

AGENDA  
Maplewood City Council  
7:00 P.M., Monday, September 26, 1983  
Municipal Administration Building  
Meeting 83-23

(A) CALL TO ORDER

(B) ROLL CALL

(C) APPROVAL OF MINUTES

- 1. Minutes 83-19, August 11, 1983
- 2. Minutes 83-20, August 22, 1983
- 3. Minutes 83-22, August 29, 1983

(D) APPROVAL OF AGENDA

(E) 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 in the form listed below. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- 1. Accounts Payable
- 2. Renewal of Blue Cross-Blue Shield Contract
- 3. Renewal of Group Health & Employees Benefit Plan
- 4. Final Plat - Hanover Hills
- 5. Time Extension: Crestview 3rd Addition
- 6. Budget Change - Nature Center
- 7. Budget Transfer - Parks
- 8. Liquor License - Holiday Inn (Change of Managers)
- 9. Abatement of Penalties on Cancelled Assessment
- 10. Final Plat - Bennington Woods

(E-A) RULES OF PROCEDURE: PLAN AMENDMENTS

(F) PUBLIC HEARINGS

- 1. Plan Amendment: Holloway & Beebe (7:00) \_\_\_\_\_
- 2. Rezoning: Beebe & Holloway (4 Votes) (7:00) \_\_\_\_\_
- 3. Plan Amendment: Lower Afton & McKnight (7:15) \_\_\_\_\_
- 4. Rezoning: Lower Afton & McKnight (4 Votes) (7:15) \_\_\_\_\_
- 5. Rezoning: Parkway Dr. (Woodmark) (4 Votes) (7:30) \_\_\_\_\_
- 6. Conditional Use Permit: 1681 Cope Ave. (7:45) \_\_\_\_\_

(G) AWARD OF BIDS

- 1. Long Term Disability \_\_\_\_\_
- 2. Sale of Vehicles \_\_\_\_\_

(H) UNFINISHED BUSINESS

1. Code Amendment: Environmental Protection Ord. (4 Votes) 2nd Reading \_\_\_\_\_

(I) NEW BUSINESS

1. Plan Amendment: Stillwater Road \_\_\_\_\_
2. Code Amendment: Parking Lots \_\_\_\_\_
3. Code Amendment: M-1 Zone - Offices \_\_\_\_\_

(J) VISITOR PRESENTATION

(K) COUNCIL PRESENTATIONS

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

(M) ADJOURNMENT

MINUTES OF MAPLEWOOD CITY COUNCIL  
7:02 P.M., Thursday, August 11, 1983  
Cafetorium - John Glenn Jr. High  
Meeting No. 83-19

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A. CALL TO ORDER

A special meeting of the City Council of Maplewood, Minnesota, was held in the Council Chambers, Municipal Building and was called to order at 7:02 P.M. by Mayor Greavu.

B. ROLL CALL

John C. Greavu, Mayor	Present
Norman G. Anderson, Councilmember	Present
Gary W. Bastian, Councilmember	Absent
Frances L. Juker, Councilmember	Present
MaryLee Maida, Councilmember	Present

C. PUBLIC HEARING

1. Frost Avenue Project 82-9 Assessments

a. Mayor Greavu convened the meeting for a public hearing regarding the adoption of the assessment roll for Improvement No. 82-9 Frost Avenue Curb and Gutter and Storm Sewer.

b. Manager Evans presented the staff report.

c. Assistant City Engineer Dave Pillatzke explained the improvements and stated how the assessments were computed.

d. Mayor Greavu called for proponents. None were heard.

e. Mayor Greavu called for opponents. The following were heard:

Mr. Lyle Bunton, 1928 Manton Street - Parcel No. 9  
Mr. Clarence Carlson, 1962 Hazelwood - Parcel No. 47  
Mr. Don Spry, 1533 Frost - Parcel No. 39  
Mr. Orville Demond, 1965 Prosperity - Parcel No. 46  
Mrs. Spry, 1533 Frost - Parcel No. 39  
Mr. Ken Hegstrom, 1977 Prosperity - Parcel No. 45  
Mr. John Nilrad, 1941 Hazelwood - Parcel No. 40  
Mr. E.M. Hawthorne, 1967 Hazelwood - Parcel No. 42  
Mr. James Tansey, 1684 Frost Avenue - Parcel No. 82

f. Mayor Greavu closed the public hearing.

g. Mayor Greavu stated there will be a meeting at 6:00 P.M. Monday, August 22, 1983 at City Hall to hear appeals.

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

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for the construction of concrete curb and gutter on Frost Avenue as described in the files of the City Clerk as Project Number 82-9, 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 9 years for concrete curb and gutter, the first of the installments to be payable on or after the first Monday in January, 1984, and shall bear interest at the rate of thirteen (13) 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, 1983. 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.

Seconded by Councilmember Anderson.

Ayes - all.

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

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for the construction of storm sewer on Frost Avenue as described in the files of the City Clerk as Project Number 82-9, 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 for storm sewers, the first of the installments to be payable on or after the first Monday in January, 1984, and shall bear interest at the rate of thirteen (13) 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, 1983. 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.

Seconded by Councilmember Anderson.

Ayes - all.

D. ADJOURNMENT

7:55 P.M.

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City Clerk

MINUTES OF MAPLEWOOD CITY COUNCIL  
6:00 P.M., Monday, August 22, 1983  
Council Chambers, Municipal Building  
Meeting No. 83-20

A. CALL TO ORDER

A special meeting of the City Council of Maplewood, Minnesota, was held in the Council Chambers, Municipal Building and called to order at 6:02 P.M. by Acting Mayor Bastian.

The purpose of the meeting was for the Council to act as a fact finding board regarding the Frost Avenue Improvement 82-9 appeals of the assessments.

B. ROLL CALL

John C. Greavu, Mayor	Absent
Gary W. Bastian, Acting Mayor	Present
Norman G. Anderson, Councilmember	Present
Frances L. Juker, Councilmember	Present
MaryLee Maida, Councilmember	Present

C. FROST AVENUE IMPROVEMENT 82-9 ASSESSMENTS

a. City Attorney John Bannigan stated the assessment roll was adopted by the City Council on August 11, 1983 and explained the procedures of the appeal hearing.

b. The following requests for deferral, cancellation and revision of the assessments were heard:

- Code No. 9 Lyle Bunton, 1928 Manton Street  
This property owner requested a deferral of assessment because of being a senior citizen on a fixed income. The matter was referred to the City Clerk. Not in attendance.
- Code No. 17 Agnes C. Magnuson, 1940 Barclay Street  
Property owner requested a deferral of assessment because of being a senior citizen on a fixed income. The matter was referred to the City Clerk. Not in attendance.
- Code No. 22 Gordon Hedlund  
This property owner states that the city has judged his 40-foot lot as unbuildable and thus received no benefit from the storm sewer assessment. This has been referred to the City Attorney for opinion. Not in attendance.
- Code No. 39 Donald Spry, 1533 Frost Avenue  
Owner states that he is a 74 year old senior citizen and requests a deferral of assessment. The matter was referred to the City Clerk. Not in attendance.
- Code No. 44. David L. Sampson, 1503 Frost Avenue  
This property owner has requested a cancellation of assessment. He states that the new street is now only 14 feet from his house foundation and has therefore reduced the value of his house by at least \$10,000. This has been referred to the City Attorney for opinion. Not in attendance.

- Code No. 45 Kenneth Hegstrom, 1977 Prosperity  
This owner requests that the full assessment be cancelled because his draining runoff all flows to the north away from Frost Avenue. A field check by a survey crew for the Maplewood Engineering Department confirmed this as fact. In attendance - Sworn in.
- Code No. 46 Orville Demond, 1965 Prosperity Road  
This parcel owner stated that the property does not drain south to Frost Avenue. A review of the drainage pattern of the parcel has determined that about 2/3 of the lot area will be handled by the Frost Avenue drain structure. Not in attendance.
- Code No. 47 Clarence G. Carlson, 1962 Hazelwood  
The owner of these two combined lots requests a revision because one of the lots drains into the other. At present, none of their runoff will drain to Frost Avenue. Should the owner desire to fill and build on the low lot, all drainage from both lots would be carried by the Frost Avenue drainage facility. In attendance. Sworn in.
- Code No. 48 Joyce Lipinski, 1980 Hazelwood.  
The resident of this parcel feels that the property drains mostly to the north. A field crew investigated the parcel drainage pattern and determined that less than 1/3 of the property area drains to the north away from Frost Avenue. Not in attendance.
- Code No. 82 James Tansey, 1654 Frost  
The owner requested that the assessment be revised due to the fact that he is being assessed along the Frost Avenue side of his lot which is 148.04 feet in length. The parcels on each adjacent side are corner lots and are being assessed on their narrow side which is 100 feet or less and is in conformance with past and present assessment practices. Not in attendance.
- Code No. 83 Leon Allen, 1928 Kennard  
Mr. Allen did not submit an appeal.
- c. Mayor Greavu stated Council would meet at 5:30 P.M., August 29, 1983, to take action on the appeals.

D. ADJOURNMENT

6:57 P.M.

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City Clerk

MINUTES OF MAPLEWOOD CITY COUNCIL  
5:00 P.M., Monday, August 29, 1983  
Council Chambers, Municipal Building  
Meeting No. 83-21

A. CALL TO ORDER

A special meeting of the City Council of Maplewood, Minnesota was held in the Council Chambers, Municipal Building and was called to order at 5:34 P.M. by Acting Mayor Bastian.

B. ROLL CALL

John C. Greavu, Mayor	Absent
Gary W. Bastian, Acting Mayor	Present
Norman G. Anderson, Councilmember	Present
Frances L. Juker, Councilmember	Present
MaryLee Maida, Councilmember	Present

C. FROST AVENUE IMPROVEMENT 82-9

1. Appeal Requests

a. Code No. 9 - Lyle Bunton, 1928 Manton Street. This property owner requested a deferral of assessment because of being a senior citizen on a fixed income. The matter was referred to the City Clerk. Applicant has not filed for Senior Citizen deferment.

Councilmember Anderson moved that the assessment in the amount of \$2508.36 for Code No. 57 29810 152 26 remain as presented.

Seconded by Councilmember Maida.

Ayes - all.

b. Code No. 17 - Agnes C. Magnuson, 1940 Barclay Street. Property owner requested a deferral of assessment because of being a senior citizen on a fixed income. The matter was referred to the City Clerk. Applicant has not filed for Senior Citizen deferral.

Councilmember Maida moved that the assessment in the amount of \$874.00 for Code No. 57 26810 101 31 remain as presented.

Seconded by Councilmember Anderson.

Ayes - all.

c. Code No. 22 - Gordon Hedlund. This property owner stated that the City has judged his 40-foot lot as unbuildable and thus received no benefit from the storm sewer assessment. This has been referred to the City Attorney for opinion.

FINDINGS OF FACT: 1) That the lot in question, Lot 21, Block 31, Gladstone Plat 2, also known as 1941 Dieter Street, is a substandard lot having a width of 40 feet;  
2) That the City has previously denied a variance to build a home on this 40 foot lot;  
3) That the lot was recently purchased by the objector;  
4) That the lot is saleable as distinguished from unbuildable;  
5) That the saleability and useability of the lot are not lessened by the local public improvement; and

6) On the basis of an opinion of an independent fee real estate appraiser, the benefit is equal to or greater than the assessment levied.

RECOMMENDATION: That the special assessment for storm sewer be reaffirmed.

Councilmember Bastian moved that the assessment in the amount of \$437.00 for Code No. 57 29810 210 31 remain as presented.

Seconded by Councilmember Anderson.

Ayes - all.

d. Code No. 39 - Donald Spry, 1533 Frost Avenue. Owner stated that he is a 74 year old senior citizen and requests a deferral of assessment. The matter was referred to the City Clerk. Applicant did not file for Senior Citizen deferral.

Councilmember Maida moved that the assessment in the amount of \$1179.00 for Code No. 57 29810 190 35 remain as presented.

Seconded by Councilmember Anderson.

Ayes - all.

e. Code No. 44 - David L. Sampson, 1503 Frost Avenue. This property owner has requested a cancellation of assessment. He stated that the new street is now only 14 feet from his house foundation and has therefore reduced the value of his house by at least \$10,000. This has been referred to the City Attorney for opinion.

FINDINGS OF FACT: 1) The objector seeks cancellation of the assessments on grounds that the widening of the improved area within the right of way placed the new curb 14 feet from his foundation;

2) That an independent fee real estate appraiser determined that the increase in market value of the objectors property at 1503 Frost Avenue, increases as a result of this improvement in an amount equal to or greater than the assessment.

RECOMMENDATION: That the special assessment levied be reaffirmed.

Councilmember Anderson moved that the assessment in the amount of \$1582.18 for Code No. 57 39700 021 00 remain as presented.

Seconded by Councilmember Maida.

Ayes - all.

f. Code No. 45 - Kenneth Hegstrom, 1977 Prosperity. This owner requests that the full assessment be cancelled because his draining runoff all flows to the north away from Frost Avenue. A field check by a survey crew for the Maplewood Engineering Department confirmed this as fact.

FINDINGS OF FACT: 1) The objector seeks cancellation of his assessment on grounds that the entire parcel 45 drains to the north;

2) Field investigation and examination of contour maps in the office of the City Engineer support this contention;

RECOMMENDATION: That the special assessment for storm sewer against parcel 45 be cancelled in its entirety.

Councilmember Juker moved that the assessment in the amount of \$2407.43 for Code No. 57 54500 080 01 be cancelled.

Seconded by Councilmember Anderson.

Ayes - all.

g. Code No. 46. Orville Demond, 1965 Prosperity. This parcel owner stated that the property does not drain south to Frost Avenue. A review of the drainage pattern of the parcel has determined that about 2/3 of the lot area will be handled by the Frost Avenue drain structure.

FINDINGS OF FACT: 1) That the objector seeks cancellation of his assessment on grounds that his property does not drain south into the project area;

2) On the basis of observations in the field and examination of a topographic survey within the engineer's office, it was found that 2/3rds of the parcel in question, physically drains to the Frost Avenue drain structure.

RECOMMENDATION; It is the policy of this council that in the event a parcel of real property drains into an improvement for which a storm sewer assessment is levied, the entire parcel shall bear the assessment. In this instance, the assessment is reaffirmed consistent with council policy.

Councilmember Anderson moved that the assessment in the amount of \$2015.97 for Code No. 57 54500 090 01 be cancelled.

Seconded by Councilmember Juker.

Ayes - all.

h. Code No. 47 - Clarence G. Carlson, 1962 Hazelwood. The owner of these two combined lots requests a revision because one of the lots drains into the other. At present, none of their runoff will drain to Frost Avenue. Should the owner desire to fill and build on the low lot, all drainage from both lots would be carried by the Frost Avenue drainage facility.

FINDINGS OF FACT: 1) Objector seeks a revision of his assessment whereunder the assessment to the improved lot, Lot 10, would be sustained and the assessment to Lot 11, the unimproved Lot, would be cancelled;

2) Lot 11 is lower than the abutting street, the difference in elevation between the low point in the lot and the street elevations, approximately 7 feet;

3) Lot 11 is saleable and buildable.

4) That an independent fee real estate appraiser is of the opinion that the benefit exceeds the assessment recommendation. That as to Lot 11, that it is reasonable and probable that in the foreseeable future, Lot 11 will be improved and contribute storm water to the system in question.

RECOMMENDATION: That the assessment as to Lot 11, be reaffirmed.

Councilmember Bastian moved that the assessment in the amount of \$1606.52 against Lot 11 F.D. Nelson's Homesites be cancelled.

Seconded by Councilmember Maida.

Ayes - all.

Code No. 48. The resident of this parcel (Joyce Lipinski, 1980 Hazelwood) feels that the property drains mostly to the north. A field crew investigated the parcel drainage pattern and determined that less than 1/3 of the property area drains to the north away from Frost Avenue.

FINDINGS OF FACT: 1) That the objector seeks cancellation of his assessment on the grounds that his property does not drain south into the project area;

2) On the basis of observations in the field and examination of a topographic survey

within the engineer's office, it was found that less than 1/3rd of the parcel in question, physically drains to the Frost Avenue drain structure.

RECOMMENDATION: It is the policy of this Council that in the event a parcel of real property drains into an improvement for which a storm sewer assessment is levied, the entire parcel shall bear the assessment. In this instance, the assessment is reaffirmed consistent with council policy.

Councilmember Anderson moved that the assessment in the amount of \$1763.30 for Code No. 57 54500 120 01 be cancelled.

Seconded by Councilmember Juker.

Ayes - all.

j. Code No. 82 - James Tansey, 1654 Frost. The owner requested that the assessment be revised due to the fact that he is being assessed along the Frost Avenue side of his lot which is 148.04 feet in length. The parcels on each adjacent side are corner lots and are being assessed on their narrow side which is 100 feet or less and is in conformance with past and present assessment practices.

FINDINGS OF FACT: 1) That the objector seeks a revision of his assessment on grounds that as to his lot the city's corner lot policy is inequitable;

2) That having an interior lot, the objector pays an assessment for full frontage while his contiguous neighbors to the east and west pay less on a front footage basis;

3) That there is no issue as to the question of whether the parcel benefits the amount of the assessment.

RECOMMENDATION: That the assessment be reaffirmed in order to comply with the pre-existing assessment policies of the city.

That the staff be directed to re-examine the city's special assessment policies and procedures as they pertain to corner lots.

Councilmember Anderson moved that the assessment in the amount of \$1427.11 for Code No. 57 29500 520 02 remain as presented.

Seconded by Councilmember Maida.

Ayes - all.

k. Code No. 52 - Maurice Ramstrom, 1962 Prosperity Road. Mr. Ramstrom did not file a notice of appeal at the time of the hearing and is now requesting cancellation of his assessment indicating that the runoff does not drain to Frost Avenue.

Council referred this matter to staff for investigation.

D. ADJOURNMENT

6:00 P.M.

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City Clerk

ACCOUNTS PAYABLE SEPT. 26, 1983

Page: 1

1983 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
244100	09/14/83	203.00	BLLE CRSS	INSURANCE
244100	09/14/83	501.92	BLUE CROSS	INSURANCE
244100	09/14/83	27.72	BLLE CROSS	INSURANCE
244100	09/14/83	55.43	BLLE CROSS	INSURANCE
244100	09/14/83	33.26	BLLE CROSS	INSURANCE
244100	09/14/83	27.71	BLUE CROSS	INSURANCE
244100	09/14/83	376.53	BLLE CROSS	INSURANCE
244100	09/14/83	110.86	BLLE CROSS	INSURANCE
244100	09/14/83	133.03	BLLE CROSS	INSURANCE
244100	09/14/83	173.42	BLLE CROSS	INSURANCE
244100	09/14/83	16.63	BLLE CROSS	INSURANCE
244100	09/14/83	155.48	BLLE CROSS	INSURANCE
244100	09/14/83	219.66	BLLE CROSS	INSURANCE
244100	09/14/83	551.97	BLLE CROSS	INSURANCE
244100	09/14/83	175.44	BLLE CRSS	INSURANCE
244100	09/14/83	360.03	BLLE CROSS	INSURANCE
244100	09/14/83	191.94	BLLE CROSS	INSURANCE
244100	09/14/83	191.94	BLLE CROSS	INSURANCE
244100	09/14/83	83.14	BLLE CROSS	INSURANCE
244100	09/14/83	55.43	BLLE CROSS	INSURANCE
244100	09/14/83	175.44	BLLE CROSS	INSURANCE
244100	09/14/83	240.02	BLLE CROSS	INSURANCE
		4,060.00 *		
*****				
244502	09/14/83	6,707.17	MN STATE TREASURER	MOTOR VEH LIC PBL
244502	09/14/83	111.00	MN STATE TREASURER	DRIVER LIC PBL
		6,818.17 *		
*****				
244540	09/14/83	403.92	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	1,328.40	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	336.36	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	427.10	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	129.18	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	3.60	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	2.16	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	129.20	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	10.82	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	10.82	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	45.86	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	45.85	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	507.02	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	2,364.95	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	179.43	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	251.16	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	207.29	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	12.62	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	523.95	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	344.51	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	3.60	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	67.16	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	434.40	MN MUTUAL LIFE INS	INSURANCE

1983 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
244540	09/14/83	56.35	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	54.85	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	247.22	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	3.60	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	123.60	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	131.98	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	11.46	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	445.88	MN MUTUAL LIFE INS	INSURANCE
244540	09/14/83	18.68	MN MUTUAL LIFE INS	INSURANCE
		8,862.98 *		
*****				
244742	09/14/83	75.00	CLERK OF DISTR CRT	CNTY DRIVERS LIC
		75.00 *		
*****				
244J52	09/14/83	18,515.00	LAKEVIEW ASSOC INC	INSURANCE
244J52	09/14/83	7,935.00	LAKEVIEW ASSOC INC	INSURANCE
244J52	09/14/83	18,065.00	LAKEVIEW ASSOC INC	INSURANCE
244J52	09/14/83	1,889.00	LAKEVIEW ASSOC INC	INSURANCE
		46,404.00 *		
*****				
245502	09/14/83	5,169.00	MN STATE TREASURER	MOTOR VEH LIC PE
245502	09/14/83	254.00	MN STATE TREASURER	DRIVERS LIC PBL
		5,423.00 *		
*****				
249034	09/14/83	135.00	AMERICAN PLANNING	MEMBERSHIP
		135.00 *		
*****				
249502	09/14/83	6,897.53	MN STATE TREASURER	MOTOR VEH LIC PE
249502	09/14/83	298.00	MN STATE TREASURER	DRIVERS LICENSE
		7,195.53 *		
*****				
249931	09/14/83	45,135.47	U D CONTRACTING	CONTRACT PYM
		45,135.47 *		
*****				
250472	09/14/83	93,787.28	METRO WASTE CONTROL	SEWER
		93,787.28 *		
*****				
250502	09/14/83	5,013.00	MN STATE TREASURER	MOTOR VEH LIC PE
250502	09/14/83	316.00	MN STATE TREASURER	DRIVERS LIC PBL

