to be relocated to provide adequate clearance for the new lane.

4. TH 61, South of Beam Avenue

This layout does not include any changes for this approach.

TRAFFIC CAPACITY ANALYSIS

Using the methods described in the Highway Capacity Manual (HCM) ¹⁾, the critical lane volumes during the PM peak hour were calculated for various combinations of the intersection geometrics and traffic assignments. These are shown below:

Intersection Geometric Condition	Description
1	- Existing roadways.
2	- Existing roadways on TH 61. - Beam Avenue constructed as shown on Alternative 3, see attached layout.
3	- Two lane left turn on TH 61 southbound. - Beam Avenue constructed as shown on Alternative 3.
4	- Two lane left turn on TH 61 southbound. - Two lane left turn on Beam Avenue westbound.

Traffic Assignment	Description
1	- Existing traffic (May 9, 1990).
2	- Existing traffic. - Future CSAH 19 traffic. - Traffic generated by proposed residential development west of TH 61 (100 sites).
3	- All traffic listed for Assignment 2. - Traffic assigned from future developments in Maplewood West. This traffic is from Zones 1, 2, 4-9, and 16, as shown in SRF's report. This assignment is based on the assumption that the undeveloped areas would be 33% developed, and that 30% of the generated traffic would use the Beam Avenue intersection at TH 61.

1) Highway Capacity Manual, Special Report 209, Transportation Research Board, 1985.

TRAFFIC ANALYSIS SUMMARY

Case No.	Intersection		Traffic Assignment		Sum of Critical Lane Volumes	Capacity Level
	Geometric Condition No.	Description	No.	Description		
1-1	1	- Existing	1	- Existing Traffic	1318	Near Capacity
1-2	1	- Existing	2	- Existing Traffic - Future CSAH 19 Traffic - Traffic from developments west of TH 61	1329	Near Capacity
2-2	2	- Existing TH 61 - Beam Ave. as shown on Alt. 3	2	- See above	1329	Near Capacity
2-3	2	- See above	3	- All traffic in assignment 2, see above - Traffic from future developments east of TH 61	1560	Over Capacity
3-3	3	- 2 left turn lanes on TH 61 SB - Beam Ave. as shown on Alt. 3	3	- See above	1353	Near Capacity
4-3	4	- 2 left turn lanes on TH 61 SB - 2 left turn lanes on Beam Ave. WB	3	- See above	1052	Under Capacity

Sum of Critical Volumes	Capacity Level
0 to 1,200	Under
1,201 to 1,400	Near
>1,400	Over

CONCLUSIONS

The HCM planning application methods, as used in this report, are primarily used for planning purposes for new intersections. The much more detailed operational analysis is usually more appropriate for evaluating alternatives at existing intersections. However, in the case of the Beam Avenue intersection, the planning analysis provides a good comparison of the relative benefits of the various actions considered.

Based on this analysis, the following conclusions are reached regarding traffic operations during the PM peak hour:

1. With existing traffic volumes and existing intersection conditions, traffic operations in the critical lanes are near capacity. The critical lanes are the westbound shared left turn lane and through lane on Beam Avenue, and the southbound left turn lane and the northbound through lanes on TH 61.
2. With the expected increased traffic on Beam Avenue, west of TH 61, and Beam Avenue improvements west of TH 61, the intersection would operate much the same as it does presently. The total critical lane volumes would increase only slightly because the increased traffic from the west would add little traffic to the critical lanes.
3. Although the intersection will have adequate capacity for present traffic, plus additional trips on Beam Avenue from the west, further developments east of TH 61 will raise traffic volumes to the capacity level. When this occurs will depend upon the timing of the developments, and whether another access to TH 61 is constructed. The most feasible means of increasing the intersection capacity is to add a second left turn lane on southbound TH 61. This left turn movement is critical because it is competing with the heavy northbound through movement.

With two southbound left turn lanes, it is estimated that adequate intersection capacity would be achieved until the undeveloped areas east of TH 61 are approximately 33% developed. At that time, two left turn lanes on Beam Avenue westbound would be required.

RECOMMENDATIONS

To maintain an acceptable level of service at the TH 61/Beam Avenue intersection, the following is recommended:

1. Construct Beam Avenue, west of TH 61, as shown on the attached layout for Alternative 3. Beam Avenue would have one lane westbound, one eastbound left turn lane, and one eastbound through/right turn lane. A free right turn in the southwest quadrant is not recommended because the construction would likely disturb the in-place signal pole, would require right-of-way acquisition, and the through movement plus right turn volume is relatively low.

2. Construct widening on the north side of Beam Avenue, east of TH 61, to provide a right turn lane. The widening could terminate at the golf course entrance. This would permit marking one through lane and one left turn lane on Beam Avenue. The existing signal pole in the northeast corner would remain in place. Some signing and marking east of the intersection should be placed to advise motorists that the inside lane is for left turns only.
3. Continue to monitor intersection and plan to add second southbound left turn lane on TH 61 prior to reaching traffic capacity.



Minnesota Department of Transportation

Metropolitan District
Transportation Building
St. Paul, Minnesota 55155

FEB 05 1991

Oakdale Office, 3485 Hadley Avenue North, Oakdale, Minnesota 55128
Golden Valley Office, 2055 North Lilac Drive, Golden Valley, Minnesota 55422

Reply to _____ Oakdale Office
Telephone No. _____ 779-1121

February 1, 1991

Mr. Bruce Irish
Assistant City Engineer
City of Maplewood
1830 E. County Road B
Maplewood, Minnesota 55109

PROJECT NO. 88-12

FOLDER NO. 2

INITIALS MB

Dear Mr. Irish:

SUBJECT: C.S. 6222
T.H. 61 at Beam Ave.
Proposed Intersection Revisions

Thank you for the opportunity to review the City's proposed revisions to Beam Avenue at T.H. 61. The conceptual layout for Alternative 3, as prepared by TKDA, is acceptable with the following comments:

1. The southbound T.H. 61 dual left will not be constructed as part of this project. Construction of this dual left would require major intersection reconstruction and signal revisions due to the grade differences between T.H. 61 and Beam Avenue.
2. The westbound thru lane, west of T.H. 61, should be 14 feet wide.
3. Further discussion is necessary between the State and County, regarding lane assignment and signal phasing on Beam Avenue. This issue will affect the signal modifications that may be necessary at the intersection; however, this should not affect the preparation of the preliminary geometric plans. Greg Coughlin, Signal Operations Engineer, will be addressing this issue.
4. Preliminary geometric plans should be sent to Robert Brown, Preliminary Design Engineer in our Oakdale Office, for a more thorough review of design details, hydraulics, etc. Cost participation issues will be addressed at that time.

If you have further questions on this project, feel free to contact Bob Brown at 779-1204.

Sincerely,

Mary B. LaPlante, P.E.
District Traffic Engineer



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

PROJECT NO. 88-12

FOLDER NO. 2

INITIALS DS

November 21, 1990

Mr. Bruce A. Irish
Assistant City Engineer
City of Maplewood
1830 East County Road B
Maplewood, Minnesota 55109

T.H. 61 and Beam Avenue

The Ramsey County Public Works Department has reviewed the Study Report for geometric revisions to the intersection of T.H. 61 and Beam Avenue. The County has the following concerns regarding the construction of alternate three without the southbound dual left turn lane.

1. The widening to the north for a west to north right turn lane and two westbound approach lanes as proposed is acceptable.
2. The two east bound lanes east of T.H. 61 should remain striped as one lane until the southbound dual left is built. This will help reduce conflict with the northbound right turning vehicles.
3. The west bound lane west at T.H. 61 needs to be widened or have a larger radius to accommodate southbound right turning trucks. A C-50 truck extends half way into the eastbound left turn lane.
4. The signal should operate as a six phase with split phases on Beam Avenue. This would allow the right westbound approach lane to operate as a left/thru lane.

It appears that the addition of a second southbound left turn lane in the future will require major reconstruction of the intersection due to the existing intersection grades. The County would like to see a median on the east leg of Beam Avenue separating opposing directions if a dual southbound left turn lane is built. The construction of the west leg of Beam should address any possible future grade change caused by the addition of the second southbound left turn lane.

If you have any questions, please give me a call at 482-5209.

Daniel E. Soler
Daniel E. Soler, P.E.
Traffic Engineer

A-2

Action by Council:
Endorsed _____
Modified _____
Rejected _____
Date _____

MEMORANDUM

TO: City Manager
FROM: Tom Ekstrand, Associate Planner
SUBJECT: **Parking Authorization and Fence Design**
LOCATION: 3035 White Bear Avenue
APPLICANT: Rick Zachau for T-Birds Sportsbar
PROJECT TITLE: T-Birds Patio Seating
DATE: April 15, 1991

INTRODUCTION

Rick Zachau is proposing to add 800 square feet of outdoor seating on the north side of T-Birds Sportsbar at the Maplewood Square shopping center. Code requires 16 more parking stalls for this new seating area. Code requires a total of 332 parking stalls for the shopping center. There are 245 stalls on site. The City Council previously approved the use of 71 fewer parking spaces than the Code requires. Mr. Zachau is requesting that the City Council approve an additional reduction of 16 spaces in the required number of parking spaces.

Mr. Zachau plans to enclose the patio area with a 6.5-foot-tall cedar or treated-wood fence. Refer to page 5. The applicant would remove the fence each winter. He would set the fence posts into holes cut into the sidewalk and would cover the holes during the winter.

BACKGROUND

The City Council granted a parking authorization for 71 fewer spaces on December 11, 1989, for T-Birds and the Sapphire Dragon Restaurant at this center. Council authorized fewer spaces because:

1. The bar and restaurant's peak customer time is in the evening when many of the shops are closed.
2. There have not been any serious parking problems at Maplewood Square.
3. There is a reciprocal parking agreement between this shopping center and the Maplewood Mall.

DISCUSSION

The findings for the previous parking authorization apply here. Parking should not be a problem, especially because this would be a seasonal use. There is also an agreement that allows this shopping center to use the Mall parking spaces.

The fence design is acceptable, but the applicant should paint or stain it to match the brick or the building fascia. The

applicant must meet all building code requirements for wind loading, exiting and door/gate hardware. The applicant should see the Building Official and Fire Marshal about these issues.

The applicant cannot allow liquor on the patio. Section 5-112 of City Code states that no on-sale or off-sale license issued under this division is effective beyond the compact and contiguous space named there for which the license was granted. Licensed premises are the premises described in the approved license application.

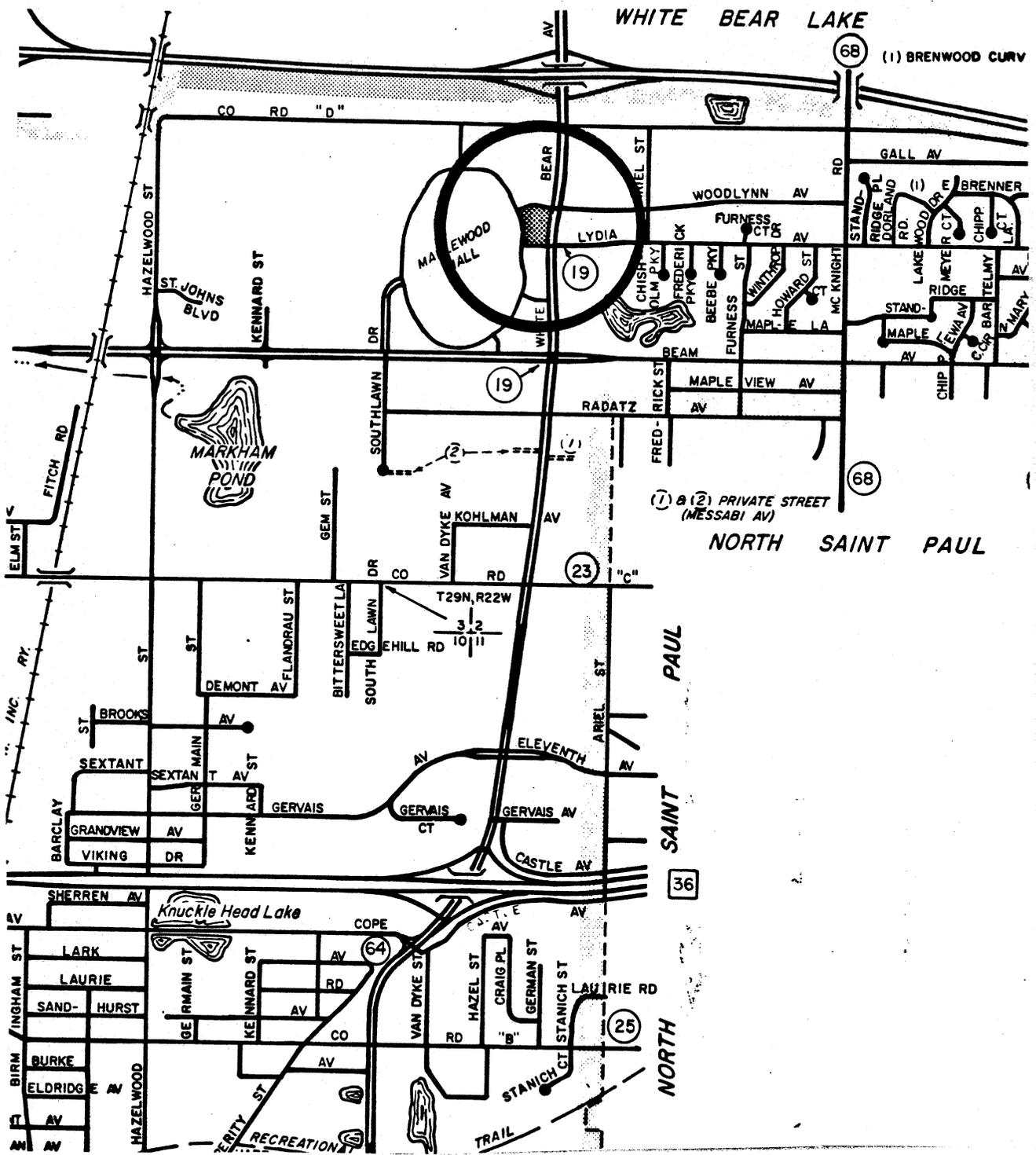
RECOMMENDATION

1. Approve an additional reduction of 16 spaces in the required number of parking spaces for T-Birds Sportsbar at 3035 White Bear Avenue, on the basis that:
 - a. T-Bird's peak customer time is in the evening when many of the shops are closed.
 - b. There have not been any serious parking problems at Maplewood Square.
 - c. There is a reciprocal parking agreement between this shopping center and the Maplewood Mall.
 - d. The outdoor seating would be a seasonal use, dependant on the weather.
2. Approval of the fence design for the patio seating area at T-Birds Sportsbar. T-Birds shall do the following:
 - a. Paint or stain the fence to match the brick or the building fascia.
 - b. Keep the fence properly painted or stained and in good repair always.