1983 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
		5,329.00 *		
*****				
250557	09/14/83	2,546.66	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	3,461.16	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	18.22	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	43.52	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	29.71	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	100.76	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	173.40	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	182.00	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	38.19	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	68.40	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	364.51	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	146.67	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	4,003.84	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	352.56	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	261.60	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	142.90	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	209.27	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	118.29	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	560.99	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	342.22	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	33.36	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	198.21	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	295.10	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	40.08	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	115.47	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	99.63	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	64.76	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	49.58	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	65.96	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	16.66	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	409.53	MN STATE TREAS PERA	PERA PBL
250557	09/14/83	119.80	MN STATE TREAS PERA	PERA PBL
		14,673.01 *		
*****				
250J51	09/14/83	40.00	HMO MINNESOTA	REFUND
		40.00 *		
*****				
251502	09/14/83	5,000.50	MN STATE TREASURER	MOTOR VEH LIC PB
251502	09/14/83	190.00	MN STATE TREASURER	DRIVERS LIC FBL
		5,190.50 *		
*****				
251742	09/14/83	77.50	CLERK OF DISTR CRT	CNTY DRIVERS LIC
		77.50 *		
*****				

1983 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
251J50 *	09/14/83	230.10 230.10 *	DELARIAS CATERING	GOLF LUNCHEON
*****				
252167	09/14/83	18.52	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	9.88	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	6.48	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	18.52	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	28.46	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	24.05	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	8.60	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	11.75	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	60.82	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	437.91	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	38.17	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	27.12	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	39.00	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	25.75	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	101.78	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	74.42	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	8.01	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	41.13	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	68.88	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	18.10	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	25.75	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	20.76	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	14.64	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	11.33	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	14.96	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	3.66	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	71.70	CONN GEN LIFE INS	INSURANCE
252167	09/14/83	27.30	CONN GEN LIFE INS	INSURANCE
		1,257.45 *		
*****				
252502	09/14/83	5,622.25	MN STATE TREASURER	MOTOR VEH LIC PE
252502	09/14/83	235.00	MN STATE TREASURER	DRIVERS LIC PBL
		5,857.25 *		
*****				
252535	09/14/83	4.00 4.00 *	P F O A	BOOKS
*****				
252889	09/14/83	170,874.26 170,874.26 *	T A SCHIFSKY	CONTRACT PYM
*****				
252J53	09/14/83	101.76	RADISSON ARROWOOD	TRAVEL TRAINING

1983 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
		101.76 *		
*****				
255015	09/14/83	314.05	AFSCME	UNION DUES
255015	09/14/83	5.32	AFSCME	UNION DUES
		319.37 *		
*****				
255148 *	09/14/83	1,487.00	CHANHASSAN THEATRE	GAL GETAWAY
		1,487.00 *		
*****				
255153	09/14/83	13,053.00	CITY CNTY EMPL CR UN	CREDIT UN PBL
		13,053.00 *		
*****				
255330	09/14/83	673.24	ICMA	DEFERRED COMP
255330	09/14/83	102.96	ICMA	DEFERRED COMP
		776.20 *		
*****				
255373	09/14/83	145.00	ROSEMARY KANE	P/R DEDUCT
		145.00 *		
*****				
255453	09/14/83	13,868.10	MAPLEWOOD STATE BNK	FWT PBL
		13,868.10 *		
*****				
255470	09/14/83	24.00	METRO SUPERVISORY	UNION DUES
		24.00 *		
*****				
255502	09/14/83	5,565.31	MN STATE TREAS	MOTOR VEH LIC PBL
255502	09/14/83	110.00	MN STATE TREASURER	DRIVERS LIC PBL
255502	09/14/83	4.00	MN STATE TREASURER	DNR LIC PBL
255502	09/14/83	190.00	MN STATE TREASURER	DRIVERS LICENSE
		5,869.31 *		
*****				
255540	09/14/83	310.00	MN MUTUAL LIFE INS	INSURANCE
		310.00 *		
*****				
255556	09/14/83	300.00	MN ST RETIREMENT	DEFERRED COMP

1983 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
		300.00 *		
*****				
255562	09/14/83	620.75 620.75 *	MN TEAMSTERS	UNION DUES
*****				
255870	09/14/83	8,438.44 8,438.44 *	MN COMM CF REVENUE	SWT PBL
*****				
269008	09/14/83	4.42	ACE HARDWARE	SUPPLIES
269008	09/14/83	14.17	ACE HARDWARE	SUPPLIES
269008	09/14/83	60.00	ACE HARDWARE	SUPPLIES
		78.59 *		
*****				
269021	09/14/83	305.91 305.91 *	ALBRECHT LANDSCAPING	REPAIR MAINT
*****				
269059	09/14/83	22.12 22.12 *	ARTSIGN	OFFICE SUPPLIES
*****				
269071	09/14/83	1,338.35 1,338.35 *	BAHT JAMES	HTG INSPECTOR
*****				
269097	09/14/83	4.56	BILL BOYER FORD	SUPPLIES VEH
269097	09/14/83	23.52	BILL BOYER FORD	SUPPLIES VEH
269097	09/14/83	16.73	BILL BOYER FORD	SUPPLIES VEH
		44.81 *		
*****				
269103	09/14/83	25.55	BCARD OF WATER COMM	UTILITIES
269103	09/14/83	12.91	BCARD CF WATER COMM	UTILITIES
269103	09/14/83	12.91	BOARD OF WATER COMM	UTILITIES
269103	09/14/83	10.43	BOARD OF WATER COMM	UTILITIES
269103	09/14/83	83.22	BCARD OF WATER COMM	UTILITIES
		145.02 *		
*****				
269146	09/14/83	42.00 42.00 *	CHIPPEWA SPRINGS	WATER COOLER
*****				

1983 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
269165	09/14/83	305.77 305.77 *	COLLINS ELECTRICAL C	REPAIR MAINT
*****				
269177	09/14/83	68.80	COPY EQUIPMENT	SUPPLIES
269177	09/14/83	25.00	COPY EQUIPMENT	SUPPLIES
		93.80 *		
*****				
269192	09/14/83	90.80 90.80 *	DALCO CORP	SUPPLIES
269193	09/14/83	496.00 496.00 *	DALEY PAT	PLBG INSPECTOR
*****				
269201	09/14/83	832.50	DAVIES WATER EQUIP C	SUPPLIES
269201	09/14/83	1,032.00-	DAVIES WATER EQUIP C	SUPPLIES
269201	09/14/83	1,060.50	DAVIES WATER EQUIP C	SUPPLIES
269201	09/14/83	223.88	DAVIES WATER EQUIP C	SUPPLIES
269201	09/14/83	539.00	DAVIES WATER EQUIP C	SUPPLIES
		1,623.88 *		
*****				
269219	09/14/83	4,170.00	EAST CNTY LINE FIRE	FIRE PROTECTION
269219	09/14/83	45,467.50	EAST CNTY LINE FIRE	FIRE PROTECTION
		49,637.50 *		
*****				
269255	09/14/83	27.10	G+K SERVICES	UNIFORMS
269255	09/14/83	27.10	G+K SERVICES	UNIFORMS
269255	09/14/83	27.10	G+K SERVICES	UNIFORMS
269255	09/14/83	27.10	G+K SERVICES	UNIFORMS
269255	09/14/83	16.00	G+K SERVICES	UNIFORMS
269255	09/14/83	16.00	G+K SERVICES	UNIFORMS
269255	09/14/83	16.00	G+K SERVICES	UNIFORMS
269255	09/14/83	16.00	G+K SERVICES	UNIFORMS
269255	09/14/83	19.10	G+K SERVICES	UNIFORMS
269255	09/14/83	19.10	G+K SERVICES	UNIFORMS
269255	09/14/83	19.10	G+K SERVICES	UNIFORMS
269255	09/14/83	19.10	G+K SERVICES	UNIFORMS
269255	09/14/83	18.00	G+K SERVICES	UNIFORMS
269255	09/14/83	18.00	G+K SERVICES	UNIFORMS
269255	09/14/83	18.00	G+K SERVICES	UNIFORMS
		320.80 *		
*****				
269261	09/14/83	37.95	GEN ELECTRIC SUPPLY	SUPPLIES

## 1983 CITY OF MAPLEWOOD

## CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
269261	09/14/83	22.80 60.75 *	GEN ELECTRIC SUPPLY	SUPPLIES
*****				
269269	09/14/83	6.77 6.77 *	GENUINE PARTS CO	SUPPLIES
*****				
269273	09/14/83	4,765.00	GLADSTONE FIRE DEPT	FIRE PROTECTION
269273	09/14/83	52,850.00	GLADSTONE FIRE DEPT	FIRE PROTECTION
		57,615.00 *		
269274	09/14/83	3.30 3.30 *	GLADSTONE LUMBER MAR	SUPPLIES
*****				
269288	09/14/83	2.89	GRUBERS HARDWARE HAN	SUPPLIES
269288	09/14/83	9.50	GRUBERS HARDWARE HAN	SUPPLIES
269288	09/14/83	15.00	GRUBERS HARDWARE HAN	SUPPLIES
		27.39 *		
*****				
269301	09/14/83	20.00 20.00 *	HEJNY RENTALS INC	RENTAL EQUIP
*****				
269316	09/14/83	144.23	HOFFMAN CORNER OIL C	FUEL OIL
269316	09/14/83	264.41	HOFFMAN CORNER OIL C	FUEL OIL
269316	09/14/83	19.60	HOFFMAN CORNER OIL C	FUEL OIL
269316	09/14/83	20.22	HOFFMAN CORNER OIL C	FUEL OIL
269316	09/14/83	70.08	HOFFMAN CORNER OIL C	FUEL OIL
269316	09/14/83	19.46	HOFFMAN CORNER OIL C	FUEL OIL
269316	09/14/83	23.58	HOFFMAN CORNER OIL C	FUEL OIL
269316	09/14/83	141.50	HOFFMAN CORNER OIL C	FUEL OIL
269316	09/14/83	98.00	HOFFMAN CORNER OIL C	FUEL OIL
269316	09/14/83	81.00	HOFFMAN CORNER OIL C	FUEL OIL
269316	09/14/83	45.00	HOFFMAN CORNER OIL C	FUEL OIL
269316	09/14/83	108.57	HOFFMAN CORNER OIL C	FUEL OIL
269316	09/14/83	55.00	HOFFMAN CORNER OIL C	FUEL OIL
		1,090.65 *		
*****				
269322	09/14/83	5.25	HOWIE LOCK & KEY	SUPPLIES
269322	09/14/83	10.80	HOWIE LOCK & KEY	SUPPLIES
269322	09/14/83	10.80	HOWIE LOCK & KEY	SUPPLIES
269322	09/14/83	4.50	HOWIE LOCK & KEY	SUPPLIES
269322	09/14/83	24.26	HOWIE LOCK & KEY	SUPPLIES
		55.61 *		
*****				

1983 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
269352	09/14/83	120.00 120.00 *	INTL CONF OF BLDG CF	MEMBERSHIP
*****				
269368	09/14/83	70.55 70.55 *	JOURNAL OF CIVIL DEF	SUPPLIES
269369	09/14/83	1,495.67	J L SHIELY	CONTRACT PYM
269369	09/14/83	189.30	J L SHIELY	CONTRACT PYM
269369	09/14/83	263.38	J L SHIELY	CONTRACT PYM
		1,948.35 *		
*****				
269382	09/14/83	2.86	KNCWLANS SUPER MKT	SUPPLIES
269382	09/14/83	4.24	KNCWLANS SUPER MKT	SUPPLIES
		7.10 *		
*****				
269384	09/14/83	98.50	KNCX LUMBER	SUPPLIES
269384	09/14/83	82.78	KNCX LUMBER	SUPPLIES
269384	09/14/83	34.63	KNCX LUMBER	SUPPLIES
		215.91 *		
*****				
269396	09/14/83	42.00	LAKE SANITATION	RUBBISH REMOVAL
269396	09/14/83	127.50	LAKE SANITATION	RUBBISH REMOVAL
		169.50 *		
*****				
269417	09/14/83	3.77	LEES AUTO SUPPLY	SUPPLIES
269417	09/14/83	5.52	LEES AUTO SUPPLY	SUPPLIES
269417	09/14/83	24.21	LEES AUTO SUPPLY	SUPPLIES
269417	09/14/83	11.76	LEES AUTO SUPPLY	SUPPLIES
269417	09/14/83	12.90	LEES AUTO SUPPLY	SUPPLIES
269417	09/14/83	1.00	LEES AUTO SUPPLY	SUPPLIES
		59.16 *		
*****				
269425	09/14/83	395.00	LOGIS	DATA PROCESSING
269425	09/14/83	2,836.51	LOGIS	DATA PROCESSING
269425	09/14/83	2,017.69	LCCIS	DATA PROCESSING
		5,249.20 *		
*****				
269428	09/14/83	15.22	LUGER LUMBER	SUPPLIES
269428	09/14/83	10.80	LUGER LUMBER	SUPPLIES
269428	09/14/83	80.00	LUGER LUMBER	SUPPLIES

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CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
269428	09/14/83	100.00 206.02 *	LUGER LUMBER	SUPPLIES
*****				
269452	09/14/83	149.29	MAPLEWOOD REVIEW	PUBLISHING
269452	09/14/83	197.79	MAPLEWOOD REVIEW	PUBLISHING
269452	09/14/83	34.32	MAPLEWOOD REVIEW	PUBLISHING
269452	09/14/83	14.00	MAPLEWOOD REVIEW	SUBSCRIPTION
269452	09/14/83	32.18	MAPLEWOOD REVIEW	PUBLISHING
		427.58 *		
*****				
269464	09/14/83	237.52 237.52 *	MERIT CHEVROLET CO	REPAIR MAINT VEH
*****				
269474	09/14/83	1,068.20 1,068.20 *	METRO INSP SERVICE	CONTRACT FYM
*****				
269530	09/14/83	165.00	MN DEPT PUBLIC SAFTY	REPAIR MAINT CON
269530	09/14/83	1,243.98 1,408.98 *	MN DEPT PUBLIC SAFTY	REPAIR MAINT CON
*****				
269535	09/14/83	75.00 75.00 *	MN M F O A	TRAVEL TRAINING
*****				
269586	09/14/83	9.00-	MUNIC + PRIVATE SERV	ANIMAL CONTROL
269586	09/14/83	882.50 873.50 *	MUNIC + PRIVATE SERV	ANIMAL CONTROL
*****				
269592	09/14/83	73.20 73.20 *	MUNICILITE CO	SUPPLIES
*****				
269630	09/14/83	110.00 110.00 *	NATL REC + PARK ASSN	MEMBERSHIP
*****				
269650	09/14/83	212.50	NO STAR WATERWORKS	SUPPLIES
269650	09/14/83	1,294.56 1,507.06 *	NO STAR WATERWORKS	SUPPLIES
*****				

1983 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
269658	09/14/83	2.40	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	3.53	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	2.40	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	2.40	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	2.40	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	415.42	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	123.52	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	38.69	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	132.41	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	5.98	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	5.98-	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	4.60	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	33.69	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	5.98	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	4.25	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	417.92	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	9.80	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	220.24	NORTHERN STATES POWE	UTILITIES
269658	09/14/83	161.17	NORTHERN STATES POWE	UTILITIES
		1,580.82 *		
*****				
269660	09/14/83	41.34	NORTHWESTERN BELL TE	TELEPHONE
269660	09/14/83	198.33	NORTHWESTERN BELL TE	TELEPHONE
269660	09/14/83	44.13	NORTHWESTERN BELL TE	TELEPHONE
269660	09/14/83	90.45	NORTHWESTERN BELL TE	TELEPHONE
269660	09/14/83	41.34	NORTHWESTERN BELL TE	TELEPHONE
269660	09/14/83	26.15	NORTHWESTERN BELL TE	TELEPHONE
269660	09/14/83	41.34	NORTHWESTERN BELL TE	TELEPHONE
269660	09/14/83	38.68	NORTHWESTERN BELL TE	TELEPHONE
269660	09/14/83	102.71	NORTHWESTERN BELL TE	TELEPHONE
269660	09/14/83	56.02	NORTHWESTERN BELL TE	TELEPHONE
269660	09/14/83	26.15	NORTHWESTERN BELL TE	TELEPHONE
269660	09/14/83	26.15	NORTHWESTERN BELL TE	TELEPHONE
269660	09/14/83	18.66	NORTHWESTERN BELL TE	TELEPHONE
269660	09/14/83	26.73	NORTHWESTERN BELL TE	TELEPHONE
269660	09/14/83	29.59	NORTHWESTERN BELL TE	TELEPHONE
		807.77 *		
*****				
269669	09/14/83	6.00	NUTESON LAVERNE	TRAVEL TRAINING
		6.00 *		
*****				
269674	09/14/83	221.01	OLD DOMINION BRUSH	REPAIR MAINT
		221.01 *		
*****				
269684	09/14/83	266.54	PALEN/KIMBALL CO	REPAIR MAINT BLD
		266.54 *		

1983 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
*****				
269690	09/14/83	4,170.00	PARKSIDE FIRE DEPT	FIRE PROTECTION
269690	09/14/83	33,000.00	PARKSIDE FIRE DEPT	FIRE PROTECTION
		37,170.00 *		
*****				
269694	09/14/83	60.50	PETERSON, BELL + CONV	CONTRACT FYM
269694	09/14/83	2,075.00	PETERSON, BELL + CONV	RETAINER
		2,135.50 *		
*****				
269780	09/14/83	55.30	ROAD RESCUE INC	SUPPLIES VEH
		55.30 *		
*****				
269794	09/14/83	73.95	RYCO SUPPLY CO	SUPPLIES
		73.95 *		
*****				
269796 *	09/14/83	124.98	S + S ARTS + CRAFTS	PRG SUPPLIES
269796	09/14/83	80.33	S + S ARTS + CRAFTS	PRG SUPPLIES
269796	09/14/83	47.19	S + S ARTS + CRAFTS	PRG SUPPLIES
		252.50 *		
*****				
269798	09/14/83	9.06	S + T OFFICE PRODUCT	OFFICE SUPPLIES
269798	09/14/83	14.36	S + T OFFICE PRODUCT	OFFICE SUPPLIES
269798	09/14/83	17.42	S + T OFFICE PRODUCT	OFFICE SUPPLIES
269798	09/14/83	41.95	S + T OFFICE PRODUCT	OFFICE SUPPLIES
269798	09/14/83	24.04	S + T OFFICE PRODUCT	OFFICE SUPPLIES
269798	09/14/83	27.50	S + T OFFICE PRODUCT	OFFICE SUPPLIES
269798	09/14/83	9.64	S + T OFFICE PRODUCT	OFFICE SUPPLIES
269798	09/14/83	4.77	S + T OFFICE PRODUCT	OFFICE SUPPLIES
269798	09/14/83	9.12	S + T OFFICE PRODUCT	OFFICE SUPPLIES
269798	09/14/83	8.40	S + T OFFICE PRODUCT	OFFICE SUPPLIES
269798	09/14/83	1.56	S + T OFFICE PRODUCT	OFFICE SUPPLIES
269798	09/14/83	28.30	S + T OFFICE PRODUCT	OFFICE SUPPLIES
269798	09/14/83	3.81	S + T OFFICE PRODUCT	OFFICE SUPPLIES
269798	09/14/83	63.63	S + T OFFICE PRODUCT	OFFICE SUPPLIES
		244.28 *		
*****				
269818	09/14/83	13,143.71	SHORT-ELLIOTT-HENDRI	OFFICE SUPPLIES
269818	09/14/83	210.34	SHORT-ELLIOTT-HENDRI	CONTRACT FYM
269818	09/14/83	99.83	SHORT-ELLIOTT-HENDRI	OFFICE SUPPLIES
269818	09/14/83	2,068.61	SHORT-ELLIOTT-HENDRI	CONTRACT FYM
		15,522.49 *		

1983 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
*****				
269875	09/14/83	9.60 9.60 *	STREICHER GUNS INC	SUPPLIES
*****				
269884	09/14/83	13.16	SUPERAMERICA	FUEL OIL
269884	09/14/83	17.91	SUPERAMERICA	FUEL OIL
269884	09/14/83	20.84	SUPERAMERICA	FUEL OIL
269884	09/14/83	9.41	SUPERAMERICA	FUEL OIL
269884	09/14/83	10.96	SUPERAMERICA	FUEL OIL
269884	09/14/83	7.61	SUPERAMERICA	FUEL OIL
269884	09/14/83	15.91	SUPERAMERICA	FUEL OIL
269884	09/14/83	14.91	SUPERAMERICA	FUEL OIL
269884	09/14/83	7.57	SUPERAMERICA	FUEL OIL
269884	09/14/83	27.49	SUPERAMERICA	FUEL OIL
		145.77 *		
*****				
269902	09/14/83	827.75	TCLZ KING DUVALL	CONTRACT PYM
269902	09/14/83	423.90	TCLZ KING DUVALL	CONTRACT PYM
		1,251.65 *		
269903	09/14/83	46.55 46.55 *	TOLL WELDING SUPPLY	SUPPLIES
*****				
269932	09/14/83	133.05	UNIFORMS UNLIMITED	UNIFORMS
269932	09/14/83	114.65	UNIFORMS UNLIMITED	UNIFORMS
269932	09/14/83	70.51	UNIFORMS UNLIMITED	UNIFORMS
269932	09/14/83	133.05	UNIFORMS UNLIMITED	UNIFORMS
		451.26 *		
*****				
269957 *	09/14/83	4.67	WARNERS TRUEVALUE HD	SUPPLIES
269957	09/14/83	7.56	WARNERS TRUEVALUE HD	SUPPLIES
269957	09/14/83	19.18	WARNERS TRUEVALUE HD	SUPPLIES
269957	09/14/83	3.19	WARNERS TRUEVALUE HD	SUPPLIES
269957	09/14/83	7.99	WARNERS TRUEVALUE HD	SUPPLIES
269957	09/14/83	35.86	WARNERS TRUEVALUE HD	SUPPLIES
269957	09/14/83	7.98	WARNERS TRUEVALUE HD	SUPPLIES
269957	09/14/83	9.99	WARNERS TRUEVALUE HD	SUPPLIES
		96.42 *		
*****				
269978	09/14/83	136.05	XEROX CORPORATION	DUPLICATING
269978	09/14/83	136.04	XEROX CORPORATION	DUPLICATING
		272.09 *		
*****				