te\t-birds.mem (section 2 north 1/2)

Attachments

1. Location Map
2. Site Plan
3. Proposed Fence Design
4. Patio-Seating Plan
5. Applicant's Letter dated March 20, 1991



LOCATION MAP



PROPOSED PATIO SEATING

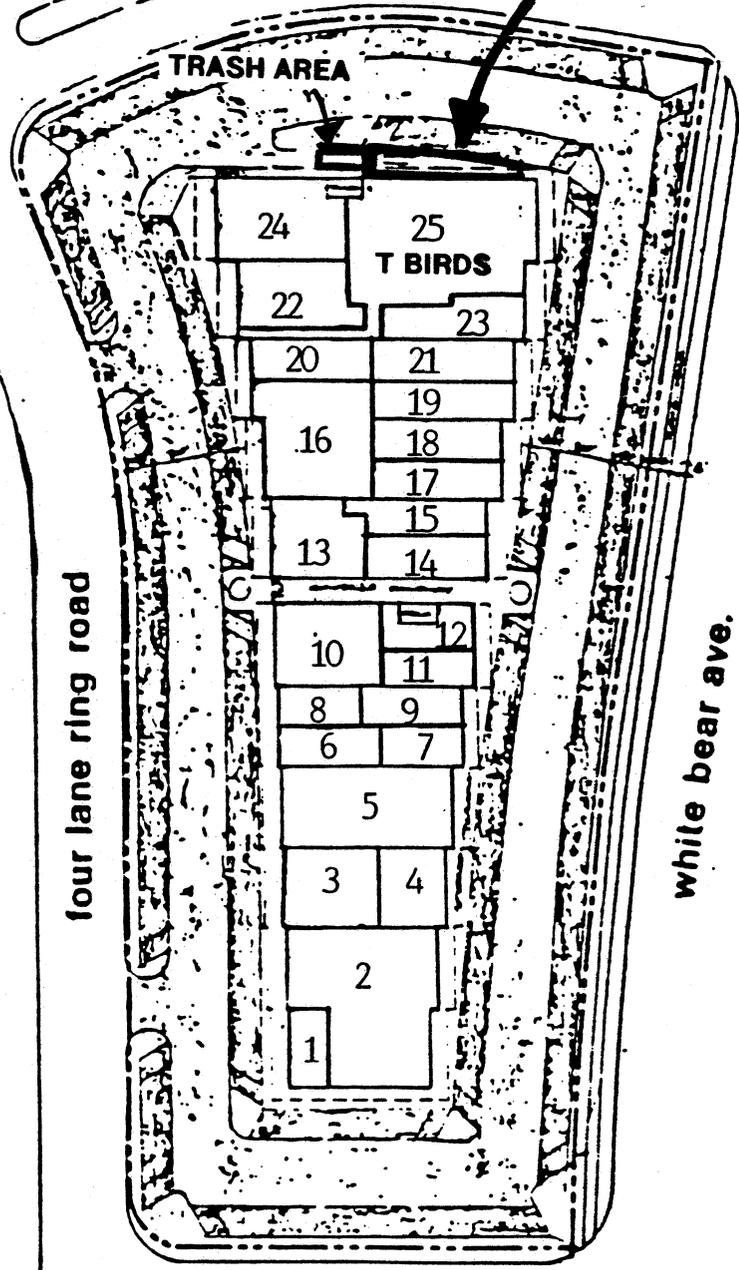
TRASH AREA

T BIRDS

MAPLEWOOD SQUARE
SHOPPING CENTER

four lane ring road

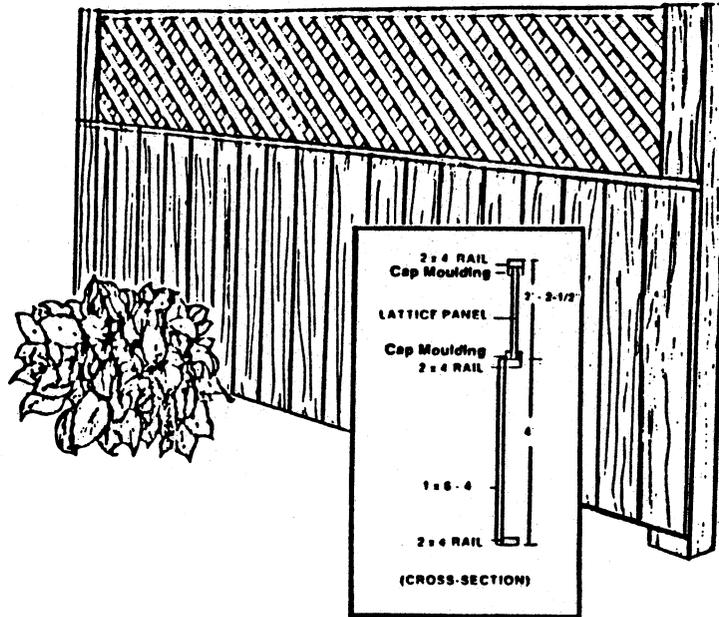
white bear ave.



SITE PLAN

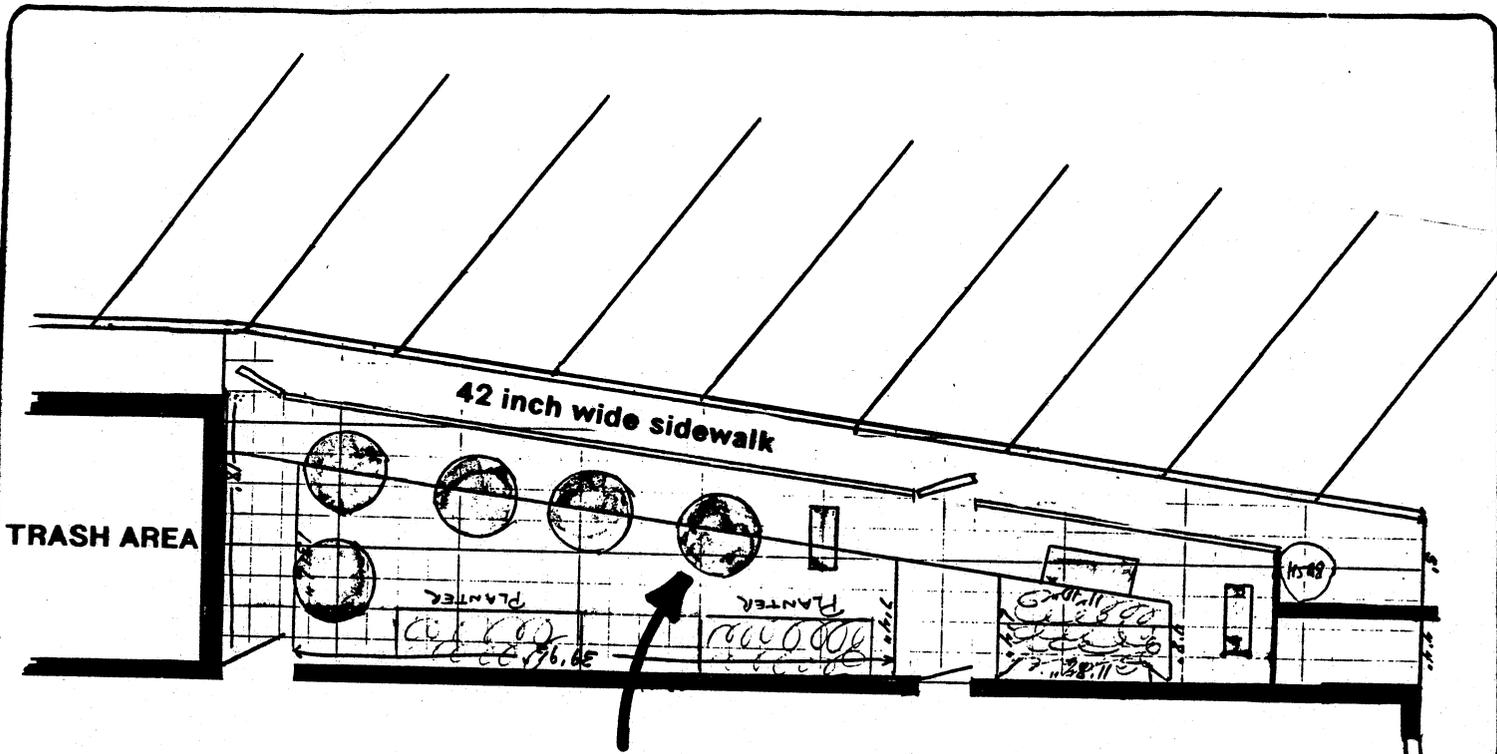


Fence With Lattice



light green or brown treated and cedar

PROPOSED FENCE DESIGN



PROPOSED PATIO AREA

ENTRANCE

T BIRDS

PATIO SEATING PLAN





3035 White Bear Avenue, Maplewood, MN 55109 • 779-2266

March 20, 1991

Thomas Ekstrand, Associate Planner
City of Maplewood
1830 E. County Road B
Maplewood, MN 55109

Dear Mr. Ekstrand:

Because of alternate peak use of restaurant parking and general shopping uses the parking required for T-Birds use will not overload the available parking.

The bar and restaurants peak customer time is in the evening when many of the adjacent shops are closed.

There has not been any serious parking problems at Maplewood Square and there is a reciprocal parking agreement between Maplewood Square and Maplewood Mall.

Thank you.

Very truly yours,

A handwritten signature in cursive script, appearing to read "R. R. Zachary".

R. R. Zachary, CEO
T-Birds Maplewood

cc: Thomas Schuette

2-3

Action by Council:

Endorsed _____
Modified _____
Rejected _____
Date _____

MEMORANDUM

TO: City Manager
FROM: Ken Roberts, Associate Planner
SUBJECT: Land Use Plan Change
LOCATION: County Road B and White Bear Avenue
DATE: March 27, 1991

SUMMARY

INTRODUCTION

The City Council requested a change to the City's land use plan. This is for the undeveloped lot on the southwest corner of County Road B and White Bear Avenue. The land use plan is the City's guide to how property should develop in the future. The Council proposed that the City change the land use plan from SC (service commercial) to RL (residential low density). The map on page 7 shows the existing land use plan. The map on page 8 shows the land use plan as proposed by the City Council. The map on page 9 shows the zoning in the area. The City has zoned this lot R-1 (single-family residential).

This area is one of several the Council is studying as part of an update to the City's Comprehensive Plan.

BACKGROUND

November 16, 1989: The City Council asked staff to study the properties that have zoning and land use designations that allow different types of land uses. The Council wanted to study these areas as part of an update of the City's Comprehensive Plan.

August 20, 1990: The City Council reviewed the staff's study and proposed changes to several areas, including this one.

ALTERNATIVES (from the least to the most restrictive)

1. Keep the land use plan as SC (service commercial) and change the zoning to BC (business commercial). This is the way the City has planned and zoned the properties across County Road B and White Bear Avenue.
2. Change the land use plan to LSC (limited service commercial) and the zoning to LBC (limited business commercial). The LBC zone would limit the use of the lot to an office building, day care center or medical clinic. These uses would be more compatible with the adjacent residential land uses than those allowed in the BC zone.
3. Change the land use plan to RL (residential low density) and keep the zoning R-1 (single dwelling residential).

DISCUSSION

This case creates a dilemma for the City. The Council would like the property owner to develop these lots with single dwellings. The property owner would also like this. The problem is that the City may not be able to issue residential building permits on these lots because of the State's noise regulations.

The noise levels from White Bear Avenue are too high for residential use of these two lots. The property owner would have to get a variance from the State or design the building and lot to meet the State's regulations. A representative from the PCA told me that it would be difficult to get a variance. Designing the building and lot to meet the noise regulations may also be difficult. I talked to an acoustical engineer who thought it may be possible. The property owner would have to consider berming, fencing, putting the garage on the White Bear Avenue side or limiting windows on the street side. The property owner should provide the City with a written statement from an acoustical engineer before the City issues a permit. This statement should give a reasonable assurance that the building and site design would meet the State's noise regulations.

If the property owner cannot meet the State's noise standards or get a variance, the City should change the land use plan and zoning map for these two lots to commercial. The LBC zone would be the most compatible with the surrounding homes. These lots are large enough for a one-story, 3200 square-foot building with 16 parking spaces. A site plan done by staff is shown on page 11.

RECOMMENDATIONS

Approve the resolution on page 12. This resolution changes the land use plan for the undeveloped lot at the southwest corner of White Bear Avenue and County Road B. This change is from SC (service commercial) to RL (residential low density). Approval is on the basis that:

- a. Single dwellings would be more compatible with the surrounding homes than commercial uses.
- b. The SC (service commercial) designation allows uses that may not be compatible with single dwellings.
- c. The City may consider a more restrictive commercial designation if the State's noise regulations prohibit residential development on this lot.

REFERENCE INFORMATION

CITIZEN COMMENTS

Staff surveyed 18 property owners within 350 feet of the study area. Five people returned their surveys. Three were for the RL designation, one was against, and one had no comment. The one response against the proposed change suggested developing the lot commercially. This is because they felt there is too much traffic on White Bear Avenue for residential use.

Pat Goff owns the two lots on White Bear Avenue, between County Road B and Burke Avenue. He plans to build two homes on these lots. He is for the RL land use designation.