1983 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
269C77	09/14/83	5.00 5.00 *	CLSON GECFF	TRAVEL TRAINING
*****				
269D75	09/14/83	85.00 85.00 *	NATURE PRESERVED	SUPPLIES
*****				
269E05	09/14/83	126.12 126.12 *	HARMON GLASS	SUPPLIES VEH
*****				
269F74	09/14/83	16.90 16.90 *	RASCHKE ALBERT	TRAVEL TRAINING
*****				
269F79	09/14/83	67.41 67.41 *	THOMPSON ENTERPRISES	SUPPLIES
*****				
269F90	09/14/83	4.66 4.66 *	JOLLYS	OFFICE SUPPLIES
*****				
269G24	09/14/83	20.94 20.94 *	K MART	SUPPLIES
*****				
269G27	09/14/83	46.90	LEEF BROS	RUG CLEANING
269G27	09/14/83	46.90	LEEF BROS	RUG CLEANING
269G27	09/14/83	46.90	LEEF BRCS	RUG CLEANING
		140.70 *		
*****				
269H44	09/14/83	23.40 23.40 *	GESSELE JAMES	TRAVEL TRAINING
*****				
269J35 *	09/14/83	24.00 24.00 *	ANNIS RODERICK	REFUND
269J36 *	09/14/83	13.00 13.00 *	ARENDS JULIE	REFUND
269J37 *	09/14/83	12.00	FOSTER BARBARA	REFUND

1983 CITY OF MAPLEWOOD

CHECK REGISTER

CHECK NO.	DATE	AMOUNT	VENDOR	ITEM DESCRIPTION
		12.00 *		
269J38 *	09/14/83	40.00 40.00 *	LUTHER C H	REFUND
269J39	09/14/83	20.83 20.83 *	GRAY MILLING CO	PROG SUPPLIES
269J40 269J40	09/14/83 09/14/83	10.15 10.15 20.30 *	LEEBS TOP LINE ATH LEEBS TOP LINE ATH	SUPPLIES SUPPLIES
269J41 * 269J41	09/14/83 09/14/83	22.00 20.00 42.00 *	MAPLE HILLS GOLF MAPLE HILLS GOLF	SUPPLIES SUPPLIES
269J42	09/14/83	42.60 42.60 *	MIDWEST TIRE CC	SUPPLIES VEH
269J43	09/14/83	22.00 22.00 *	MIKEOS LP GAS	SUPPLIES
*****				
269J45 *	09/14/83	12.00 12.00 *	MORGAN JAMES	REFUND
269J46 *	09/14/83	125.00 125.00 *	CLSON RICHARD	REFUND
269J47 269J47	09/14/83 09/14/83	112.91 2.66- 110.25 *	SANITARY PRODUCTS CO SANITARY PRODUCTS CO	SUPPLIES SUPPLIES
269J48	09/14/83	25.00 25.00 *	STATE TREASURER	SUPPLIES
269J49 *	09/14/83	25.00 25.00 *	STEWART GERI	REFUND
*****				
		288,965.73	FUND 01 TOTAL	GENERAL
		685.74	FUND 03 TOTAL	HYDRANT CHARGE
		1,948.35	FUND 11 TOTAL	PARK DEVELOPMENT
		1,084.88	FUND 12 TOTAL	STREET CONSTR ST
		45,135.47	FUND 58 TOTAL	80-10 HY 61 FRNT
		184,228.31	FUND 65 TOTAL	81-12 HOLLOWAY A
		32.18	FUND 75 TOTAL	82-09 FROST/BRMN
		99.83	FUND 76 TOTAL	82-13 HAZELWOOD/
		827.75	FUND 81 TOTAL	82-19 CRESTVIEW
		2,068.61	FUND 86 TOTAL	83-4 MCKNIGHT RD
		423.90	FUND 87 TOTAL	83-7 BEAVER CPK
		107,547.44	FUND 90 TOTAL	SANITARY SEWER F
		22,579.50	FUND 96 TOTAL	VEHICLE & EQUIP
		655,627.69	TOTAL	

\* INDICATES ITEMS FINANCED BY RECREATIONAL FEES

DEPT-NO	EMPL-NO	EMPLOYEE NAME	CHECK-NO	AMOUNT	CLEARED
0002	484369671	BEHM	LOIS	M 0906-00001	462.62 ( )
0002	206242018	EVANS	BARRY	R 0906-00002	1,152.77 ( )
0002					1,615.39 *
0010	473664474	JAHN	DAVID	J 0906-00003	155.33 ( )
0010	475143403	PELOQUIN	ALFRED	J 0906-00004	77.17 ( )
0010	469869481	SCHLEICHER	JOHN	F 0906-00005	0.00 ( XL )
0010					232.50 *
0011	475500285	MCPHERSON	JOANNE	F 0906-00006	0.00 ( XI )
0011					*
0012	357340166	CUDE	LARRY	J 0906-00007	153.21 ( )
0012	470520124	DOHERTY	KATHLEEN	M 0906-00008	371.70 ( )
0012	471400908	ZUERCHER	JOHN	L 0906-00009	119.48 ( )
0012					644.39 *
0021	469501078	FAUST	DANIEL	F 0906-00010	1,014.68 ( )
0021					1,014.68 *
0022	469200614	HAGEN	ARLINE	J 0906-00011	462.74 ( )
0022	390444446	MATHEYS	ALANA	K 0906-00012	505.94 ( )
0022	476704432	MOELLER	MARGARET	A 0906-00013	0.00 ( X )
0022	473327550	VIGOREN	DELORES	A 0906-00014	391.63 ( )
0022					1,360.31 *
0031	471322198	AURELIUS	LUCILLE	E 0906-00015	851.76 ( )
0031	474264816	SELV6	BETTY	D 0906-00016	490.73 ( )
0031					1,342.49 *
0033	477288389	GREEN	PHYLLIS	C 0906-00017	554.10 ( )
0033	472244994	HENSLEY	PATRICIA	A 0906-00018	190.54 ( )
0033	476620547	KELSEY	CONNIE	L 0906-00019	158.14 ( )
0033	476269815	SCHADT	JEANNE	L 0906-00020	83.92 ( )
0033	468364435	VIETOR	LCRRINE	S 0906-00021	421.56 ( )
0033					1,408.26 *
0034	037144969	FREDERICKSON	RITA	M 0906-00022	0.00 ( K )
0034	474097528	STOTTLEMYER	EDITH	G 0906-00023	43.20 ( )
0034					43.20 *
0041	184440036	BASTYR	DEBORAH	A 0906-00024	318.24 ( )
0041	468461717	COLLINS	KENNETH	V 0906-00025	265.33 ( )

DEPT-NO	EMPL-NO	EMPLOYEE NAME	CHECK-NO	AMOUNT	CLEARED
0041	392240565	HAGEN THOMAS	L 0906-00026	455.28	( )
0041	477227636	OMATH JOY	E 0906-00027	394.47	( )
0041	471502356	RICHIE CAROLE	L 0906-00028	338.07	( )
0041	468602934	SVENDSEN JOANNE	M 0906-00029	482.95	( )
0041				2,254.34 *	
0042	477481364	ARNOLD DAVID	L 0906-00030	405.62	( )
0042	471402115	ATCHISON JOHN	H 0906-00031	694.79	( )
0042	469689867	BOWMAN RICK	A 0906-00032	515.73	( )
0042	468461930	CLAUSON DALE	K 0906-00033	233.08	( )
0042	476446119	DREGER RICHARD	C 0906-00034	737.90	( )
0042	470267887	GREEN NORMAN	L 0906-00035	672.62	( )
0042	469568516	HALWEG KEVIN	R 0906-00036	559.07	( )
0042	469820466	HEINZ STEPHEN	J 0906-00037	570.09	( )
0042	473604916	HERBERT MICHAEL	J 0906-00038	560.28	( )
0042	392760009	KARIS FLINT	D 0906-00039	469.62	( )
0042	472222231	KORTUS DONALD	V 0906-00040	337.09	( )
0042	471563591	LANG RICHARD	J 0906-00041	552.92	( )
0042	468181347	MCNULTY JOHN	J 0906-00042	225.51	( )
0042	474607686	MEEHAN, JR JAMES	E 0906-00043	606.76	( )
0042	471627417	METTLER DANIEL	B 0906-00044	697.81	( )
0042	469442063	MOESCHNER RICHARD	M 0906-00045	153.20	( )
0042	476340990	MORELLI RAYMOND	J 0906-00046	694.24	( )
0042	475323183	NELSON ROBERT	D 0906-00047	729.41	( )
0042	468462884	PELTIER WILLIAM	F 0906-00048	691.57	( )
0042	470520457	SKALMAN DONALD	M 0906-00049	183.50	( )
0042	473548226	STAFNE GREGORY	L 0906-00050	624.13	( )
0042	471721204	STEFFEN SCOTT	L 0906-00051	176.21	( )
0042	471500251	STILL VERNON	T 0906-00052	609.33	( )
0042	471629204	STOCKTON DARRELL	T 0906-00053	717.19	( )
0042	474260130	ZAPPA JOSEPH	A 0906-00054	664.41	( )
0042				13,082.08 *	
0043	475548434	BECKER RONALD	D 0906-00055	244.75	( )
0043	469441789	GRAF DAVID	M 0906-00056	560.73	( )
0043	476401388	LEE RCGER	M 0906-00057	647.75	( )
0043	473567791	MELANDER JON	A 0906-00058	43.18	( )
0043	468360918	NELSON CAROL	M 0906-00059	902.01	( )
0043	471504316	RAZSKAZOFF DALE	E 0906-00060	627.16	( )
0043	471564801	RYAN MICHAEL	P 0906-00061	484.38	( )
0043	474486071	VORWERK ROBERT	E 0906-00062	244.62	( )
0043	469502201	YOUNGREN JAMES	G 0906-00063	672.16	( )
0043				4,426.74 *	
0045	471401878	EMBERTSON JAMES	M 0906-00064	753.32	( )
0045	472242227	SCHADT ALFRED	C 0906-00065	744.62	( )
0045				1,497.94 *	
0046	468401899	CAHANES ANTHONY	G 0906-00066	180.54	( )

DEPT-NO	EMPL-NO	EMPLOYEE NAME		CHECK-NO	AMOUNT	CLEARED
0046	477627236	FLAUGHER	JAYME	L 0906-00067	481.95	( )
0046	473807030	PARTIN	SHAWN	M 0906-00068	408.14	( )
0046	472365919	NELSON	KAREN	A 0906-00069	445.16	( )
0046	468600183	RABINE	JANET	L 0906-00070	410.59	( )
0046	475363333	WILLIAMS	DUANE	J 0906-00071	503.79	( )
0046					2,430.17 *	
0051	471440267	BARTA	MARIE	L 0906-00072	284.78	( )
0051	473566872	HAIDER	KENNETH	G 0906-00073	216.64	( )
0051	504483174	WEGWERTH	JUDITH	A 0906-00074	378.37	( )
0051					879.79 *	
0052	496308314	CASS	WILLIAM	C 0906-00075	628.97	( )
0052	471526254	FREBERG	RONALD	L 0906-00076	360.82	( )
0052	474788580	GONTJES	JOHN	A 0906-00077	256.15	( )
0052	502544037	HELEY	RONALD	J 0906-00078	567.00	( )
0052	471501241	KANE	MICHAEL	R 0906-00079	419.09	( )
0052	468363473	KLAUSING	HENRY	F 0906-00080	467.11	( )
0052	475601431	LUTZ	DAVID	P 0906-00081	437.76	( )
0052	471500547	MEYER	GERALD	W 0906-00082	452.98	( )
0052	476904500	CSWALD	ERICK	D 0906-00083	244.95	( )
0052	468166755	PRETNER	JOSEPH	B 0906-00084	747.14	( )
0052	472241484	REINERT	EDWARD	A 0906-00085	571.83	( )
0052	470346224	TEVLIN, JR	HARRY	J 0906-00086	584.26	( )
0052					5,738.06 *	
0053	472481010	ELIAS	JAMES	G 0906-00087	664.38	( )
0053	167246109	GEISSLER	WALTER	M 0906-00088	600.58	( )
0053	501464671	GESSELE	JAMES	T 0906-00089	750.42	( )
0053	398527954	HOUSE	MARY	P 0906-00090	425.48	( )
0053	475441688	PECK	DENNIS	L 0906-00091	511.08	( )
0053	476622458	PILLATZKE	DAVID	J 0906-00092	791.76	( )
0053	472662522	PRIEBE	WILLIAM	0906-00093	513.12	( )
0053	476826763	THENE	JOHN	R 0906-00094	447.18	( )
0053					4,704.00 *	
0054	473683775	LOFGREN	JOHN	R 0906-00095	403.53	( )
0054					403.53 *	
0058	471562563	BREHEIM	ROGER	W 0906-00096	521.78	( )
0058	474927128	CAHANES	JOSEPH	A 0906-00097	336.98	( )
0058	477602582	EDSON	DAVID	B 0906-00098	551.39	( )
0058	470541590	MULWEE	GEORGE	W 0906-00099	490.43	( )
0058	471501014	NADEAU	EDWARD	A 0906-00100	492.80	( )
0058	468361720	NOTES ON	LAVERNE	S 0906-00101	429.24	( )
0058	471365993	OWEN	GERALD	C 0906-00102	531.34	( )
0058					3,353.96 *	

DEPT-NO	EMPL-NO	EMPLOYEE NAME		CHECK-NO	AMOUNT	CLEARED
0059	476249760	MACDONALD	JOHN	E 0906-00103	482.57	( )
0059	475501000	MULVANEY	DENNIS	M 0906-00104	638.25	( )
0059					1,120.82 *	
0061	477301066	BRENNER	LOIS	J 0906-00105	93.84	( )
0061	468341993	KRUMMEL	BARBARA	A 0906-00106	144.37	( )
0061	473260389	ODEGARD	ROBERT	D 0906-00107	917.49	( )
0061	468582618	STAPLES	PAULINE	0906-00108	599.74	( )
0061					1,755.44 *	
0062	473709024	BAUER	ALAN	H 0906-00109	0.00	( X )
0062	471447219	BURKE	MYLES	R 0906-00110	83.17	( )
0062	474608182	GERMAIN	DAVID	A 0906-00111	557.14	( )
0062	472303411	GUSINDA	MELVIN	J 0906-00112	963.30	( )
0062	474924209	HAAG	MATTHEW	J 0906-00113	275.89	( )
0062	502544121	HELEY	ROLAND	B 0906-00114	726.37	( )
0062	473969784	HUNTER	TONY	0906-00115	113.87	( )
0062	471748313	LIBHARDT	THOMAS	D 0906-00116	0.00	( X )
0062	473565506	MARUSKA	MARK	A 0906-00117	689.07	( )
0062	468941946	PETERSON	PAUL	G 0906-00118	46.00	( )
0062	474078128	RASCHKE	ALBERT	F 0906-00119	305.28	( )
0062	477646662	SANOQUIST	THOMAS	J 0906-00120	0.00	( X )
0062	476203439	SANTA	REED	E 0906-00121	133.23	( )
0062	473660035	STARK	RICHARD	E 0906-00122	0.00	( X )
0062	475904189	TOWNLEY	MICHAEL	F 0906-00123	331.25	( )
0062	477881931	TOWNLEY	PATRICK	J 0906-00124	306.43	( )
0062	475745266	WARD	TROY	G 0906-00125	0.00	( X )
0062	469721242	WARZKA	RICHARD	A 0906-00126	256.58	( )
0062					4,787.58 *	
0063	469847253	ANFANG	ANDREA	M 0906-00127	0.00	( X )
0063	471801203	ASHTON	KATERI	D 0906-00128	0.00	( X )
0063	475783041	BARTZ	WENDY	L 0906-00129	0.00	( X )
0063	468988277	BESETH	RONALD	L 0906-00130	0.00	( X )
0063	270483797	BLACK	WILLIAM	J 0906-00131	0.00	( X )
0063	471901502	BOYD	JEFFREY	A 0906-00132	0.00	( X )
0063	474442474	BUNKE	RICHARD	H 0906-00133	0.00	( X )
0063	476924605	CASSEDAY	ELIZABETH	J 0906-00134	0.00	( X )
0063	473684976	CASSEDAY	MARY	K 0906-00135	0.00	( X )
0063	469987145	CASSEDAY	ROBERT	D 0906-00136	0.00	( X )
0063	468684857	CERNIUS	DAVID	G 0906-00137	0.00	( X )
0063	388569649	COLLIER	MICHAEL	W 0906-00138	0.00	( X )
0063	472844611	DALLUGE	MATTHEW	D 0906-00139	0.00	( X )
0063	470880293	DELMONT	LISA	M 0906-00140	0.00	( X )
0063	474829219	DIEBEL	JERRY	D 0906-00141	0.00	( X )
0063	476721245	DOUGHTY	LINDA	R 0906-00142	0.00	( X )
0063	473925557	FOWLER	MARY	K 0906-00143	0.00	( X )
0063	474177010	GALBRAITH	CHRIS	0906-00144	0.00	( X )

DEPT-NO	EMPL-NO	EMPLOYEE NAME	CHECK-NO	AMOUNT	CLEARED
0063	471884448	GALBRAITH	MICHAEL	D 0906-00145	0.00 ( X )
0063	469983628	GRAF	MICHAEL	0906-00146	0.00 ( X )
0063	475921568	HAAG	PAUL	T 0906-00147	0.00 ( X )
0063	474847811	HEIMERL	CAROL	0906-00148	0.00 ( X )
0063	476686996	HERBER	KARIN	J 0906-00149	0.00 ( X )
0063	477981805	HOKENSON	KARI	0906-00150	0.00 ( X )
0063	469806100	JOHNSON	TERESA	L 0906-00151	0.00 ( X )
0063	470680548	KIELSA	KARI	J 0906-00152	0.00 ( X )
0063	473747101	KLASSEN	AMY	L 0906-00153	0.00 ( X )
0063	474743915	KORTUS	JAMES	M 0906-00154	0.00 ( X )
0063	471928557	KRATZKE	LORI	E 0906-00155	0.00 ( X )
0063	468984615	KRUMMEL	BECKY	J 0906-00156	0.00 ( X )
0063	477829499	KRUMMEL	ROGER	C 0906-00157	0.00 ( X )
0063	469929687	KYRK	JODI	A 0906-00158	0.00 ( X )
0063	474889823	LANGELETT	STEVEN	E 0906-00159	0.00 ( X )
0063	469953553	LARKIN	MOLLY	A 0906-00160	0.00 ( X )
0063	472484219	LE CLAIR	MARY	L 0906-00161	0.00 ( X )
0063	472880498	LOEFFLER	CAROL	J 0906-00162	0.00 ( X )
0063	473700729	MAHRE	MICHELE	A 0906-00163	0.00 ( X )
0063	473869923	MCCOLLUM	JULIE	A 0906-00164	0.00 ( X )
0063	474966150	MIHELICH	CINDI	L 0906-00165	0.00 ( X )
0063	475927550	MOTZ	JULIE	A 0906-00166	0.00 ( X )
0063	473903822	NIELSEN	RONALD	C 0906-00167	0.00 ( X )
0063	474745123	NOESEN	CRISTIN	A 0906-00168	0.00 ( X )
0063	473565827	OLSON	ROBERTA	J 0906-00169	0.00 ( X )
0063	476863802	PAULETTI	ANTHONY	A 0906-00170	0.00 ( X )
0063	477629606	RASCHKE	JEFFERY	J 0906-00171	232.40 ( )
0063	471864228	REVOIR	STEVEN	J 0906-00172	0.00 ( X )
0063	472986940	RICHIE	STACY	L 0906-00173	0.00 ( X )
0063	469900639	ROBERTS	PAUL	J 0906-00174	0.00 ( X )
0063	469927221	ROTH	VINCE	C 0906-00175	0.00 ( X )
0063	468946400	RYDEN	DENISE	0906-00176	0.00 ( X )
0063	473686517	SANDQUIST	KATHRYN	E 0906-00177	0.00 ( X )
0063	469888185	SHERBURNE	GWEN	0906-00178	0.00 ( X )
0063	396604919	SINNI GER	SARAH	J 0906-00179	0.00 ( X )
0063	477869067	SPANNBAUER	DAWN	M 0906-00180	0.00 ( X )
0063	469742645	SPANNBAUER	KATHLEEN	G 0906-00181	0.00 ( X )
0063	474845176	SPANNBAUER	MARTIN	J 0906-00182	0.00 ( X )
0063	480641463	STOUT-MILLER	DEBORAH	0906-00183	0.00 ( X )
0063	477920170	STRAUS	LAURA	J 0906-00184	0.00 ( X )
0063	476861186	SULLI VAN	JULIE	0906-00185	0.00 ( X )
0063	472821395	SULLI VAN	NANCY	J 0906-00186	0.00 ( X )
0063	471528238	TATE	PETER	M 0906-00187	0.00 ( X )
0063	470626422	TAUBMAN	DOUGLAS	J 0906-00188	557.82 ( )
0063	536382341	TEWINKEL	CHARLES	G 0906-00189	0.00 ( X )
0063	477881708	THELL	THOMAS	L 0906-00190	0.00 ( X )
0063	470963203	WALLACE	JON	T 0906-00191	45.68 ( )
0063	475747042	WARD	KERI	L 0906-00192	0.00 ( X )
0063	396324246	WARD	ROY	G 0906-00193	264.83 ( )
0063	472980009	WARNSHOLZ	PAUL	M 0906-00194	0.00 ( X )
0063	476746732	WATERS	JOSEPH	D 0906-00195	0.00 ( X )

0063

1,100.73 \*

DEPT-NO	EMPL-NO	EMPLOYEE NAME	CHECK-NO	AMOUNT	CLEARED
0064	151440508	GREW	JANET M 0906-00196	482.50	( )
0064	471384624	HORSNELL	JUDITH A 0906-00197	527.09	( )
0064	474542163	SOUTTER	CHRISTINE 0906-00198	0.00	( X )
0064				1,009.59	*
0071	389448993	CHLEBECK	JUDY M 0906-00199	334.19	( )
0071	470540551	OLSON	GEOFFREY W 0906-00200	779.19	( )
0071				1,113.38	*
0072	477627178	EKSTRAND	THOMAS G 0906-00201	511.01	( )
0072	475608505	JOHNSON	RANDALL L 0906-00202	531.99	( )
0072				1,043.00	*
0073	476090677	OSTROM	MARJORIE 0906-00203	764.19	( )
0073				764.19	*
0074	387520776	WENGER	ROBERT J 0906-00204	531.72	( )
0074				531.72	*
COUNT 00204	GRAND TOTAL			59,658.28	
0042	476528607	Jaquith Daniel	R 09060001A	951.64	
0053	476622458	Pillatzke David	J. 090600205	424.23	
	GRAND TOTAL;			61,034.15	

MEMORANDUM

TO: City Manager  
 FROM: Finance Director *D. Faust*  
 RE: Renewal of B.C.B.S. Contract  
 DATE: September 19, 1983

Action by Council:  
 Endorsed \_\_\_\_\_  
 Modified \_\_\_\_\_  
 Rejected \_\_\_\_\_  
 Date \_\_\_\_\_

PROPOSAL

It is proposed that the existing one-year contract for employee insurance with Blue Cross/Blue Shield be renewed for one year with the addition of the AWARE program.