SITE INFORMATION

Northerly lot size: 90.5' x 117.45' = 10,629 square feet

Southerly lot size: 100.5' x 117.5' = 11,809 square feet

Ramsey County's Major Street Plan calls for White Bear Avenue to have a 120-foot right-of-way. The current right-of-way is 99.5 feet. Therefore, Ramsey County expects to get an additional 10.5 feet of right-of-way from this lot. This would make it 80' x 117.45' or 9,396 square feet.

Existing land use: undeveloped

SURROUNDING LAND USES

North: Group Health, Inc. across County Road B.
East: White Bear Avenue, Bakery Shop and a single-family home
South: Property planned and zoned for single-family dwellings
West: Single-family homes

PLANNING

Land Use Definitions

Low-Density Residential (RL). This classification allows a variety of single-dwelling homes and an occasional double dwelling. The density ranges from 3.5 - 6.3 units per acre.

Limited Service Commercial Centers (LSC): The Comprehensive Plan defines Limited Service Centers as those providing specialized commercial services on a neighborhood scale. These are to be 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).

Service Commercial Centers (SC). The City orients this commercial classification to facilities which are local or community-wide scale. The City intends this district to provide for a variety of commercial uses. The City expects that the location of such uses will be compatible with the character and development of the respective neighborhoods.

Zoning Definitions

R-1 (Single Dwelling Residential) allows single dwellings.

LBC (limited business commercial) allows offices, medical and health clinics and day care centers.

BC (business commercial) allows a wide variety of uses including hotels and motels, retail stores, restaurants, offices, banks, automobile sales lots and theaters. The City may permit places of amusement or recreation, storage yards, used car lots and metal storage buildings with a conditional use permit.

NOISE REGULATIONS

The State Pollution Control Agency's (PCA) Noise Pollution Control Rules state that no person may violate the State's noise standards. It also states that a city shall take all reasonable measures within its jurisdiction to prevent the establishment of land use activities in any location where the noise standards will be violated immediately upon establishment of the land use. The regulations also allow the PCA to approve a variance to the rules where they would cause undue hardship, would be unreasonable, impractical, or not feasible under the circumstances.

Staff did a noise study on the lot in question in January, 1991. This study showed that the noise levels on this lot peaked at 72 decibels at 3 P.M. The study also showed that for daytime hours (7 A.M. - 9 P.M.), the noise level on this lot was between 69 and 71 decibels. The maximum allowed noise level for daytime hours by State standards for residential land uses is 65 decibels. The study also showed that traffic noise would exceed the allowed night time noise levels for residential land uses.

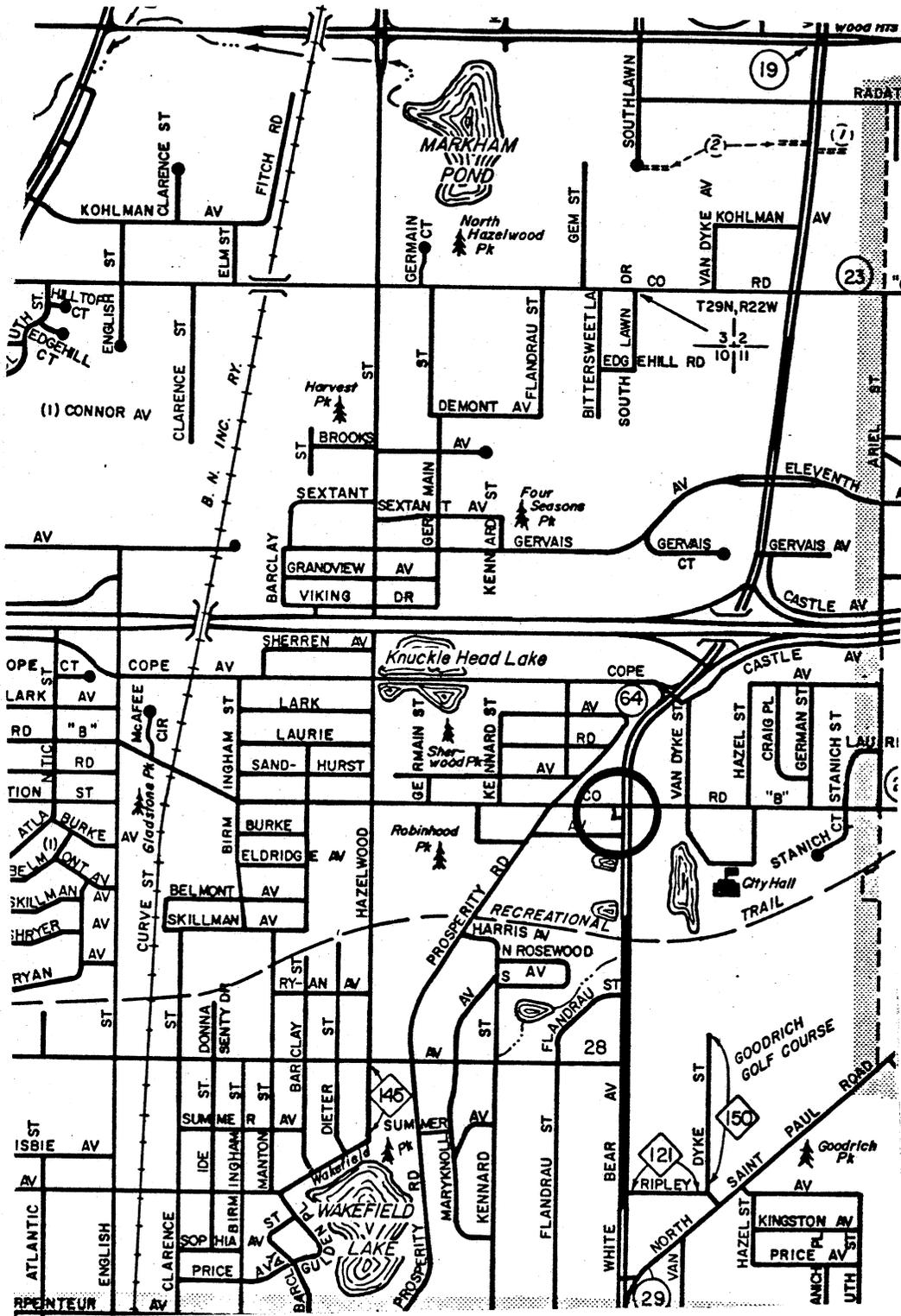
PUBLIC WORKS

Sanitary sewer is not directly available to the lot on the northwest corner of Burke and White Bear Avenues. The sewer stops about 40 feet to the west. There are some elevation problems in extending it. The property owner may have to use some type of pump for a home on this lot.