BACKGROUND

The current one-year contract with B.C.B.S. expires October 1, 1983. Several renewal options were presented to the City as outlined in the attached letter. However, according to State law, the AWARE option and the option to increase the Major Medical deductible from \$50 to \$150 can be implemented only if a majority of each bargaining unit vote in favor of the options. Consequently, employee insurance meetings were held and an employee survey was conducted regarding these options. The results were that the AWARE option was approved but the increase in the Major Medical deductible was not. Therefore, effective with the renewal of the policy, premium rates will change as follows:

	<u>Current Rates</u>	<u>10-1-83 Rates</u>
Employee coverage	\$ 55.43	\$ 64.22
Dependents coverage	<u>92.14</u>	<u>107.67</u>
Total	\$147.57	\$171.89

B.C.B.S. has provided satisfactory services during the past year. Generally, the employee insurance coverages are rebid every four years. Last year when bids were solicited, B.C.B.S. was the only firm that responded.

RECOMMENDATION

It is recommended that the existing one-year contract for employee insurance with B.C.B.S. be renewed for one year with the addition of the AWARE program.

DFF:1nb

MEMORANDUM

Action by Council:

TO: City Manager  
FROM: Finance Director *D. Austin*  
RE: Renewal of G.H.P. and E.B.P. Contracts  
DATE: September 7, 1983

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

PROPOSAL

It is proposed that the existing one-year contracts for employee insurance be renewed with Group Health Plan and Employee Benefits Plan.

BACKGROUND

The current one-year contracts with Group Health Plan and Employee Benefits Plan expire October 1, 1983. Group Health Plan is a Health Maintenance Organization (H.M.O.) which emphasizes preventative medicine and has its own clinic and doctors. Employees have had the option of choosing coverage either with Blue Cross/Blue Shield, Coordinated Health Care or Group Health Plan. The new premium rates for family coverage with G.H.P. will be \$160.47 per month for medical coverage and \$34.70 per month for dental coverage.

Dental coverage with G.H.P. is available only to employees that have medical coverage with Group Health Plan. In order to make dental coverage available to employees not covered by G.H.P., the City has had a self-insurance dental plan that is administered by Employee Benefit Plans, Inc. which reviews, processes, and pays claims. E.B.P. has indicated that it will administer the City's dental self-insurance plan at the same cost as the past year, which is 8% of the claims paid plus a \$400 annual consulting fee. The premium rates for this plan are set administratively at a rate to ensure adequate funding and based upon the consultant's recommendation.

RECOMMENDATION

It is recommended that the existing one-year contracts for employee insurance be renewed (as outlined above) with Group Health Plan and Employee Benefits Plan.

DFF:lnb

E-4

MEMORANDUM

Action by Council:

TO: City Manager  
 FROM: Associate Planner--Johnson  
 SUBJECT: Final Plat  
 LOCATION: English Street, south of County Road C  
 APPLICANT: James P. Hanover  
 OWNERS: Louise Hanover, Marjorie Benkovics, James Hanover and Sharon Kay Bunke  
 PROJECT: Hanover Hills  
 DATE: September 15, 1983

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

SUMMARY

Request

Approval of a final plat to create six single-dwelling lots.

Past Action

7-11-83: Council approved the Hanover Hills preliminary plat, subject to:

1. The north line of proposed lot six being realigned to the north to coincide with the south boundary of the sewer easement running to the west property line from the English Street cul-de-sac.
2. Moving the south line of proposed lot six south to coincide with the south line of the city's existing storm drainage easement.
3. Grading and drainage plans shall be approved by the City Engineer prior to final plat approval.
4. The corners of each lot shall be located by survey monument prior to the issuance of a building permit.
5. An erosion control plan shall be submitted before any building permits are issued, which considers the recommendations of the Soil Conservation Service.

Comments

All of the conditions of preliminary platting have been satisfied.

Recommendation

Approval of the Hanover Hills final plat.

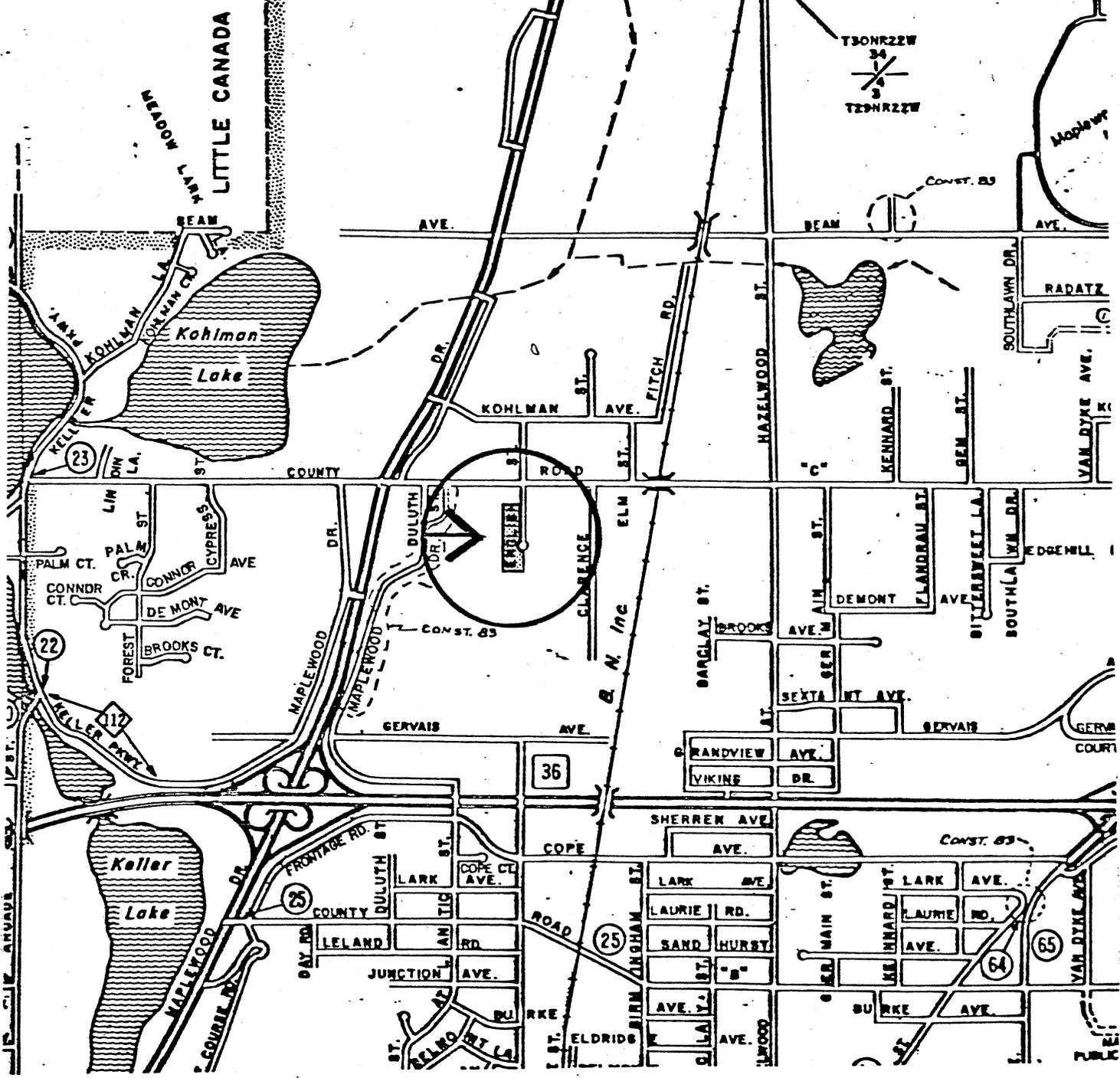
jw

Attachments:

1. Location Map
2. Final Plat Map

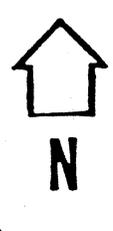
19 VADNAIS HEIGHTS 61

COUNTY ROAD "B"



Attachment 1

LOCATION MAP





E-5

MEMORANDUM

TO: City Manager  
 FROM: Thomas Ekstrand--Associate Planner  
 SUBJECT: Preliminary Plat Time Extension  
 LOCATION: South of Londin Lane  
 OWNER/APPLICANT: Marv Anderson Construction Company  
 PROJECT: Crestview Third Addition  
 DATE: September 12, 1983

Action by Council:

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

SUMMARY OF THE PROPOSAL

Request

Approval of a one year time extension for the Crestview Third Addition preliminary plat.

Proposed Land Use

A planned unit development to construct 86 single dwellings and ten double dwellings (twenty units).

Comments

The new conditional use permit ordinance came into effect January 24, 1983 and permits one six-month permit renewal if development has not commenced within the first year. Although the applicant has had two renewals since the initial approval, staff feels that he is owed one six-month renewal under the new ordinance.

Staff does not have any problems with renewing the PUD or extending the preliminary plat. Land use conditions in the area have not changed, nor have the City's plans for development in this area. The applicant is also optimistic that, based on the increasing sales of the previous Crestview Additions, development should be underway by the summer of 1984. See the letter on page 5.

Recommendation

- I. Adoption of the resolution on page 6 renewing the conditional use permit for the planned unit development of Crestview Third Addition for six months.
- II. Approval of a one year time extension for the preliminary plat since no conditions have changed which would justify denial.

## BACKGROUND

### Site Description

1. Site size: 38 acres
2. Existing land use: Undeveloped

### Surrounding Land Uses

Northerly: Londin Lane and the Connemara Condominiums  
Southerly: Mailand Road and single dwellings  
Easterly: Single dwellings  
Westerly: Highview Townhouses

### Past Action

11-1-79: Council approved a planned unit development permit for the project, with the condition that the first building permit must be issued within one year or the PUD shall terminate, unless renewed by the City Council.

Council also approved a preliminary plat, subject to five conditions.

6-5-80: Council approved a ninety-day time extension for the Crestview Third Addition preliminary plat, subject to the original conditions.

10-16-80: Council approved another ninety-day time extension, subject to the original conditions, and also renewed the PUD for one year.

1-22-81, 4-16-81 and 8-6-81: Council again approved ninety-day time extensions for the preliminary plat, subject to the original conditions.

9-13-82: Council approved a one year time extension for the PUD and preliminary plat.

## PLANNING CONSIDERATIONS

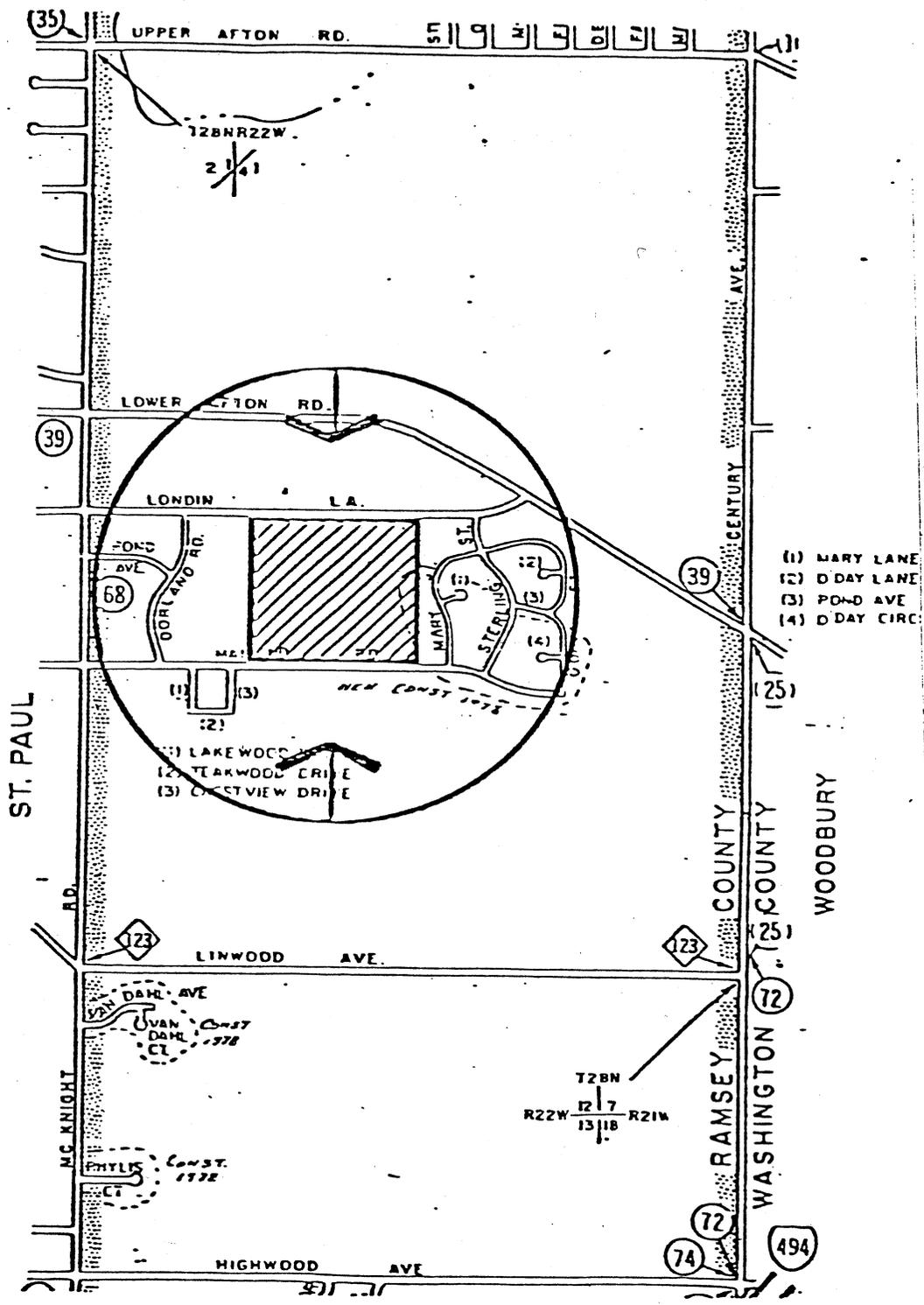
1. Land Use Plan designation: RL, residential lower density and RM, residential medium density
2. Zoning: F, farm residential
3. Ordinance requirements:
  - a. Section 36-442(d) states that for Planned Unit Development, the proposed construction must be substantially started or the proposed use utilized within one year of council approval or the permit shall become null and void. The council may grant one six-month extension of the permit if just cause is shown. This requirement shall not apply to PUDs with an approved phasing plan. Such extension shall be requested in writing and filed with the director of community development at least thirty (30) days before the expiration of the original conditional use permit. There shall be no charge for filing such petition. The request for extension shall state facts showing a good faith attempt to complete or utilize the use permitted in the conditional use permit. The petition shall be presented to the planning commission for a recommendation and to the city council for a decision.

- b. Section 30-5 states that the approval period for a preliminary plat is one year. After one year, the applicant may apply for a time extension.

jw

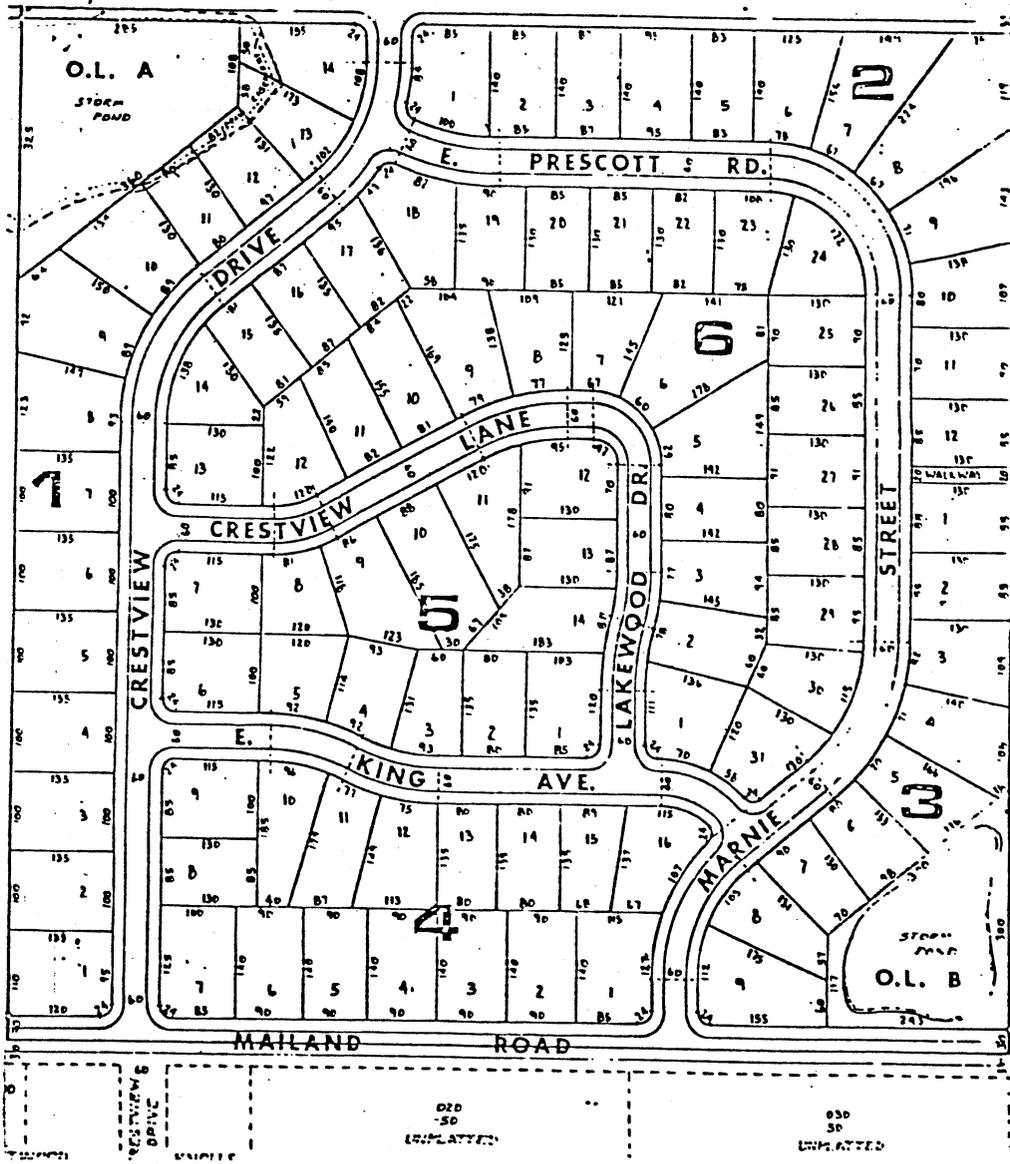
Attachments:

1. Location Map
2. Site Plan
3. Applicant's letter dated 8-30-83
4. Resolution



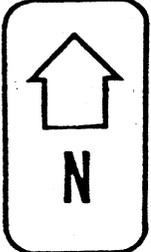
LOCATION MAP





SITE PLAN

Attachment 2





MARVIN H. ANDERSON CONSTRUCTION COMPANY  
8901 LYNDALE AVENUE SOUTH  
MINNEAPOLIS, MINNESOTA 55420



August 30, 1983

Mayor John Greavu  
City of Maplewood  
1902 East Co. Road B  
c/o Thomas Ekstrand  
Maplewood, MN. 55109

Dear Mayor Greavu:

This summer we have seen an increase in sales in our Crestview Additions in Maplewood, hopefully this will continue through the rest of the year.

At this time I would like to request a time extension for our Crestview Third Addition until September 13, 1984. We feel that we can begin construction of improvements during the summer of 1984.

We again want to thank the City of Maplewood for there continued support regarding our developments in this community.

Sincerely,

MARVIN H. ANDERSON CONSTRUCTION COMPANY

Frederic E. Haas  
Vice President Land Development

FEH:ch

SEP 02 1983

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Maplewood, Minnesota was duly called and held in the Council Chambers in said City on the \_\_\_\_\_ day of \_\_\_\_\_, 1983 at 7:00 p.m.

The following members were present:

The following members were absent:

WHEREAS, Marvin H. Anderson Construction Company initiated a conditional use permit for a planned unit development to construct 86 single dwellings and ten double dwellings (twenty units) at the following-described property:

The SE 1/4 of the NW 1/4 of Section 12, Township 29, Range 22

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

1. This conditional use permit was initiated by Marvin H. Anderson Construction Company, pursuant to the Maplewood Code of Ordinances.
2. This conditional use permit was approved by the Maplewood City Council on November 1, 1979, based on the findings that:
  - a. Double dwellings would provide a logical transition of land uses between the proposed single dwellings and the existing townhouses to the west.
  - b. Double dwellings would support one of the goals in the Comprehensive Plan--to provide "a wide range of housing types."
  - c. The overall density of the project would not exceed RL, low density standards.
  - d. Double dwellings would be consistent with the city's Comprehensive Plan.

Approval is subject to the first building permit being obtained within one year of the date of approval of the Planned Unit Development by the City Council.

3. The Maplewood City Council held a public hearing and approved the conditional use permit pursuant to law.

NOW, THEREFORE, BE IT RESOLVED BY THE MAPLEWOOD CITY COUNCIL that the above-described conditional use permit be renewed for a period of six months on the basis of the original findings of fact.

1. The use is in conformity with the city's comprehensive plan and with the purpose and standards of this chapter.
2. The establishment or maintenance of the use would not be detrimental to the public health, safety or general welfare.



MEMORANDUM

Action by Council:

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

TO: Barry Evans, City Manager  
FROM: Robert D. Odegard, Director of Community Services  
RE: Request for Transfer of Funds  
DATE: September 20, 1983

Request is hereby made for a budget change in Nature Center Revenue and Nature Center Rental Internal (01-4540-64) in the amount of \$350.00. The Maplewood Nature Center has been providing self-supported trips in 1983. Revenue through July was \$814.50 with bus expenses through July 1st of \$241.00. The revenues generated from the trip registration fees offsets the expenditures for internal rental charges. This is a balancing change of new revenues and expenses.

cc: Dan Faust

Action by Council:

E-7

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

*RD*

MEMORANDUM

To: Barry Evans, City Manager  
From: Robert D. Odegard, Director of Community Services  
Subj: Transfer of Funds from Permanent Wages to  
Part-time Wages  
Date: September 9, 1983

Reed Santa, Maintenance Person II, has been on Workmen's Compensation since April 1, 1983 and has not yet given an indication of being able to return to full time employment.

It is requested that a transfer be granted from Park Maintenance full time wages 01-4010-62 to wages part-time 01-4020-62 in the amount of \$6,400.00 to cover sixteen bi-weekly payrolls at \$400.00 per payroll. This transfer will permit the payment of a part-time person who is doing some of the work previously assigned to Reed Santa.

E-8

MEMORANDUM

TO: CITY MANAGER  
FROM: CITY CLERK  
DATE: SEPTEMBER 19, 1983

Action by Council:

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

An application has been received for a change of managers at the Holiday Inn. Richard Scott Richman is the new manager replacing James Dowling.

CITY OF MAPLEWOOD

APPLICATION FOR INTOXICATING LIQUOR LICENSE

THIS APPLICATION SHALL BE SUBMITTED IN DUPLICATE.

Whoever shall knowingly and wilfully falsify the answers to the following questionnaire shall be deemed guilty of perjury and shall be punished accordingly.

In answering the following questions "APPLICANTS" shall be governed as follows: For a Corporation one officer shall execute this application for all officers, directors and stockholders. For a partnership one of the "APPLICANTS" shall execute this application for all members of the partnership.

EVERY QUESTION MUST BE ANSWERED

1. I, Richard Scott Richman as officer (Individual owner, officer or partner)

for and in behalf of SELF Winslow R. Chamberlain Companies/ Holiday Inn Maplewood

hereby apply for an on Sale Intoxicating Liquor License to be located at 1780 East County Road D. Maplwood Mn. 55110

(Give address and legal description), in the City of

Maplewood, County of Ramsey, State of Minnesota, in accordance with the provisions of Ordinance No. 95 of Maplewood.

2. Give applicants' date of birth:

04 11 60 (Day) (Month) (Year)

3. The residence for each of the applicants named herein for the past five years is as follows:

1817 Whitewater Trail, Brooklyn Park, Mn 55444

4. Is the applicant a citizen of the United States? yes

If naturalized state date and place of naturalization

If a corporation or partnership, state citizenship including naturalization of each officer or partner.

5. The person who executes this application shall give wife's or husband's full name and address.

Single

6. What occupations have applicant and associates in this application followed for the past five years?

Innkeeper, Asst. Innkeeper -- Winslow R. Chamberlain Co., Sales Representative--

B & R Sales, Desk Clerk-- Sheraton Inn Northwest

7. If partnership, state name and address of each partner. N/A

If a corporation, date of incorporation N/A, state in which incorporated \_\_\_\_\_, amount of authorized capitalization \_\_\_\_\_ amount of paid in capital \_\_\_\_\_

if a subsidiary of any other corporation, so state N/A

give purpose of corporation N/A

name and address of all officers, directors and stockholders and the number of shares held by each:

(Name)	(Address)	(City)
<u>N/A</u>		

If incorporated under the laws of another state, is corporation authorized to do business in this State? N/A. Number of certificate of authority N/A

If this application is for a new Corporation, include a certified copy of Articles of Incorporation and By-Laws.

8. On what floor is the establishment located, or to be located? Ground

9. If operating under a zoning ordinance, how is the location of the building classified? B C

Yes. Is the building located within the prescribed area for such license?

10. Is the establishment located near an academy, college, university, church, grade or high school?

No. State the approximate distance of the establishment from such school or church \_\_\_\_\_

11. State name and address of owner of building Winslow R. Chamberlain DBA Dot-Winslow Properties 830 West Main St. Anoka, Mn 55303

\_\_\_\_\_ ; has owner of building any connection, directly or indirectly, with applicant? No

12. Are the taxes on the above property delinquent? No

13. State whether applicant, or any of his associates in this application, have ever had an application for a Liquor License rejected by any municipality or State authority; if so, give date and details

No

14. Has the applicant, or any of his associates in this application, during the five years immediately preceding this application ever had a license under the Minnesota Liquor Control Act revoked for any violation of such laws or local ordinances; if so, give date and details No

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
15. State whether applicant, or any of his associates in this application, during that past five years were ever convicted of any Liquor Law violations or any crime in this state, or any other state, or under Federal Laws, and if so, give date and details No
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
16. Is applicant, or any of his associates in this application, a member of the governing body of the municipality in which this license is to be issued? No. If so, in what capacity? No
- \_\_\_\_\_
17. State whether any person other than applicants has any right, title or interest in the furniture, fixtures, or equipment in the premises for which license is applied, and if so, give names and details  
Yes, Winslow R. Chamberlain DBA Dot-Winslow Properties
- \_\_\_\_\_
- \_\_\_\_\_
18. Have applicants any interest whatsoever, directly or indirectly, in any other liquor establishment in the State of Minnesota? No. Give name and address of such establishment N/A
- \_\_\_\_\_
19. Furnish the names and addresses of at least three business references, including one bank reference  
Northwestern National Bank of St. Paul, Maplewood Office  
Johnson Brothers Wholesale Liquor Co. St. Paul Mn.  
Monarch Foodservice, Mpls Mn Ed Phillips & Sons, Mpls Mn
20. Do you possess a retail dealer's identification card issued by the Liquor Control Commissioner which will expire December 31st of this year? Give number of same No, Will secure one \_\_\_\_\_
21. Does applicant intend to sell intoxicating liquor to other than the consumer? No
- \_\_\_\_\_
22. State whether applicant intends to possess, operate or permit the possession or operation of, on the licensed premises or in any room adjoining the licensed premises, any slot machine, dice, gambling device and apparatus, or permit any gambling therein No
23. Are the premises now occupied, or to be occupied, by the applicant entirely separate and exclusive from any other business establishment? Yes
- \_\_\_\_\_
24. State trade name to be used Holiday Inn Maplewood
25. State name of person that will operate store Richard S Richman
26. Give Federal Retail Liquor Dealer's Tax Stamp Number 41-1249738

27. If off sale license is being applied for, do you intend to deliver liquor by vehicle? N/A. If so, state number of motor vehicle permits issued by Liquor Control Commissioner for current year  
N/A

28. If you are building a new building for the purposes for which this application is being made, please submit plans and specifications with this application.

29. Financing of the construction of this building will be as follows:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

30. Furnish a personal financial statement with this application. If a partnership, furnish financial statement of each partner.

31. Give description of type of operation if this is an on-sale license application (i.e. whether cocktail lounge, nite club, restaurant, etc., specifying capacity by number of customers and any other pertinent data). Cocktail Lounge with live entertainment and restuarant seating for 250 people  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

32. What previous experience have you had in the operation of the type of business described in the answer to No. 31 above 1981-1983 Holiday Inn Plymouth, Mn 55441  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

33. Applicant, and his associates in this application, will strictly comply with all the laws of the State of Minnesota governing the taxation and the sale of intoxicating liquor; rules and regulations promulgated by the Liquor Control Commissioner; and all ordinances of the municipality; and I hereby certify that I have read the foregoing questions and that the answers to said questions are true of my own knowledge.

  
\_\_\_\_\_  
(Signature of Applicant)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

**THIS APPLICATION MUST BE ACCOMPANIED WITH YOUR CHECK FOR THE FIRST LICENSE PERIOD.**

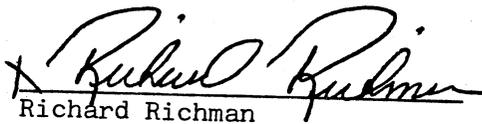


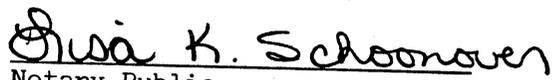
August 29, 1983

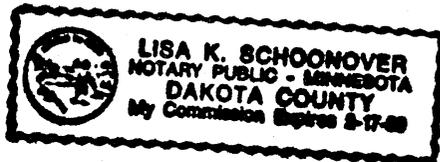
**MAPLEWOOD  
MINNESOTA**

SWORN STATEMENT BY RICHARD RICHMAN

I Richard Richman state in this statement, that I have no other liquor license in any other state, county, city, or township. Nor have I ever held a liquor license in any other state, county, city, or township.

  
Richard Richman

  
Notary Public



**Holiday Inn**

1780 EAST COUNTY ROAD D / MAPLEWOOD, MINNESOTA 55110  
PHONE 612/770-2811



**MAPLEWOOD  
MINNESOTA**

August 25, 1983

Richard Richman  
Financial Statement

ASSETS:	\$15,000	Insurance Policy, Guardian Life Insurance Co.
	\$10,000	Personal assets
	\$ 500	Savings Account
	<u>\$25,500</u>	
LIABILITIES:	\$ 6,000	Automobile Loan
	\$ 1,000	Personal Liabilities, Credit Cards Etc.
	<u>\$ 7,000</u>	
	\$25,500	Assets
	<u>-\$ 7,000</u>	Liabilities
	\$18,500	Assets Total

JOB CLASSIFICATION: General Manager, Holiday Inn Maplewood  
1780 E. County Rd. D.  
Maplewood, Mn 55110

SALARY: \$23,800 Yearly.

*Holiday Inn*

1780 EAST COUNTY ROAD D / MAPLEWOOD, MINNESOTA 55110  
PHONE 612/770-2811

59

# LAIS, BANNIGAN & KELLY, P.A.

ATTORNEYS AT LAW  
409 MIDWEST FEDERAL BUILDING  
5TH AND CEDAR  
SAINT PAUL, MINNESOTA 55101

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

AREA CODE 612  
224-3781

DONALD L. LAIS  
JOHN F. BANNIGAN, JR.  
PATRICK J. KELLY

September 12, 1983

Mr. Barry Evans  
Maplewood City Manager  
1380 Frost Avenue  
Maplewood, MN 55109

Dear Mr. Evans:

In February of this year, the Maplewood City Council by its Resolutions, Nos. 83-2-20, 21, 22 and 23, reduced the assessments for Beam Avenue on Parcels 18 and 19 for Lorraine Morgan, fee owner. Mrs. Morgan is in the process of selling those two parcels to Share, Incorporated.

While it was the City's intention to reduce the assessments against Parcels 18 and 19 for Projects 70-5A and 71-15 from \$15,477.00 each to \$12,800.00 each in order to comply with the Order of the Honorable Joseph P. Summers, Judge of the District Court, it was not the intention of the City to assess penalties for the failure to pay the assessments during the pendency of the proceedings. Rather, the Stipulation of Settlement and Dismissal called for a reduction of the August 24, 1976 assessment by \$2,677.00 per parcel with interest running from the date of adoption.

It has come to the attention of the undersigned that the Ramsey County Department of Property Taxation has assessed penalties and interest on penalties for the failure of the tax bearer, in this case, Lorraine Morgan, to pay real estate taxes and assessments during the pendency of her appeal. However, I was at the advice of an employee of the Ramsey County Department of Taxation that the tax payers on Beam Avenue failed to pay taxes and assessments during the pendency thereby incurring penalties and interest on penalties.

The County recommends that in order to abate the penalties on the real estate taxes and assessments, that the Maplewood City Council pass its Resolution authorizing Ramsey County to abate penalties and interest on penalties on the assessments in question.

Mr. Barry Evans

Page 2

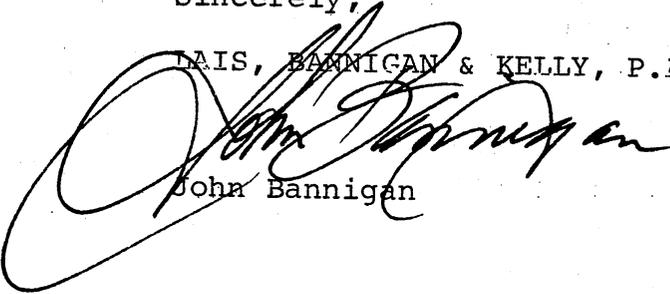
September 12, 1983

To that end, we have prepared the enclosed Resolution for adoption by the Maplewood City Council.

Should there be any question regarding this request, please do not hesitate to contact the undersigned.

Sincerely,

DAIS, BANNIGAN & KELLY, P.A.

  
John Bannigan

JB:cg  
Enclosure

C: Lucille Aurelius  
Daniel Faust

RESOLUTION NO. 83-9-

STATE OF MINNESOTA

COUNTY OF RAMSEY

CITY OF MAPLEWOOD

WHEREAS, the City of Maplewood on August 24, 1976, assessed two parcels of land identified in Maplewood Projects No. 70-5A and 71-15 as Parcels No. 18 and 19 owned by Lorraine M. Boehmer, now known as Lorraine M. Morgan, for certain street, bridge and storm sewer improvements and that said owner took timely appeals therefrom, to the Ramsey County District Court;

WHEREAS, the City and fee owner entered into a Stipulation of Settlement and Dismissal dated December 29, 1982 whereunder the assessments levied for street, bridge and storm sewer were against each parcel reduced from \$15,477.00 to \$12,800.00;

WHEREAS, the Stipulation of Settlement and Dismissal calls for effective date of the reduction to be August 24, 1976 with interest as originally determined running from that date and with the first payments due May 31, 1983;

WHEREAS, it was the intention of the City in entering into the Stipulation of Settlement and Dismissal that the owner should not be liable for penalties and interest on penalties from the date of the assessment, August 24, 1976 through and including May 31, 1983.

NOW, THEREFORE, be it resolved by the Council of the City of Maplewood, that pursuant to the terms and provisions of said Stipulation of Settlement and Dismissal as to Parcel Nos. 18 and 19, any and all penalties together with and including interest on penalties against said Parcels 18 and 19 from August 24, 1976 through and including May 31, 1983 be, and hereby are, abated and that the Maplewood City Clerk be, and hereby is, directed to take such action as is reasonable and necessary to effect said abatement as provided herein.

Adopted this \_\_\_\_\_ day of September, 1983.

CITY OF MAPLEWOOD, COUNTY OF RAMSEY,  
MINNESOTA

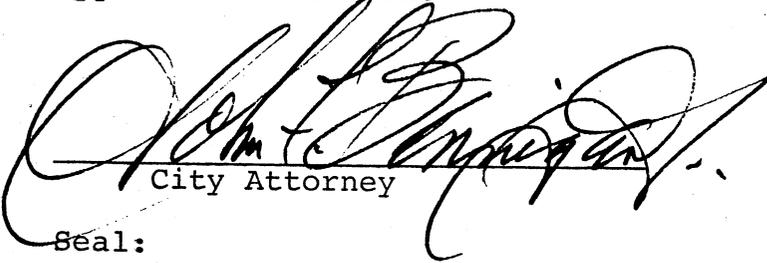
By \_\_\_\_\_  
Its Mayor

By \_\_\_\_\_  
Its City Manager

ATTEST:

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

Approved as to form:

  
\_\_\_\_\_  
City Attorney

Seal:

E-10

MEMORANDUM

TO: City Manager  
 FROM: Director of Community Development  
 SUBJECT: Final Plat  
 LOCATION: Larpenteur Ave., west of Parkway Dr.  
 APPLICANT/OWNER: Woodmark, Inc.  
 PROJECT: Bennington Woods Plat 1  
 DATE: September 21, 1983

Request

Final plat approval to subdivide the site into seven parcels.

Proposal

Lots 1, 2, 3, 4 and 7 would be building sites. One building will be constructed on each lot. Construction has already started on lots 1 and 2. Lots 5 and 6 are for the private drive that is constructed. Eventually, lot 7 will be replatted into additional building sites and drives.

Comments

All conditions of preliminary plat approval have been met, except for approval by the city attorney of the declaration and bylaws for the homeowners' association. The attorney believes that this will be done by the council meeting.

Recommendation

Approval of the final plat for Bennington Woods Plat 1.

Action by Council:

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

## BACKGROUND

5-23-83: Council approved the preliminary plat, subject to the following conditions:

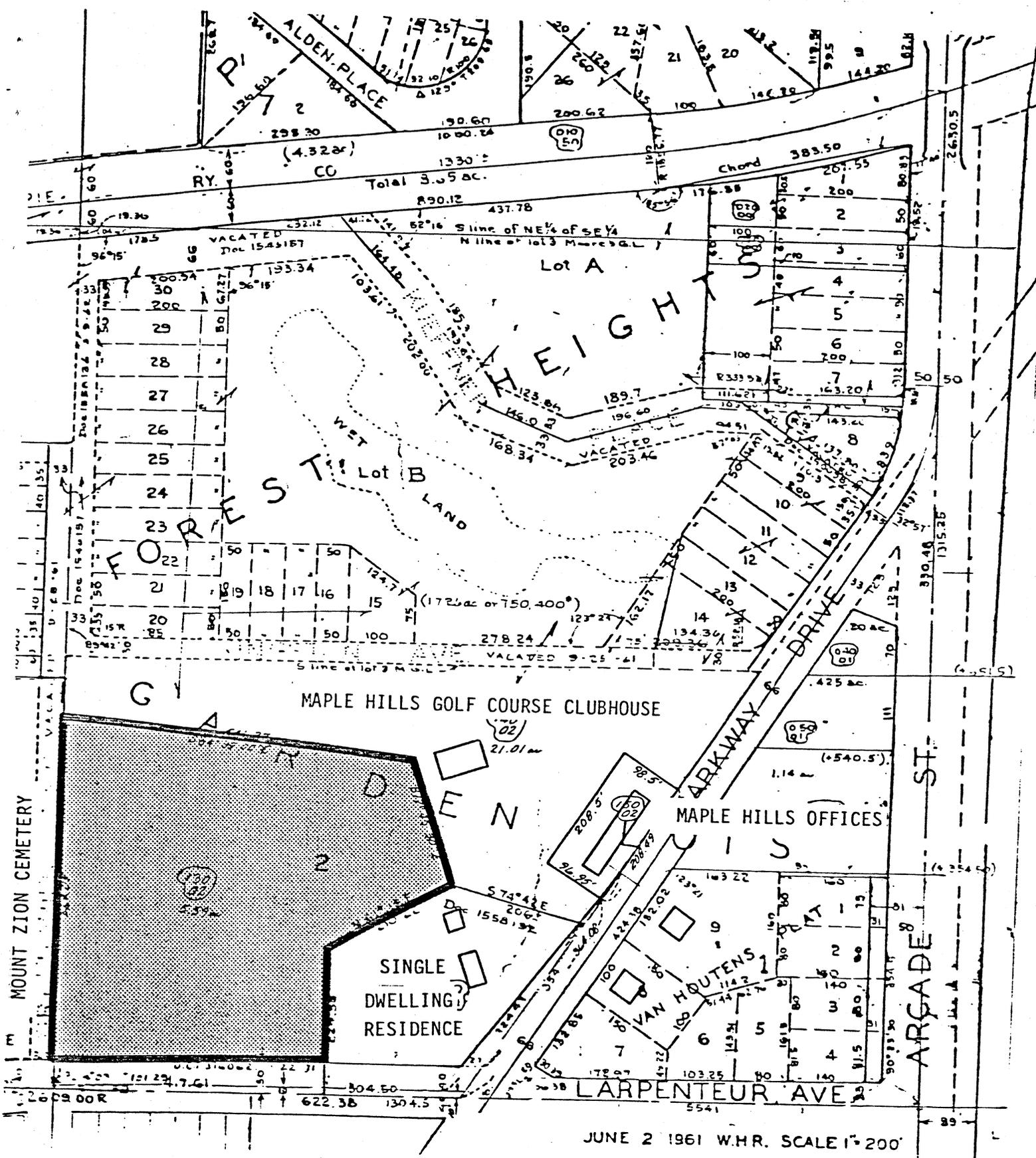
1. City attorney approval of the declaration and bylaws for the condominium. These documents shall include language which:
  - a. Will guarantee that only one homeowners' association will be responsible for the maintenance of the driveways and other common areas.
  - b. Will require City Council approval of any changes to the bylaws or declaration which effect the maintenance of the common areas or driveways.
2. Lots nine through twelve shall be designated as "unbuildable parcels" in the declaration for the condominium homeowners' association document and deeds for the individual properties.
3. The final plat shall contain utility easements, as directed by the City Engineer.
4. The developer shall be responsible for the drainage, erosion control, site grading and landscaping of the lots remaining under his control. If lots are not developed and not transferred to the homeowners' association, the developer shall prepare plans and submit them to the City Engineer for approval.

jw

enclosures:

1. location map
2. property line map
3. preliminary plat
4. site plan
5. final plat dated 8-25-83 (separate maps)