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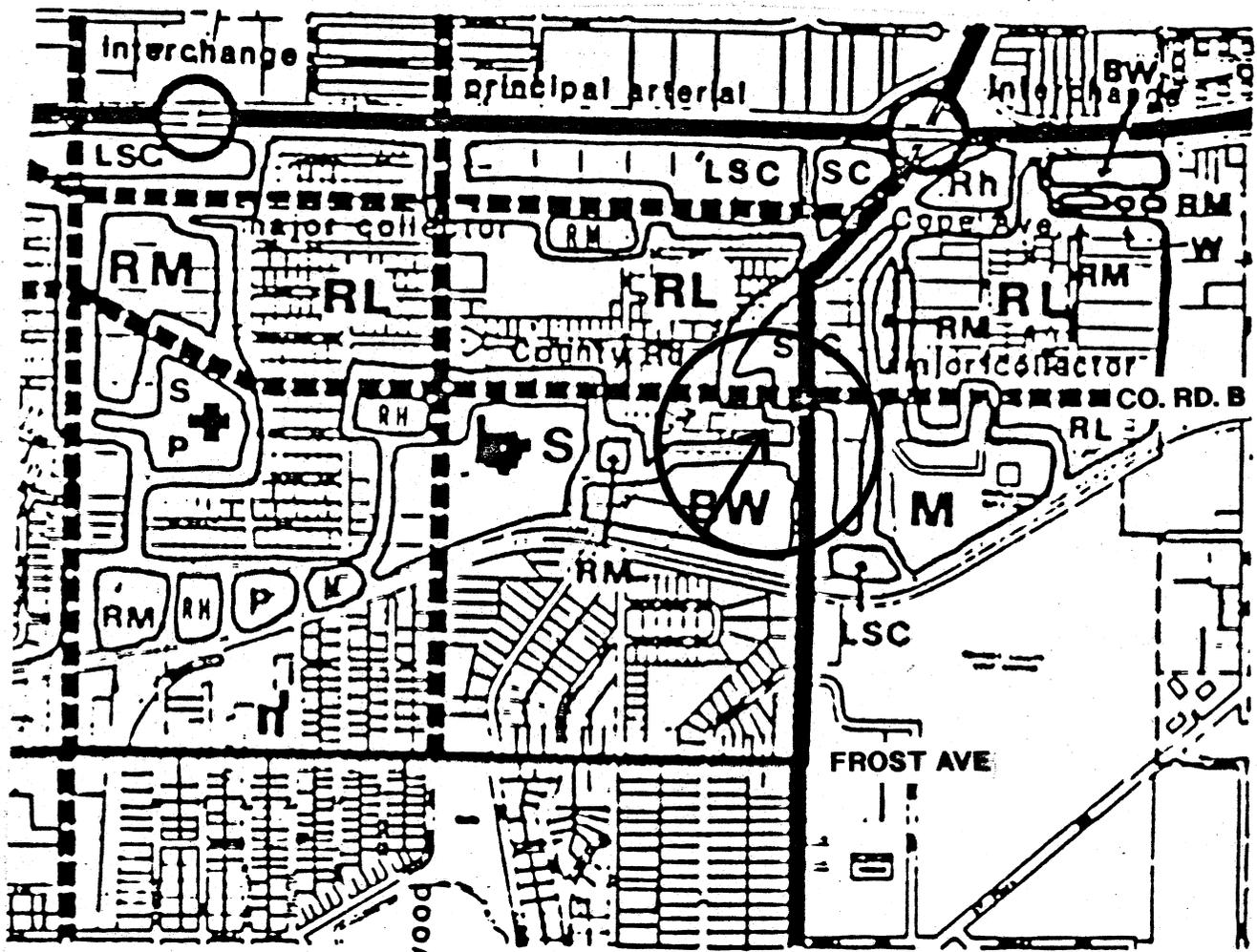
Attachments

1. Location Map
2. Existing Land Use Plan
3. Council Proposed Land Use Plan
4. Property Line/Zoning Map
5. Enlarged Property Line/Zoning Map
6. Staff Site Plan
7. Land Use Plan Change Resolution