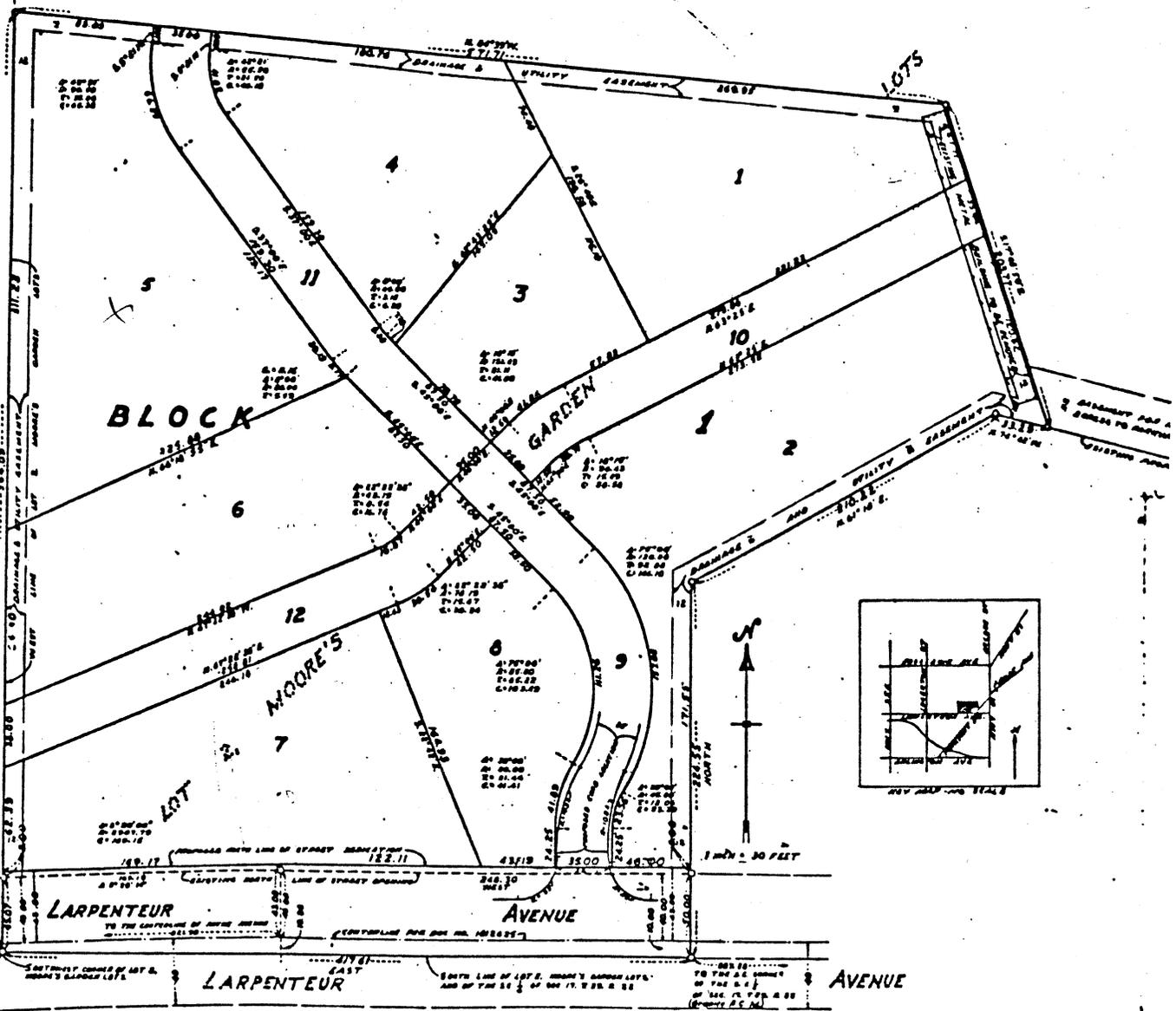
PROPERTY LINE MAP



N

MOUNT ZION HEBREW CEMETERY PLAT A

GREENBRIER AVENUE



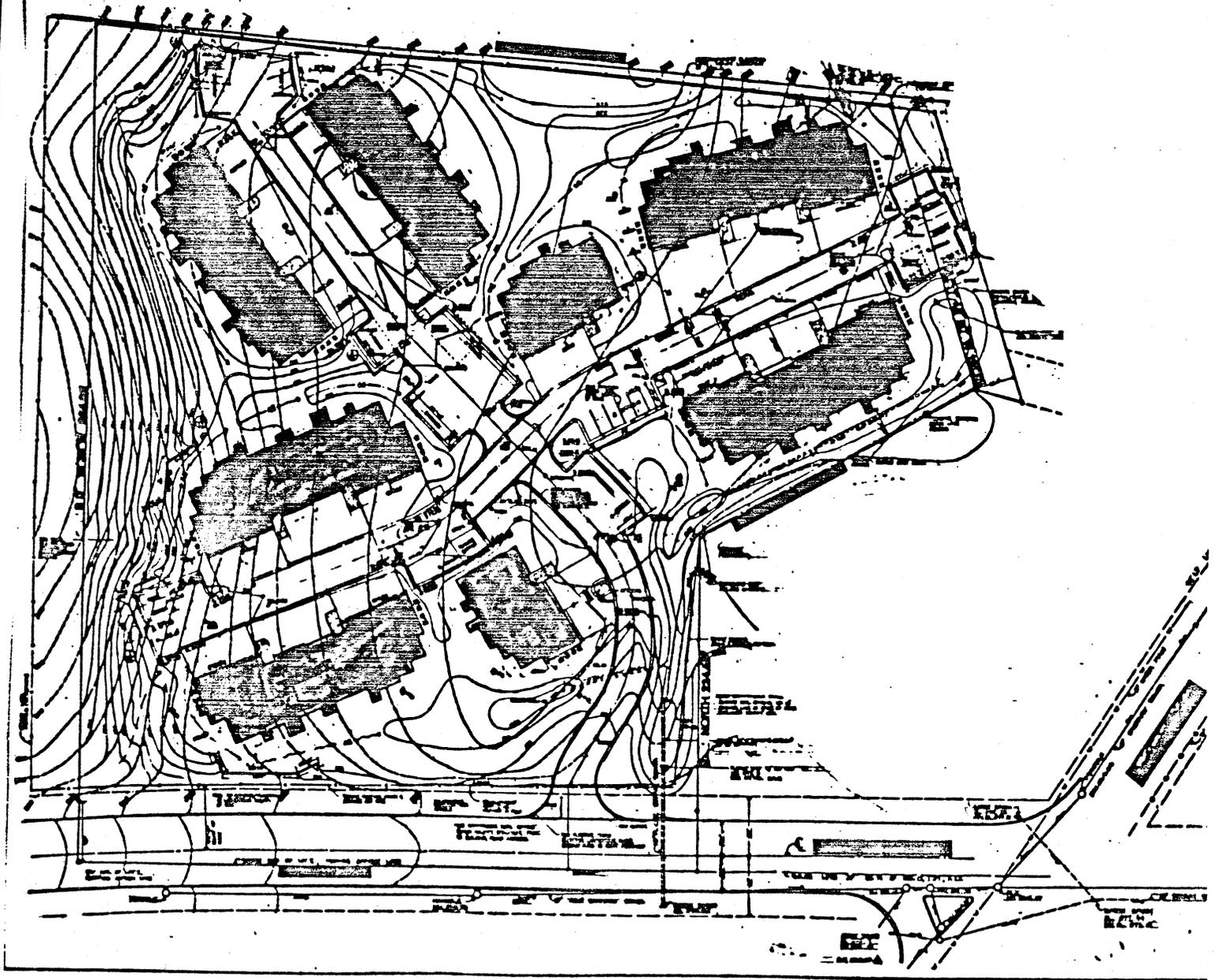
VACATED

LARPENIEUR AVENUE

LARPENIEUR AVENUE

LARPENIEUR AVENUE





Attachment 4

SITE PLAN

Approved September 7, 1982  
(Minor changes approved administratively in December 1982)



MEMORANDUM

EA

TO: City Manager  
FROM: Director of Community Development  
SUBJECT: Rules of Procedure--Plan Amendments  
DATE: September 12, 1983

Action by Council:

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

Request

Staff requests that Council amend their "Rules of Procedure" to require at least four votes in favor to amend the City's Comprehensive Plan and that the Planning Commission amend their "Rules of Procedure" to require that hearings and notices follow the same procedure as required by the State for rezonings.

Reason for Change

There are two reasons for this change:

1. Section 473.865, Subdivision 3 of State Statutes requires that Council rezone a property to be consistent with the comprehensive plan within nine months of a plan amendment. A plan amendment requires three votes and a rezoning requires four votes. Council could approve a plan amendment by a 3-2 vote and find they are in violation of the law, because they cannot get a fourth vote to rezone.
2. The R-2, double dwelling and R-3, multiple districts state that the maximum density for a property is determined by the land use plan designation. Cities are given the authority to regulate density through zoning ordinances (section 462.357, subdivision one of State Statutes). The State also requires at least four votes to amend a zoning ordinance or rezone. It is the opinion of our city attorney that changing the allowed density on a site by a 3-2 vote through a plan amendment may not be legal, since this is a zoning decision.

In order to avoid legal challenges in either of the above situations, Council should amend their "Rules of Procedure" to require at least four votes for approval of a plan amendment. The Planning Commission should amend their rules to require notification of all property owners within 350 feet of an amendment as required by State law for rezonings. We have been doing this, but it should be made a part of the "Rules of Procedure."

Recommendation

- I. The City Council should amend section 10(b) of their "Rules of Procedure" as follows (additions underlined):
  - (b) Every ordinance and resolution shall be presented in writing and read in full at a Council meeting; provided, however, that the reading of an ordinance or resolution may be dispensed with by unanimous consent. Upon the vote on ordinances, resolutions and motions, the ayes and naves shall be recorded unless the vote is

unanimous. Upon the request of any member of the Council, the vote shall be by roll call of all members of the Council as provided under DUTIES OF THE PRESIDING OFFICER in this resolution. A majority vote of all members of the Council shall be required for the passage of all ordinances, motions and resolutions except as otherwise provided by law and except that amendments to the comprehensive plan shall require at least four votes in favor.

- II. The Planning Commission should amend their "Rules of Procedure" by adding the following section:
- IX. Amendments to the comprehensive plan shall require that the Planning Commission follow the same procedure for hearings and notices as required by State law for zoning ordinances.

MEMORANDUM

Action by Council:

TO: City Manager  
 FROM: Associate Planner--Johnson  
 SUBJECT: Plan Amendment (P to RH)  
 LOCATION: Holloway and Beebe Road  
 APPLICANT: Sauro Realty and T.C. Builders  
 OWNER: North St. Paul-Maplewood-Oakdale School District  
 DATE: August 5, 1983

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

SUMMARY

Request

A plan amendment from P-Park to RH, residential high density to construct 36 quad units (nine buildings).

Proposal

1. See page 7 for a concept site plan.
2. A wetland area in the southwest corner and along the south boundary of the site would be retained.
3. The units would be initially rentals, with conversion to owner occupancy approximately five years after construction.

Comments

This request involves two questions:

1. Whether park land is needed at this location?
2. If there is no need for the park designation, then what plan designation should be assigned to this site?

No need for park land:

The land use plan should be amended to remove the park designation from this site. The school board has declared the site as excess property and the Director of Community Services sees no need to acquire the site for park purposes, given the existing athletic facilities in the area.

Designation as residential high density:

The Rh, residential high density designation would be compatible with this location. The site is surrounded by softball, golf and soccer facilities, as well as multiple-dwelling structures. The Archer Heights buildings are among these multiple dwellings, (page 6). Although presently shown in the Land Use Plan as Rm, residential medium density, Archer Heights actually developed at high density (27.6 people/per acre--22 people/net acre is the cutoff for Rm development). This site also has access to Holloway Avenue and North St. Paul Road, both of which are planned as higher volume roadways. There would be no traffic through single-dwelling neighborhoods.

Designation of this site as Rh would also help to offset recent plan amendments which have reduced the amount of land available for higher density housing. A recent inventory of the amount of undeveloped residentially planned land, revealed that there may not be enough medium and high density acreage to achieve the 1980-1990 Housing Plan goals for low to moderate and modest cost housing. The HRA will be investigating this issue in the coming months.

Recommendation

Approve the enclosed resolution (Page 9 ) approving a plan amendment request from P-Park to Rh, residential high density for the site lying southwest of Beebe Road and Holloway Avenue.

## BACKGROUND

### Site Description

Acreage: 4.2

Existing Land Use: undeveloped

### Surrounding Land Uses

North: Holloway Avenue. Across the street are multiple dwellings (rental) located in North St. Paul.

Northwest: North St. Paul Road. Across the road, is Goodrich Golf Course

West: Goodrich Park and school district property

South: School district property (lower Hillside soccer field)

East: Beebe Road. Across Beebe Road, undeveloped land planned for Rm, residential medium density and multiple dwellings (Archer Heights).

### Planning

1. Land Use Plan designation: Present P-Park  
Proposed Rh, residential high density
2. Zoning: Present F-Farm  
Proposed (separate report) R3-multiple dwelling
3. Density: a. Permitted, if this plan amendment is approved: 34 people/net acre  
b. Proposed: 28.3 people/net acre
4. Policy criteria from the Plan:
  - a. Page 12-6: The city should continue to encourage and plan for a wide variety of housing types.
  - b. Page 12-11: High density residential development should be located adjacent to or in close proximity to collector and arterial roadways.
  - c. Page 18-9: A variety of rental and owner-occupied housing shall be provided.

### Parks

The Park and Recreation Commission, on August 15, recommended approval of the plan amendment from P to RH.

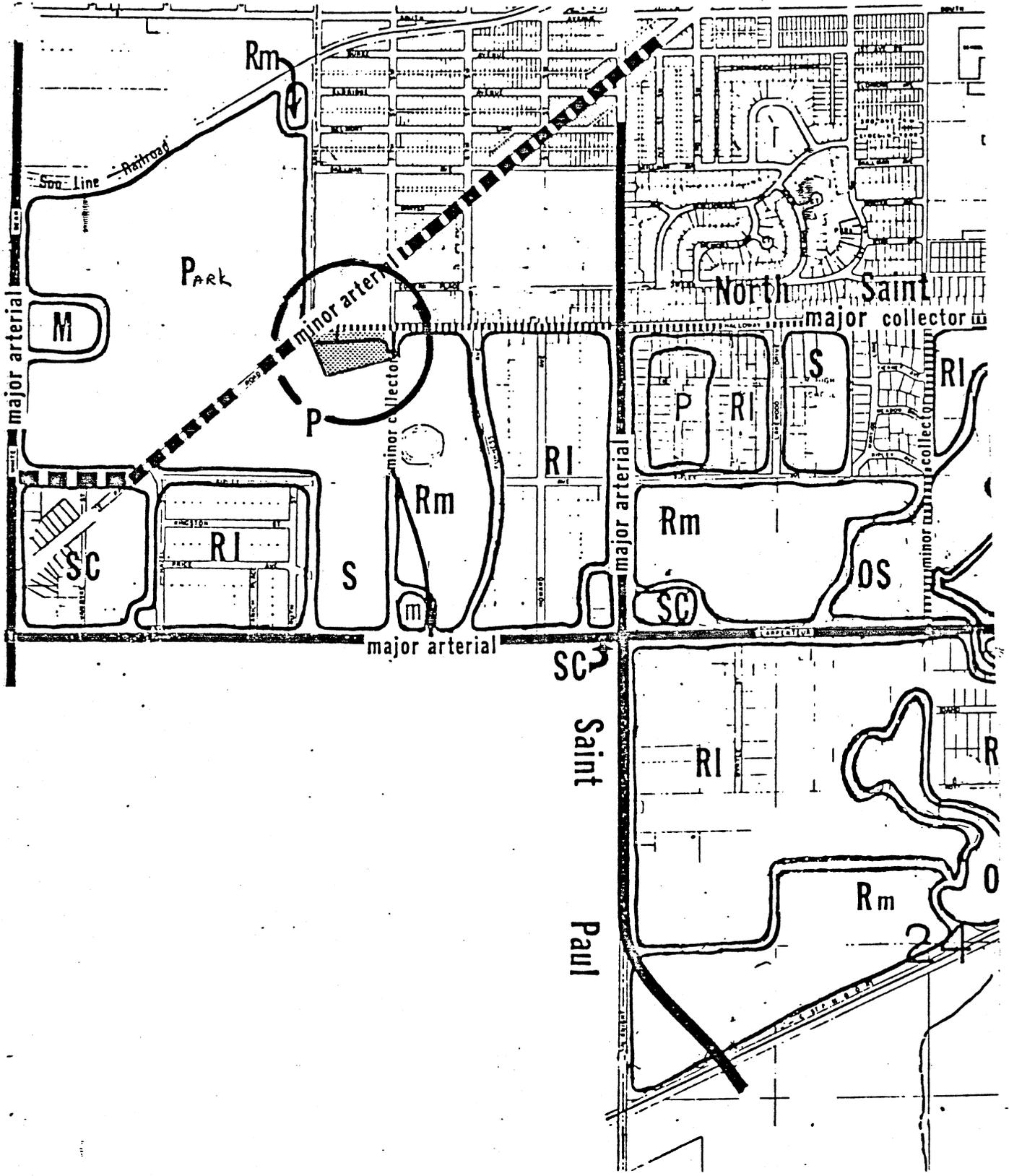
Procedure

1. Planning Commission recommendation following a public hearing
2. Metropolitan Council review for metropolitan significance
3. City Council decision

mb

Attachments

1. Hillside Neighborhood Land Use Plan
2. Property Line Map
3. Concept Site Plan
4. Applicant's Letter of Request
5. Resolution



# Hillside NEIGHBORHOOD LAND USE PLAN

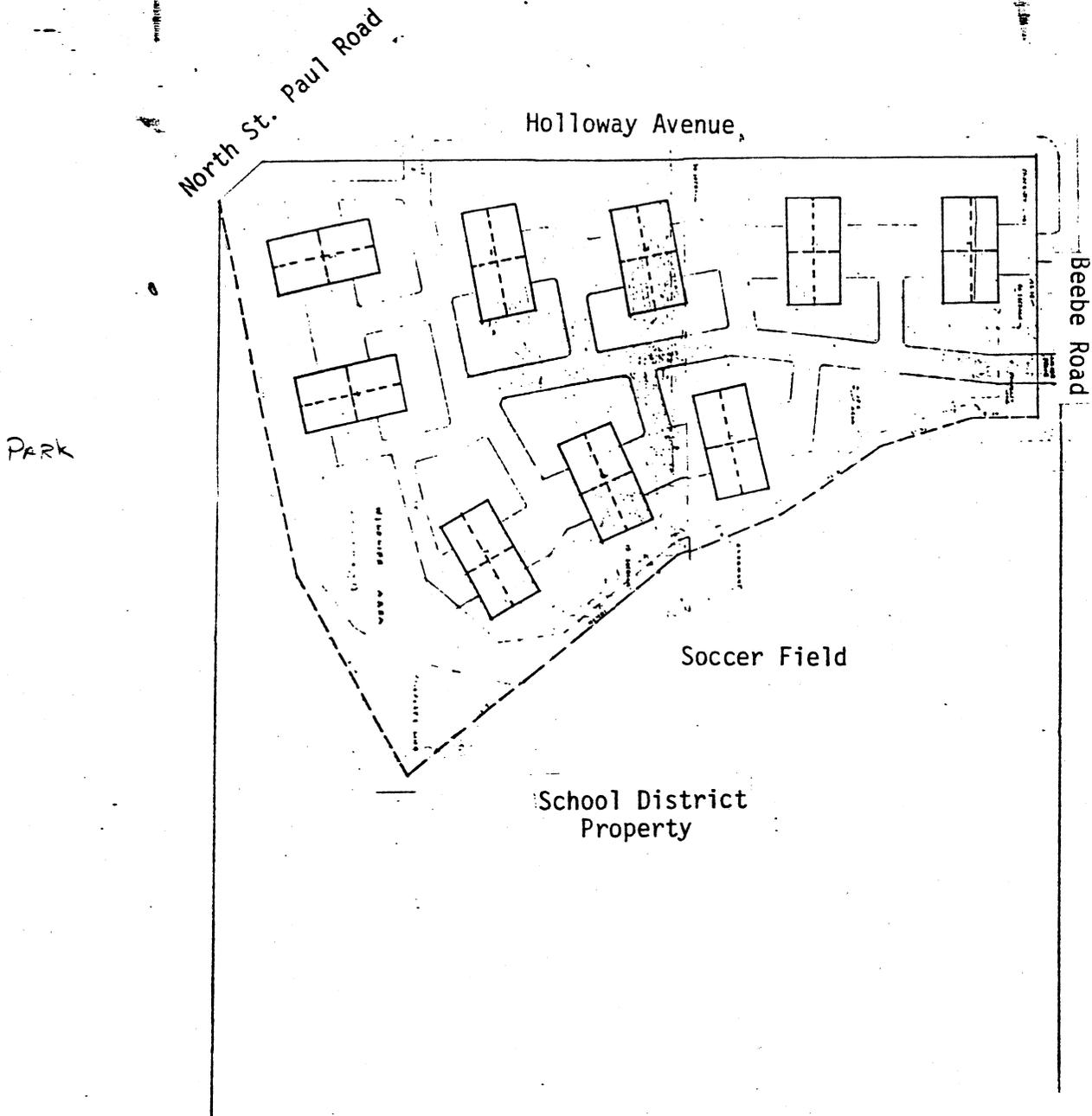


Plan Amendment to RH requested

Attachment One







SITE PLAN



Office — 644-3216  
100 Englewood Office Park



1365 Englewood Avenue  
St. Paul, Minnesota 55104

*John F. Sauro*

---

July 8, 1983

City of Maplewood

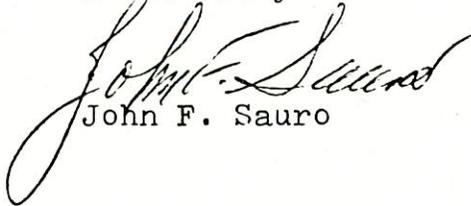
Re: attached land survey, Maplewood, MN

The land we are referring to is owned by the School system. They (the school system) no longer have use for said property, and wish it to be no longer in Public Domain.