LOCATION MAP

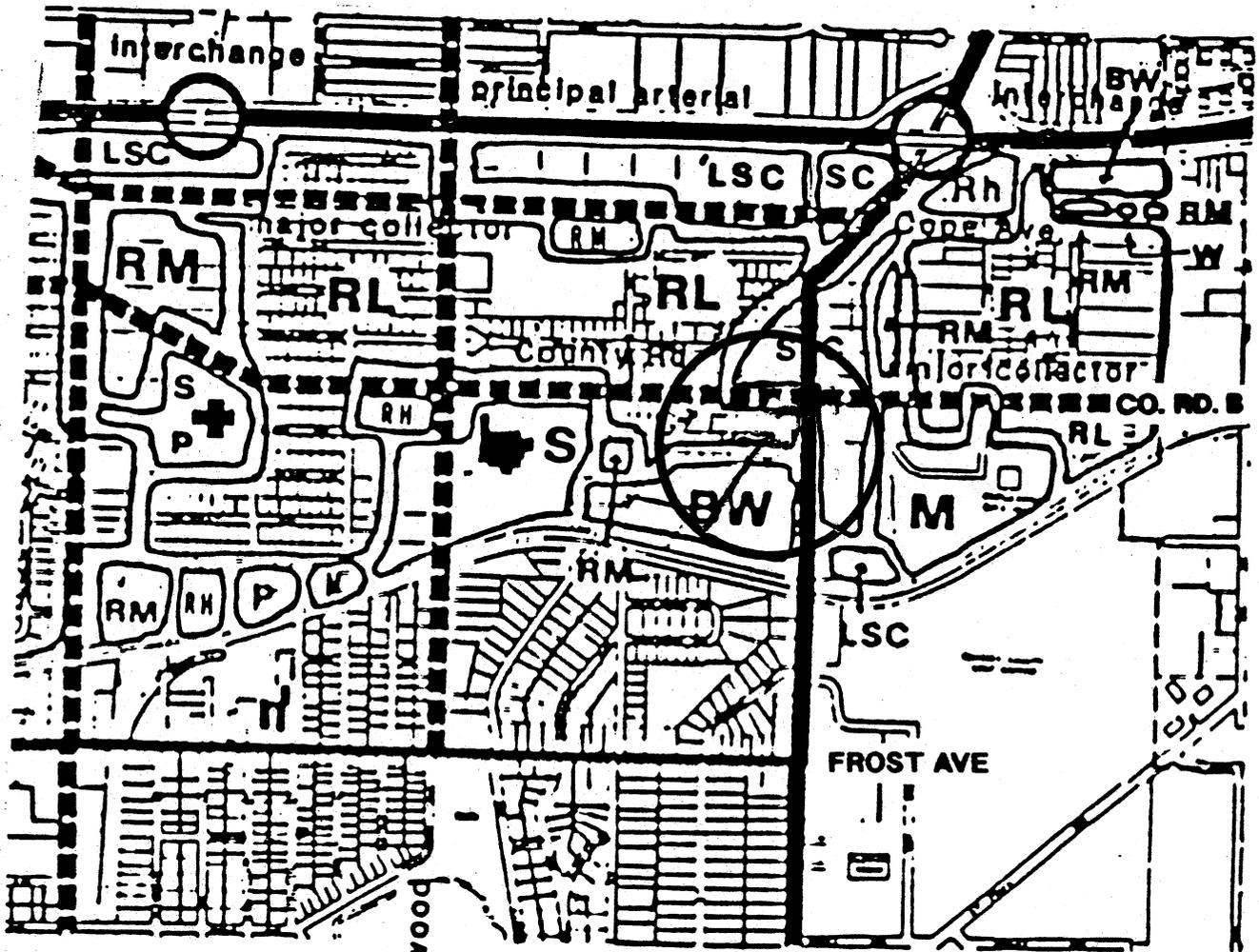




RL=RESIDENTIAL LOWER DENSITY
 SC=SERVICE COMMERCIAL CENTER
 BW=BUSINESS WAREHOUSING

EXISTING
LAND USE PLAN





English

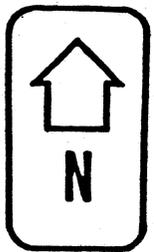
Hazelwood

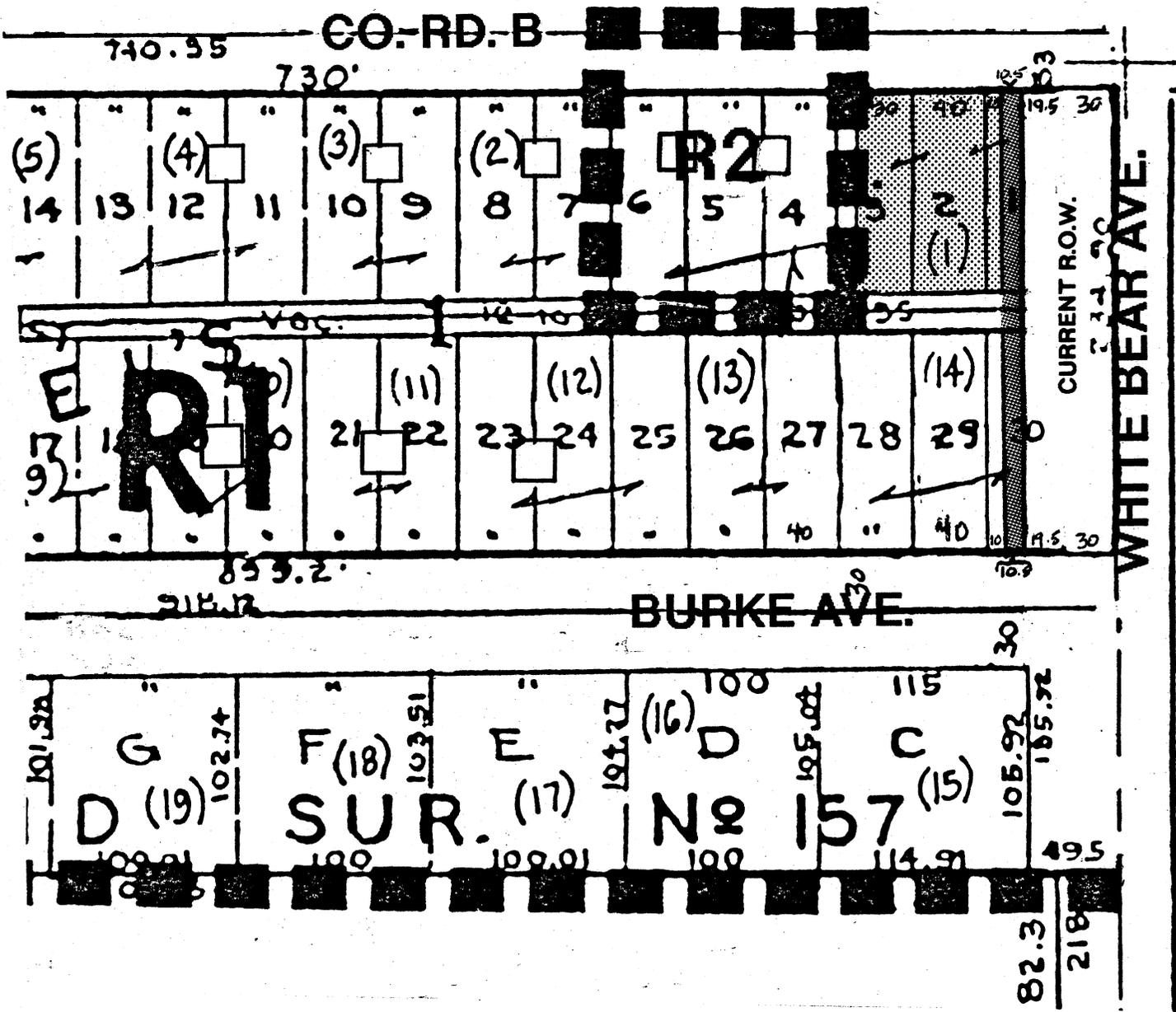
White Bear Ave.

North Saint Paul

RL=RESIDENTIAL LOWER DENSITY
 SC=SERVICE COMMERCIAL CENTER
 BW=BUSINESS WAREHOUSING

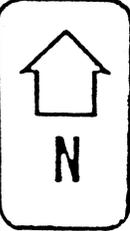
CITY COUNCIL
 PROPOSED
LAND USE PLAN

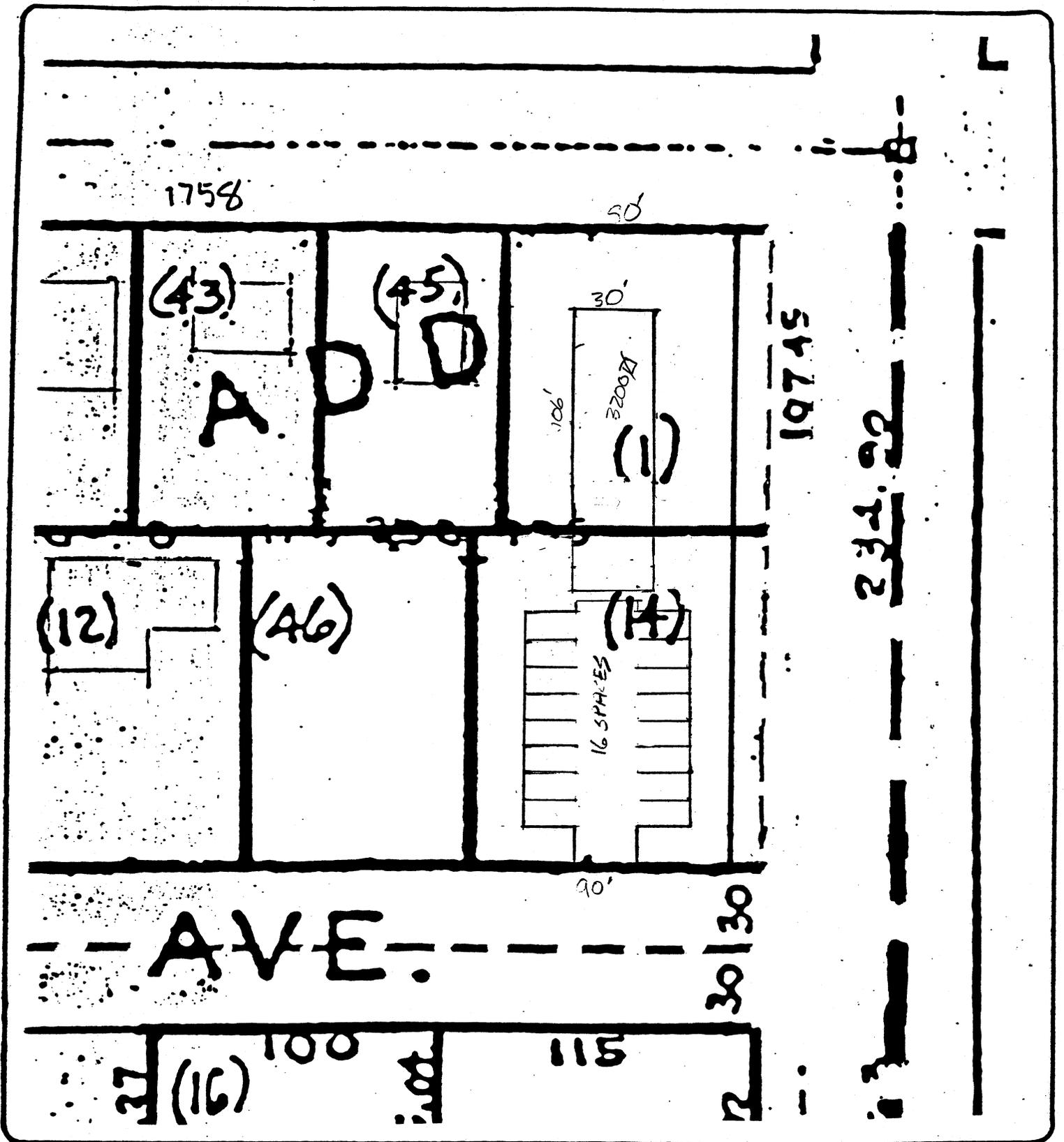




PROPERTY LINE / ZONING MAP

-  AREA OF PROPOSED PLAN AMENDMENT
-  R.O.W. TO BE ACQUIRED BY RAMSEY CO.





STAFF CONCEPT SITE PLAN



LAND USE PLAN CHANGE RESOLUTION

WHEREAS, the City Council requested a change to the City's land use plan from SC (service commercial) to RL (residential low density).

WHEREAS, this change applies to the southwest corner of White Bear Avenue and County Road B.

WHEREAS, the history of this change is as follows:

1. The Planning Commission held a public hearing on April 1, 1991. City staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners as required by law. The Planning Commission gave everyone at the hearing a chance to speak and present written statements. The Planning Commission recommended to the City Council that the change be _____.
2. The City Council discussed the plan amendment on _____, 1991. They considered reports and recommendations from the Planning Commission and City staff.

NOW, THEREFORE, BE IT RESOLVED that the City Council approve the above-described change for the following reasons:

- a. Single dwellings would be more compatible with the surrounding homes than commercial uses.
- b. The SC (service commercial) designation allows uses that may not be compatible with single dwellings.
- c. The City may consider a more restrictive commercial designation if the State's noise regulations prohibit residential development on this lot.

Approved on _____, 1991.

Attachment 7

5. PUBLIC HEARINGS

a. 7 p.m. - Plan Amendment: Co. Rd. B and White Bear Ave

Ken Roberts, Associate Planner, read the hearing notice and presented the staff report. The Commission discussed with staff the state regulations regarding noise levels. It was suggested by Commissioner Rossbach that the noise regulation may not apply in this case, since the residential land use designation was existing prior to the development of the road, which created the high noise level. Staff informed the Commission that the noise regulations would apply in this case, since this regulation pertains to the building rather than the lot.

Staff explained that in this instance, since the noise level is only slightly above state standards, there are some possible remedies the developer could try to lower the noise level to an acceptable level. The Commission discussed the possible City liability if this land is designated residential and a future homeowner finds the noise level unacceptable.

In response to a question from a commissioner, the director of public works explained the problems with extending sanitary sewer to the lot on the corner of Burke and White Bear Avenues. He also explained that if a house were to be built with the garage fronting on White Bear Avenue, it could require a variance or some other remedy in order to meet City code.

Commissioner Rossbach moved the Planning Commission recommend not changing the land use plan from SC to RL for the undeveloped lot at the southwest corner of White Bear Avenue and County Road B, on the basis that:

1. Minnesota Pollution Control laws may prohibit the construction of a residential structure on this property.
2. The landowner can initiate a variance or alternative sound abatement techniques without a land use change.
3. If the lot is not to be developed for residential use, an SC land use designation would be more appropriate for this property.

Commissioner Rossbach commented that it is the zoning that dictates what can be done on the property and

since the current zoning is R-1, it doesn't make sense to change the zoning until development is proposed.

Commissioner Frost seconded

After some discussion on what future zoning would be appropriate for this property, Commissioner Rossbach amended his motion changing number three to read: "... an LSC land use designation would be more appropriate for this property."

The commissioners discussed whether it is necessary to make this motion, since the current zoning is R-1 and no change in the zoning is proposed.

The Commission voted as follows:

Ayes--Sinn

Nays--Anitzberger, Axdahl, Cardinal, Frost, Gerke, Martin, Pearson, Rossbach

Abstentions--Fischer

The motion failed.

Commissioner Fischer moved the Planning Commission recommend tabling any action until it is known whether or not the PCA will grant a variance for construction of single dwellings on this site.

Commissioner Cardinal seconded

Ayes--Anitzberger,
Axdahl, Cardinal,
Fischer, Frost,
Martin, Pearson,
Rossbach, Sinn

Nays--Gerke

The motion passed.

- b. 7:15 p.m. - Beebe Road, north of Larpenteur Avenue (Autumnwood Villas). Land Use Plan Change, Conditional Use Permit for a FUD, Preliminary Plat

Secretary Olson read the public hearing notice. Mr. Olson reminded the public that the developers were unable to attend this meeting and they asked that this item be considered at the next meeting.

9-4

NORTH ST. PAUL-MAPLEWOOD-OAKDALE SCHOOLS
INDEPENDENT SCHOOL DISTRICT NO. 622
2055 East Larpenteur Avenue
Maplewood, MN 55109

Office of the Superintendent of Schools
Telephone Number: (612) 770-4601



APR - 9 1991

April 4, 1991

Action by Council:

Mayor Gary Bastian and City Council
City of Maplewood
1830 East County Road B
North St. Paul, Minnesota 55109

Endorsed _____
Modified _____
Rejected _____
Date _____

Dear Mayor Bastian and Council Members:

The School Board of District 622 currently is involved in a five-year strategic planning process. One of the goals of this process is to involve, as early as possible, key stakeholders within the District.

On May 4, a retreat will be held at the District Center, 2055 East Larpenteur Avenue, to conduct a SWOT analysis (strengths, weaknesses, opportunities, and threats) of the District as seen by its primary stakeholders. Included will be representatives of local and county government, general public, parents, teachers, other District employees, students, and service clubs. We are inviting the City of Maplewood to send a representative to this retreat. The product of this retreat is expected to be a stakeholder analysis that the School Board will use in its own retreat to be held in June.

The May 4 retreat will be conducted by John Bryson and Chuck Finn of the University of Minnesota Humphrey Institute. It will begin at 8:00 a.m. and should conclude by 4:30 p.m. Lunch and snacks will be served.

This is an exciting venture for District 622, and we would very much appreciate your involvement. After you have identified an interested participant, I will send a personal letter of invitation that will provide all necessary details and background information.

Thanks in advance for your help.

Very truly yours,


William L. Gaslin
Superintendent of Schools

WLG:sjg