This property either abuts school property, or multiple dwellings are across the streets.

See attached appraisal report and survey.

Yours truly



John F. Sauro

Plan Amendment Resolution

RESOLUTION NO. \_\_\_\_\_

WHEREAS, Sauro Realty and T.C. Builders initiated an amendment to the Maplewood comprehensive plan from P-Park to RH, Residential High Density, for the following-described property:

All that part of the West one half of the Southeast one quarter of Section 14, Township 29 North, Range 22 West of the Fourth Principal Meridian described as follows:

Commencing at the Northwest corner of said Southeast one quarter of Section 14; thence South  $0^{\circ} 00' 45''$  West on an assumed bearing, along the West line of said Southeast one quarter a distance of 57.97 feet to the point of beginning of the land to be described;

Thence South  $10^{\circ} 47' 03''$  East a distance of 287.93 feet; thence South  $28^{\circ} 34' 38''$  East a distance of 173.79 feet; thence North  $51^{\circ} 23' 26''$  East a distance of 167.71 feet; thence North  $53^{\circ} 08' 28''$  East a distance of 101.26 feet; thence North  $67^{\circ} 30' 50''$  East a distance of 86.86 feet; thence North  $55^{\circ} 14' 31''$  East a distance of 91.92 feet; thence North  $73^{\circ} 51' 29''$  East a distance of 70.63 feet; thence North  $89^{\circ} 44' 25''$  East, parallel to the North line of said Southeast one quarter, a distance of 49.18 feet to a point distance 30.00 feet West of the East line of said West one half of said Southeast one quarter; thence North  $0^{\circ} 09' 56''$  East, and parallel with said East line of said West one half, a distance of 195.32 feet to a point 33.00 feet South of the North line of said Southeast one quarter; thence South  $89^{\circ} 44' 25''$  West, along a line parallel to and 33.00 feet Southerly of said North line of said Southeast one quarter, a distance of 592.23 feet; thence South  $50^{\circ} 18' 25''$  West, a distance of 39.27 feet to the point of beginning.

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

1. This plan amendment was initiated by Sauro Realty and T.C. Builders.
2. The Maplewood planning commission held a public hearing on August 15, 1983 to consider this plan amendment. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The planning commission recommended to the city council that said plan amendment be
3. The Maplewood city council considered said plan amendment on 1983. The council considered reports and recommendations from the planning commission and city staff.

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

1. The property was declared excess by the school district and is of no need to the City for park property.
2. The proposed designation is compatible with the site and adjacent uses.

3. Approval would be consistent with Housing Plan goals for modest and moderate cost housing.

Adopted this            day of            , 1983.

Seconded by            Ayes--

B. Plan Amendment: Beebe and Holloway

8-15-83

Secretary Olson read the notice of public hearing. The proposal is to amend the plan from P to RH.

The Commission questioned if the plan amendment is approved, would this be an indication to the school district they could get the same density on the balance if it is developed. There is already a large portion of the neighborhood designated for RH.

Mr. Sauro was present and indicated staff had made all necessary comments, they had nothing to add.

Secretary Olson said the Parks Commission is meeting and will be presenting a recommendation later in the meeting.

Commissioner Fischer moved the Planning Commission table this item until the Parks Commission is prepared to make a recommendation.

Commissioner Whitcomb seconded Ayes--Commissioners Axdahl, Barrett, Ellefson, Fischer, Hejny, Pellish, Prew, Robens, Sigmundik, Sletten, Whitcomb

B. Plan Amendment: Beebe and Holloway

Secretary Olson read the following motion of the Parks Commission:

"Parks Commission moved that the City is no longer in need of the school property adjacent to Holloway between Beebe and North St. Paul Road for park purposes and recommended removal of the park designation."

Commissioner Fischer moved the Planning Commission forward the following resolution to the City Council:

WHEREAS, Sauro Realty and T.C. Builders initiated an amendment to the Maplewood comprehensive plan from P-Park to RH, Residential High Density, for the following-described property:

All that part of the West one half of the Southeast one quarter of Section 14, Township 29 North, Range 22 West of the Fourth Principal Meridian described as follows:

Commencing at the Northwest corner of said Southeast one quarter of Section 14; thence South  $0^{\circ} 00' 45''$  West on an assumed bearing, along the West line of said Southeast one quarter a distance of 57.97 feet to the point of beginning of the land to be described;

Thence South  $10^{\circ} 47' 03''$  East a distance of 287.93 feet; thence South  $28^{\circ} 34' 38''$  East a distance of 173.79 feet; thence North  $51^{\circ} 23' 26''$  East a distance of 167.71 feet; thence North  $53^{\circ} 08' 28''$  East a distance of 101.26 feet; thence North  $67^{\circ} 30' 50''$  East a distance of 86.86 feet; thence North  $55^{\circ} 14' 31''$  East a distance of 91.92 feet; thence North  $73^{\circ} 51' 29''$  East a distance of 70.63 feet; thence North  $89^{\circ} 44' 25''$  East, parallel to the North line of said Southeast one quarter, a distance of 49.18 feet to a point distance 30.00 feet West of the East line of said West one half of said Southeast one quarter; thence North  $0^{\circ} 09' 56''$  East, and parallel with said East line of said West one half, a distance of 195.32 feet to a point 33.00 feet South of the North line of said Southeast one quarter; thence South  $89^{\circ} 44' 25''$  West, along a line parallel to and 33.00 feet Southerly of said North line of said Southeast one quarter, a distance of 592.23 feet; thence South  $50^{\circ} 18' 25''$  West, a distance of 39.27 feet to the point of beginning.

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

1. The property was declared excess by the school district and is no need to the City for park property.
2. The proposed designation is compatible with the site and adjacent uses.
3. Approval would be consistent with Housing Plan goals for modest and moderate cost housing.
4. Approval is based on the location and unique conditions of this 4.2 acres and should in no way be construed as a precedent for the redesignation of the rest of the school district property.

Commissioner Hejny seconded                      Ayes--Commissioners Axdahl, Barrett, Ellefson, Fischer, Hejny, Pellish, Prew, Sigmundik, Sletten, Whitcomb, Robens

F-2

MEMORANDUM

Action by Council:

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

TO: City Manager  
FROM: Associate Planner--Johnson  
SUBJECT: Zone Change (R-1 to R-3)  
LOCATION: Holloway Avenue and Beebe Road  
APPLICANT: Sauro Realty and T.C. Builders  
OWNER: North St. Paul-Maplewood-Oakdale School District  
DATE: August 11, 1983

SUMMARY

Request

A zone change from R-1, single dwelling to R-3, multiple dwelling to build nine quad structures (36 units).

Proposal

1. See the concept site plan on page 5.
2. These units would be initially rented. Approximately five years after construction they would be converted to owner-occupancy.
3. Each unit would have a tuck-under two-stall garage.

Comments

This proposal is consistent with the plan amendment request for RH, residential high density housing for the same site. The proposal would be compatible with adjoining land uses, consisting of multiple dwellings, county and city park property and school district recreation facilities. The site is accessed by higher volume roadways, a requirement for high density residential development. The traffic generated by this development would not pass through a single-dwelling neighborhood.

Final site and building plans would be considered by the Community Design Review Board if the zone change is approved.

Recommendation (Requires at least four votes in favor for approval)

Approval of the enclosed resolution (pages 7 & 8 ), rezoning the property at Holloway Avenue and Beebe Road from R-1 to R-3, multiple dwelling.

This request should be denied if the plan amendment request for the same site from P, park to RH, residential high density is denied.

## BACKGROUND

### Site Description

Acreage: 4.2

Existing land use: undeveloped

### Surrounding Land Uses

North: Holloway Avenue. Across the street are multiple dwellings (rental) located in North St. Paul.

Northwest: North St. Paul Road. Across the road is Goodrich Golf Course

West: Goodrich Park and School District property

South: School District property (lower Hillside soccer field)

East: Beebe Road. Across Beebe Road, undeveloped land planned for RM, residential medium density and multiple dwellings (Archer Heights)

### Planning

1. Land Use Plan designation: present--P, park; proposed--RH, residential high density.
2. Zoning: R-1, single dwelling
3. Permitted density (if plan amendment approved): 34 people/net acre
4. Proposed density: 28.3 people/net acre
5. Compliance with land use laws: Section 36-485 requires three findings for a zoning change. Refer to the resolution on pages 5 and 6.

### Public Works

1. Sewer and water are available.
2. The specifics regarding grading, drainage and utilities will be reviewed at the time of Community Design Review Board consideration. Final plans have not been submitted.

### Procedure

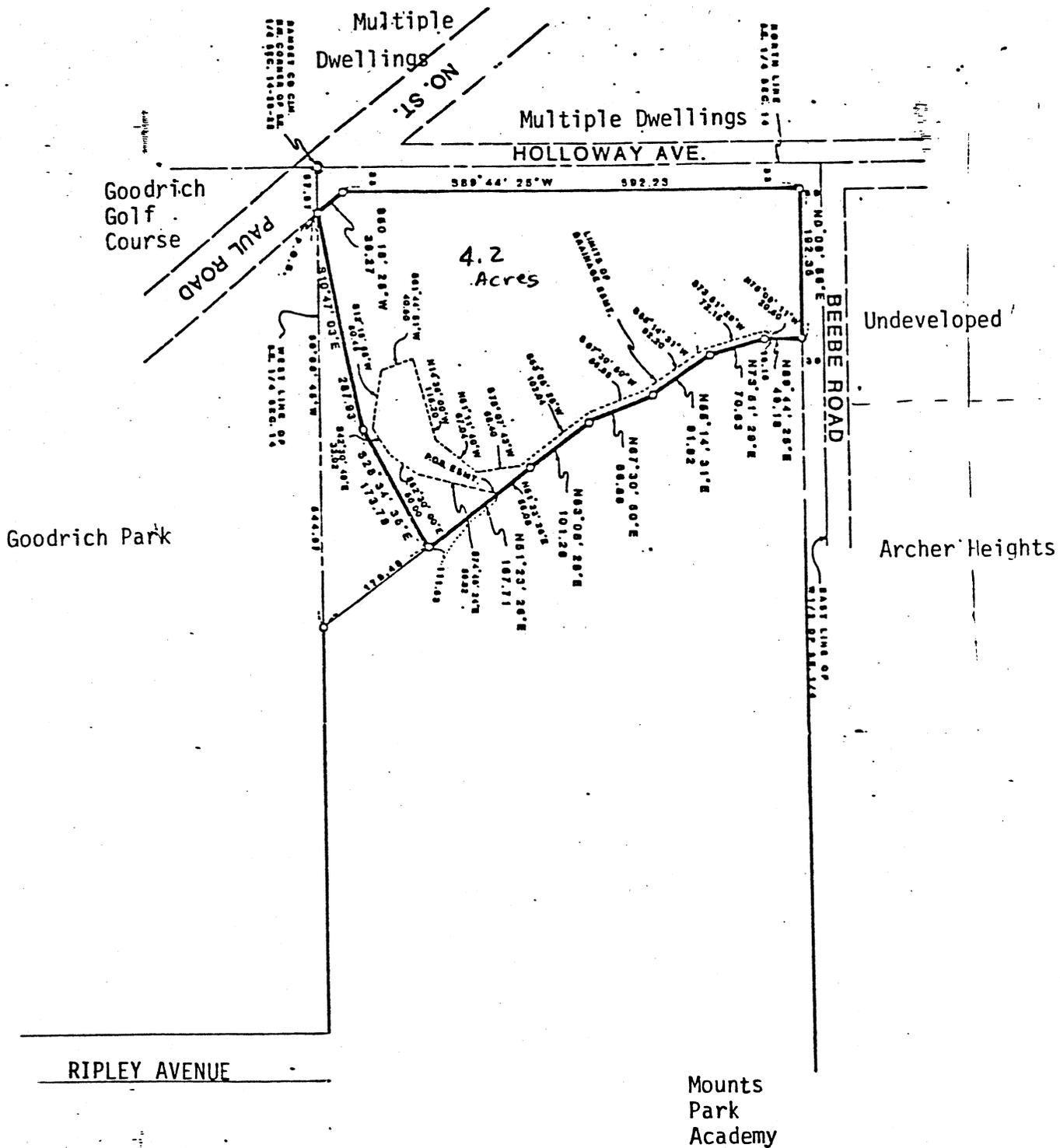
1. Planning Commission recommendation
2. City Council decision following a public hearing

jc

### Attachments

1. Location Map
2. Property Line Map
3. Concept Site Plan
4. Petition
5. Resolution

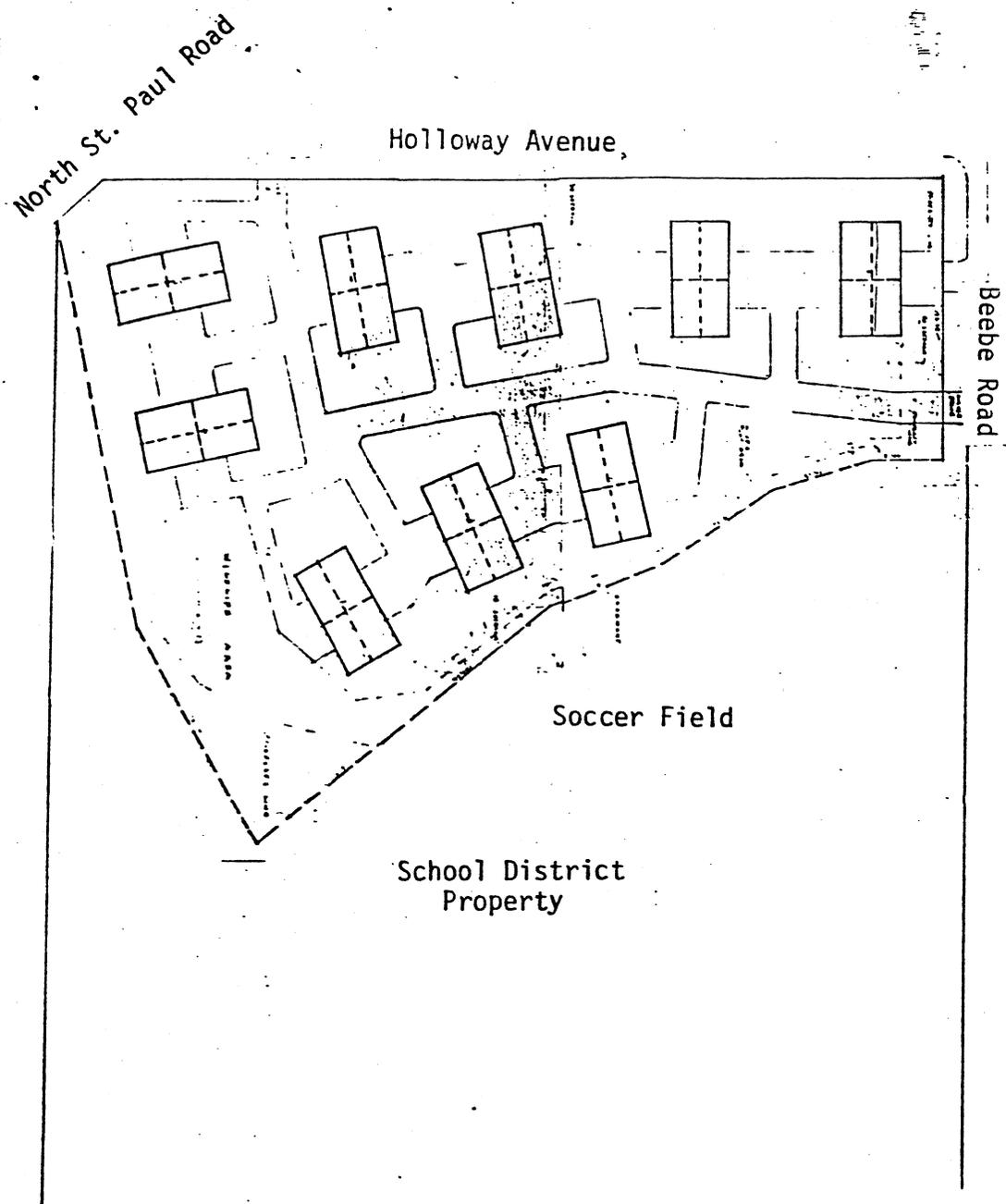




PROPERTY LINE MAP

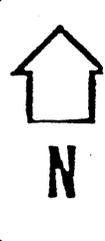
Attachment Two





SITE PLAN

Attachment Three



CITY OF MAPLEWOOD  
REZONING



We petition the Maplewood City Council to rezone the attached-described property from R-1 to R-3.

The written signature of any person's name on this petition is indication of that person's understanding of the proposed zone, the proposed location and an endorsement for approval of such change.

SIGNATURE	PRINT NAME	ABSTRACT LIST NO.
-----------	------------	-------------------

*[Handwritten Signature]*

7<sup>th</sup> AVE. APARTMENTS

7

*[Handwritten Signature]*

John E. Bloomquist <sup>INC.</sup>

9

*[Handwritten Signature]*  
DIRECTOR - BUSINESS AFFAIRS

IND. SCHOOL DIST. # 622

3

*[Handwritten Signature]*

Luella B. Jensen

11

*[Handwritten Signature]*

Victor E. Jensen

11

*[Handwritten Signature]*

Fred H. Valencour

12

*[Handwritten Signature]*

Dorothy A. Valencour

12

7 of 12 OK

Pursuant to due call and notice thereof a regular meeting of the City Council of the City of Maplewood, Minnesota was duly called and held in the Council Chambers in said City on the \_\_\_\_\_ day of \_\_\_\_\_, 1983 at 7:00 p.m.

The following members were present:

The following members were absent:

WHEREAS, Sauro Realty and T. C. Builders initiated a rezoning from R-1, residence district (single dwelling) to R-3, residence district (multiple dwelling) for the following described property:

All that part of the west one half of the southeast one quarter of Section 14, Township 29 North, Range 22 west of the Fourth Principal Meridian described as follows:

Commencing at the northwest corner of said southeast one quarter of Section 14; thence south  $00^{\circ} 00' 45''$  west on an assumed bearing, along the west line of said southeast one quarter a distance of 57.97 feet to the point of beginning of the land to be described;

Thence south  $10^{\circ} 47' 03''$  east a distance of 287.93 feet; thence south  $28^{\circ} 34' 38''$  east a distance of 173.79 feet; thence north  $51^{\circ} 23' 26''$  east a distance of 167.71 feet/ thence north  $53^{\circ} 08' 28''$  east a distance of 101.26 feet; thence north  $67^{\circ} 30' 50''$  east a distance of 86.86 feet; thence north  $55^{\circ} 14' 31''$  east a distance of 91.92 feet; thence north  $73^{\circ} 51' 29''$  east a distance of 70.63 feet; thence north  $89^{\circ} 44' 25''$  east, parallel to the north line of said southeast one quarter, a distance of 49.18 feet to a point distance 30.00 feet west of the east line of said west one half of said southeast one quarter; thence north  $0^{\circ} 09' 56''$  East and parallel with said east line of said west one half a distance of 195.32 feet to a point 33.00 feet south of the north line of said southeast one quarter; thence south  $89^{\circ} 44' 25''$  west, along a line parallel to and 33.00 feet southerly of said north line of said southeast one quarter, a distance of 592.23 feet; thence south  $50^{\circ} 18' 25''$  west, a distance of 39.27 feet to the point of beginning.

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

1. This rezoning was initiated by Sauro Realty and T. C. Builders pursuant to chapter 36, article VII of the Maplewood Code of Ordinances.
2. This rezoning was reviewed by the Maplewood Planning Commission on August 15, 1983. The Planning Commission recommended to the City Council that said rezoning be

Attachment 5



B. Rezoning: Beebe and Holloway

8-15-83

Secretary Olson said the proposal is to rezone the property from R-1 to R-3 to build nine quad structures. Staff is recommending approval of the zone change if the plan amendment is also approved.

Chairman Axdaahl asked if there was anyone present who wished to comment on the proposal.

No one was heard.

John Sauro said they have proposed a site plan to the staff which they intend to use.

Commissioner Pellish moved the Planning Commission forward the following resolution to the City Council:

WHEREAS, Sauro Realty and T. C. Builders initiated a rezoning from R-1, residence district (single dwelling) to R-3, residence district (multiple dwelling) for the following described property:

All that part of the west one half of the southeast one quarter of Section 14, Township 29 North, Range 22 west of the Fourth Principal Meridian described as follows:

Commencing at the northwest corner of said southeast one quarter of Section 14; thence south  $0^{\circ} 00' 45''$  west on an assumed bearing, along the west line of said southeast one quarter a distance of 57.97 feet to the point of beginning of the land to be described;

Thence south  $10^{\circ} 47' 03''$  east a distance of 287.93 feet; thence south  $28^{\circ} 34' 38''$  east a distance of 173.79 feet; thence north  $51^{\circ} 23' 26''$  east a distance of 167.71 feet; thence north  $53^{\circ} 08' 28''$  east a distance of 101.26 feet; thence north  $67^{\circ} 30' 50''$  east a distance of 86.86 feet; thence north  $55^{\circ} 14' 31''$  east a distance of 91.92 feet; thence north  $73^{\circ} 51' 29''$  east a distance of 70.63 feet; thence north  $89^{\circ} 44' 25''$  east,

parallel to the north line of said southeast one quarter, a distance of 49.18 feet to a point distance 30.00 feet west of the east line of said west one half of said southeast one quarter; thence north  $0^{\circ} 09' 56''$  East and parallel with said east line of said west one half a distance of 195.32 feet to a point 33.00 feet south of the north line of said southeast one quarter; thence south  $89^{\circ} 44' 25''$  west, along a line parallel to and 33.00 feet southerly of said north line of said southeast one quarter, a distance of 592.23 feet; thence south  $50^{\circ} 18' 25''$  west, a distance of 39.27 feet to the point of beginning.

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

1. The proposed change is consistent with the Land Use Plan and spirit, intent and purpose of the zoning code.
2. The proposed change would not substantially injure or detract from the use or character of neighboring property.
3. The proposed use is in the best interest of the community, as it would provide additional modest-cost housing opportunities, consistent with the Housing Plan goals.

This approval is subject to approval of the plan amendment request for the same site from P, park to RH, residential high density.

Commissioner Sletten seconded      Ayes--Commissioners Axdahl, Barrett, Ellefson, Fischer, Hejny, Pellish, Prew, Robens, Sigmundik, Sletten, Whitcomb

MEMORANDUM

Action by Council:

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

TO: City Manager  
FROM: Director of Community Development  
SUBJECT: Plan Amendment  
LOCATION: S. E. Corner of Lower Afton Road and McKnight Road  
APPLICANT: City of Maplewood  
OWNERS: Arnold Johnson (2299), Gary Ketch (328), Edward and Barbara Katzmarki (338), Mark and Mary LeClair (346), Tim and Leilani Lee (358) and Marie Johnson (2271)  
DATE: August 9, 1983

SUMMARY

Request

A plan amendment from RM, residential medium density to SC, service commercial, RH, residential high density and RL, residential low density.

Reason for the Request

1. No specific development is proposed. The city council initiated the plan amendment to commercial at a joint meeting with the planning commission on May 16. The council would like to plan an area for a variety of commercial services that are convenient to residents of this area. Staff is proposing an area of high density residential to compensate for the loss of density from the SC amendment and to buffer the single dwellings from the proposed commercial development.
2. A commercial center, of the size proposed, usually consists of convenience goods stores with a grocery store as the anchor tenant. It would probably have less than 100,000 square feet and would require a population of 5,000 to 40,000 people to support it. Such centers usually need five to ten acres.<sup>1</sup>

Issues

There are two issues to decide:

1. Should this site be designated for commercial use now or wait until a specific development is proposed?

Comment:

State law requires that if the plan is amended, the site must be rezoned within nine months. The advantage of a change now is that a site zoned for commercial would be more attractive to a developer. The disadvantage is that council would have to accept whatever use is permitted in the zoning district chosen.

<sup>1</sup>Lawrence Livingston, "Business and Industrial Development," in The Practice of Local Government Planning, ed. ICMA (Washington D.C., 1979), p.248.

Because of the proximity of surrounding commercial centers, this site may not develop commercially. The landowner would then have to seek a plan amendment from a future city council.

2. Should the adjacent RM land be changed to RH to compensate for the density lost with the SC amendment?

Comment:

Over the past few years, council has been slowly reducing the RM and RH land in the city by changing the plan designations to RL and commercial. At the joint meeting with the planning commission in May, council directed the planning commission to consider further density reductions. Amending the plan from RM to SC would allow the same number of housing units as was planned with the whole area RM. This is a good area for RH with condominiums to the east, townhouses to the south and proposed commercial to the north. The single dwellings to the west would be protected by the city's recently passed ordinance which requires at least a fifty-foot setback and screening for the multiple dwellings from the single dwellings. The disadvantage is that the RH use would create more traffic. The existing roads, however, are designed to handle this traffic.

Recommendation

Approval of the enclosed resolution which amends the Comprehensive Plan from RM to SC, RH and RL, with the understanding that a change back to residential in the future would not be objectionable if the property owner requests it.

## BACKGROUND

### Site Description

Acreages: 6½ acres proposed for SC  
18½ acres proposed for RH  
2 acres proposed for RL  
27 acres total

Existing land use: undeveloped, except for a single dwelling on Londin Lane and five single dwellings at the corner of Londin Lane and McKnight Road.

### Surrounding Land Uses

Northerly: Lower Afton Road and Battle Creek Park

Easterly: Connemara condominiums

Southerly: Londin Lane and high density townhouse projects

Westerly: McKnight Road, Shamrock Plaza and apartments

Attachment one (page 5) shows the location of existing commercial centers. Their distances from the plan amendment site by road are as follows:

Shamrock Plaza (convenience services)--adjacent  
Sun Ray Shopping Center (full service)--1½ miles  
Valley Creek Mall (full service)--1 3/4 miles  
Upper Afton and Century (convenience services)--2 miles

### Past Action

7-1-71: Council approved a PUD for 375 apartment and townhouse units. This PUD expired in 1972.

### Planning

1. Land Use Plan designation: RM
2. The RM classification "is designated for such housing types as single-family houses on small lots, two-family homes, townhouses, and mobile homes. The maximum population density is 22 people per net acre" (p. 18-30).
3. The RH classification "is designated for such housing types as apartments, two-family homes, townhouses, nursing homes, dormitories, or elderly housing. The maximum population density is 34 people per net acre" (p. 18-30).
4. The SC classification "is oriented to facilities which are local or community-wide scale. While a full range of commercial uses is permitted in this district, certain types of facilities which may be of a high-intensity nature, such as fast food restaurants, discount sales outlets, gas stations, and light industrial uses, should be permitted subject to specific performance guidelines. The objective of establishing this district is to provide for a wide variety of commercial uses, compatible with the character and development of the neighborhoods in which they are located" (p. 18-31).

5. The RL classification is primarily for single dwellings.
6. The five single dwellings on the corner of McKnight Road and Londin Lane should be changed to RL to reflect the actual use. The proposed RH to the north of these homes will provide a buffer from the commercial to the north. A good example of this is the multiple dwellings north of Sun Ray Shopping Center.
7. The proposed SC designation was chosen because council wanted the widest - variety of commercial uses possible.
8. Lower Afton Road is planned as a major arterial street. The 1979 Barton-Aschman Transportation Plan proposes that Lower Afton Road be expanded to four lanes in the future. McKnight Road is planned as a minor arterial street. Londin Lane is planned as a minor collector.
9. Zoning: F, farm residence
10. Section 473.865, subdivision 3 of State law states that "If an official control conflicts with a comprehensive plan as the result of an amendment to the plan, the official control shall be amended by the unit within nine months following the amendment to the plan so as to not conflict with the amended comprehensive plan." This means that the city must rezone this property within nine months so as not to conflict with the Plan if this amendment is approved.

#### Public Comments

1. Arnie Johnson, the property owner, had no objections
2. The property owner at 338 McKnight had the following objection:  

"There is enough traffic (vehicle and pedestrian) around this area, a commercial zone in this area, would only add to that. We have lived in this area five years now, and each year it gets continually worse.

With the amount of children in this area, and with the heavy traffic of McKnight Road, it can only be one thing, and that is dangerous."
3. See enclosed letter from the City of St. Paul (page 8 ).

#### ADMINISTRATIVE

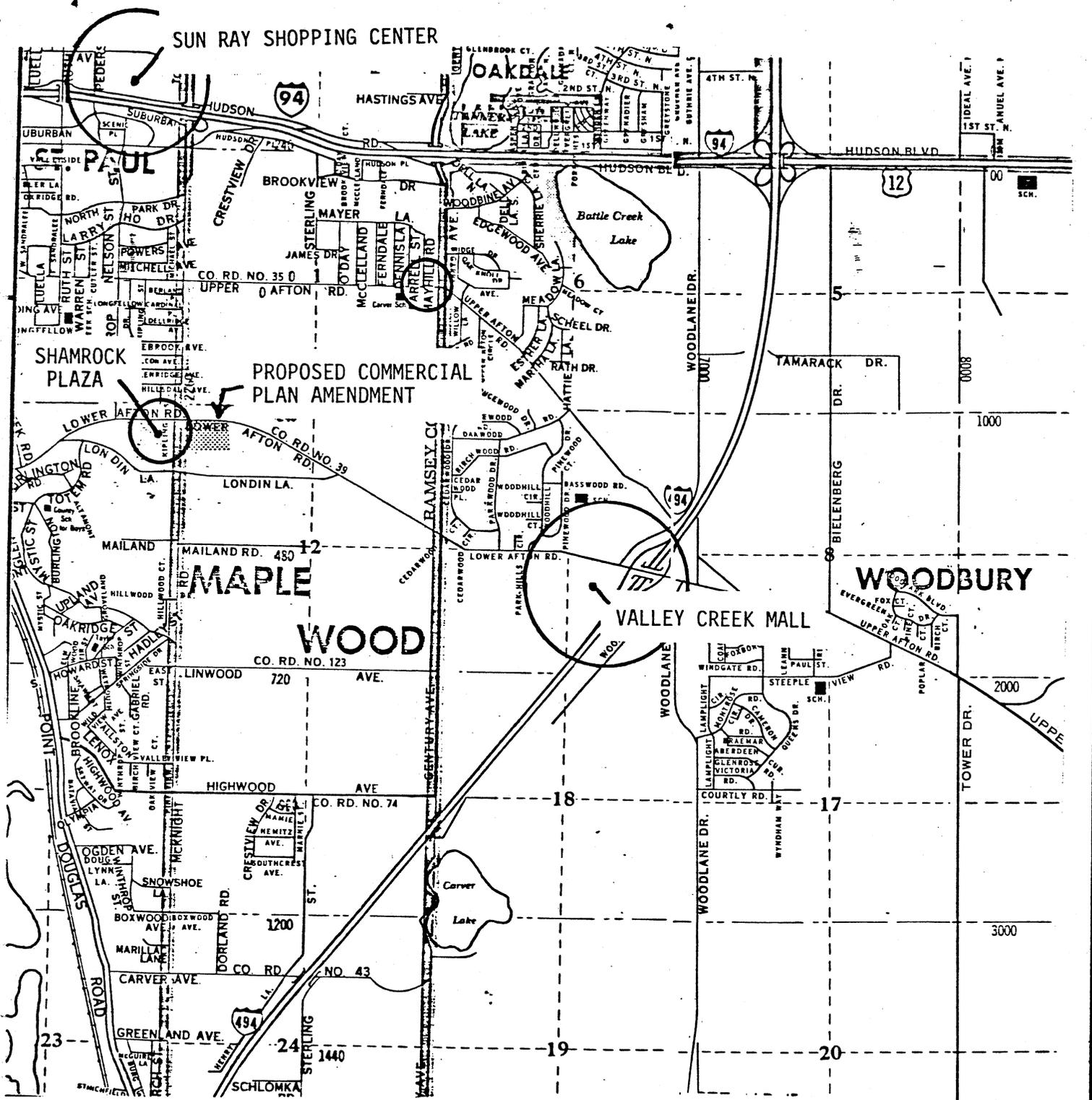
#### Procedure

1. Planning Commission: public hearing and recommendation to the city council
2. City Council decision (majority vote required)
3. Metropolitan Council review

mb

#### Attachments

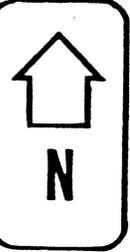
1. Location Map
2. Property Line Map
3. Vista Hills Land Use Plan
4. Letter: City of St. Paul
5. Letter: Arnie Johnson
6. Resolution



# LOCATION MAP



Existing Commercial Centers



Attachment One

LOWER AFTON ROAD

LOWER

AFTON

109

228 43

WOODED

LOWLANE

PROPOSED SC

PROPOSED Rh

MG KNIGHT ROAD

CARDINAL 328  
HEIGHTS 338

PROPOSED RL

346  
270.06  
4  
271  
2271

2299

AP/

LONDIN

2624 117  
ROAD

ROAD

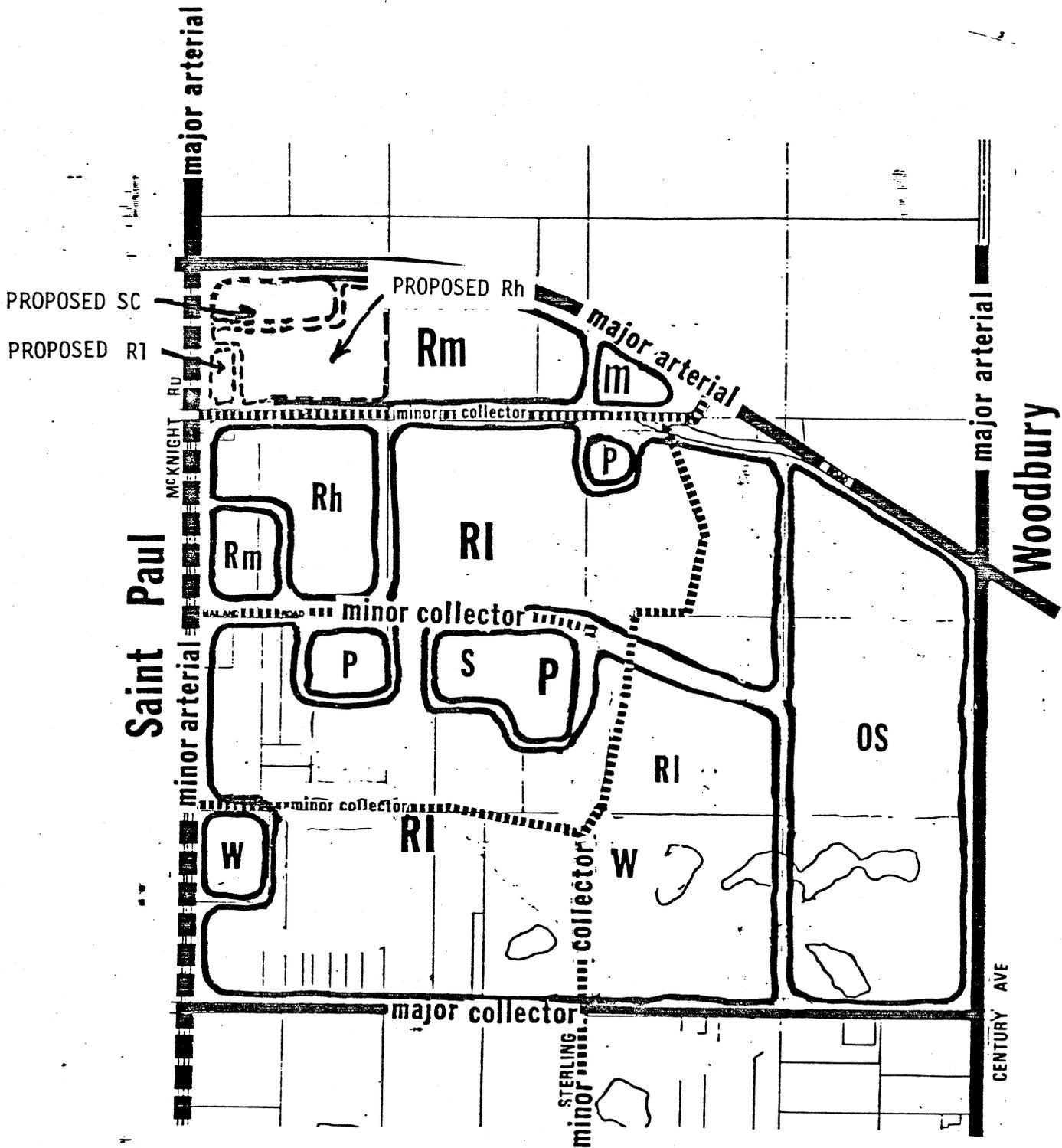
HILLS

MAPLEWOOD

LANE

# PROPERTY LINE MAP





# Vista Hills NEIGHBORHOOD LAND USE PLAN





GEORGE LATIMER  
MAYOR

CITY OF SAINT PAUL  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

DIVISION OF PLANNING

25 West Fourth Street, Saint Paul, Minnesota, 55102  
612-298-4151

September 28, 1982

Mr. Geoff Olson  
City of Maplewood  
1902 E. County Road B  
Maplewood, Minnesota 55109

Dear Mr. Olson:

With respect to the proposed plan change allowing service commercial development, the southeast corner of McKnight Road and Lower Afton Road, we have the following concerns:

1. There should be some clear determination of need for commercial space before a plan change is made. Our experience does not indicate a great deal of demand. A high rate of turnover in commercial uses has been observed at Shamrock Plaza located in St. Paul at that intersection. This is likely because of the extensive shopping available one mile north in the Sun Ray--Suburban Avenue retail center, as well as the shopping and services available at Valley Creek Mall one and one-half miles east. Neither present development densities nor future development proposals that we are aware of for Highwood and this portion of Maplewood indicate need for the additional commercial space.
2. Because of the nature of the terrain and the natural pond that exists at this site, there should be some assurance that adequate provision for storm water retention can be made before the plan is amended. The area would appear to require extensive grading and filling to allow for traditional commercial development. The City of St. Paul has no storm sewer facilities in this immediate area other than a minor ditch section along Lower Afton Road. It is very probable that development, especially commercial, east of McKnight Road will create erosion and flooding problems in this ditch section.

Thank you for the opportunity to comment on the proposal.

Sincerely,

Peggy A. Reichert  
Deputy Director for Planning

PAR:KF:sb

Attachment Four

August 23, 1983

City of Maplewood  
1902 East County Road B  
Maplewood, MN 55109

Attention: Mr. Geoff Olson AICP - Director of Community Development

-Gentlemen:

Subject: Plan Amendment - Lower Afton, McKnight and Londin Lane

Recently I received a letter from the village regarding the council's desire to reclassify my property from RM to RH and SC.

This letter was very well received and demonstrated the council's desire to come up-front in a non-adversary relationship with a plan that is most logical for the usage of the land and one which will provide the greatest return for the village with no adverse affects to its citizens.

With such a zoning plan, it will be far easier to contact large reputable builders, who can then have a greater degree of assurance that their time and effort spent in a logical overall "PUD" plan will be accepted.

Without such a zoning plan, an adversary situation is set-up. Good builders will go where they are welcomed, leaving only marginal builders and piecemeal development, or; a builder may decide that he is willing to fight, and if he has the stamina and a lower land price, he can obtain the RH and SC land classifications. This situation will be a contest all along the way, with the only winner being the developer and both the village and the landowner being the losers.

Real estate development is based in a major way, on timing and needs, and good development cannot rely on too much guessing or unknowns. If a need develops, a builder cannot begin to satisfy the need if he does not have some assurance of an acceptable location.

3M, as an example, leases extensive office space and personnel training space in Woodbury. 3M also rents or leases a large number of housing units for both domestic and foreign personnel and their families visiting its Maplewood facilities. If there was some assurance up front that such needs could be satisfied in Maplewood, it may be possible to put something together. The 3M case seems unlikely at present, but if some amenities, such as shopping, recreation, medical facilities, or a good restaurant, etc., was available, it is possible that this, along with the ready access to 3M, could be attractive. The point is, that good development needs to be attracted.

Attachment Five

The easiest and most natural decision to make, is to do nothing; for example, I was particularly distressed at the expressions made at the Maplewood Planning Commission meeting of August 15. "Leave the zoning as it is, in this way we will have the upper hand and when a builder comes in, we will have a lot of leeway and can then decide what to agree upon."

This adversary reasoning almost assures that we will not attract builders who can put together and implement a good "PUD" plan.

With the controls that we now have in the village, there is no reason for having fear in asking for a logical, reasonable development and in trying to attract one.

The arguments presented at the Planning Commission meeting of August 15 for not taking an aggressive position and trying to attract logical development were, for the most part, based on the fear of change.

The 7-11 store complex was brought up as satisfying for shopping needs of the area. In reality, we know that very few families can afford the luxury or limited merchandise of convenience store shopping for family needs.

The 7-11 store complex was also brought up as being very acceptable in the neighborhood by the four or so residents along McKnight Road. If this is so, the corner directly opposite, which would hardly be any closer to these homes ~~are~~ should also be equally as desirable, possibly more so, since it would not be a teenager meeting place.

In 1971, the property was approved for 375 apartment units which was a far greater density than is now permitted for an RH classification.

There were comments that shopping needs are already provided by Sun Ray and Woodbury; these are not necessarily applicable. We have many residents in South Maplewood who would go out of their way to reach these facilities. This can be especially true with the upgrading of Lower Afton Road to a major four lane arterial, connecting Maplewood and Woodbury with downtown St. Paul.

With the excellent road system in this area, the concerns about traffic problems certainly would be a very minor concern.

I would be happy to work with the village and would appreciate any input on the type of development that is needed.

Sincerely,



A. E. Johnson  
2299 Londin Lane  
St. Paul, MN 55119



D. Plan Amendment: Lower Afton, McKnight and Londin Lane

Secretary Olson read the notice of public hearing. The proposal is to change the plan from RM to SC, RH and RL.

Chairman Axdahl asked if there was anyone present who wished to comment on the proposal.

Jerry Johnson, 2445 Londin Lane, representing Connemara II Association, questioned if the plan was to be changed to RH adjacent to Connemara II. Said there is a big pond, with a lot of wildlife and pine trees. Some of the wildlife would be destroyed, traffic has to be considered on Londin Lane and McKnight. Right across from the proposed SC is the 7-11 Store and Shamrock Center. He does not think the proposed SC is needed because the area is already quite well served.

Mark LeClaire, 346 S. McKnight, said when they purchased their home it was understood the adjacent property would remain low density. He reviewed the service areas already within a short distance of the area. He thought the valuation of his property would decrease if townhouses would develop. He contacted the DNR and Watershed. They are interested in following up on what would happen to the pond. He has a problem with littering and foot traffic behind his house now.

Dick Martenson, 2455 Londin Lane, questioned if this proposed designation was being applied to the property because an RH designation was removed from property in another part of the City.

Secretary Olson said it would be compatible, the surrounding property is presently developed what the higher density, with the exception of the single family at the corner.

Mr. Martenson questioned if the Community would lose federal funding if the goals outlined in the comprehensive plan are not met.

Secretary Olson said the goals are part of the Metropolitan Council goals which allocates a certain number of units to each community. There is nothing that says the City has to have the units, however, it does help in terms of getting grants if the City can show we are making progress towards the housing goals.

Mr. Martenson said the pond and wildlife in the area would be eliminated if the property would be developed to the higher density. He also said he had concerns with traffic and safety for existing and future residents going into the central city to their jobs.

Gary Catch, 328 McKnight Road, questioned if federal funds would be lost if the service commercial area would not be designated.

Secretary Olson said no. The City Council felt there was a need for a commercial area in the general area.

Mr. Catch said the City has not commented on the recommendation of the City of St. Paul regarding the storm sewer and the need for development. The time to rezone is when there is a developer interest, at that time the surrounding property owners could negotiate with the developer. Once the property is rezoned, it will be difficult to sell their single-family

home with apartments right next to them. This would be a good addition to the park just north of it.

Mr. LeClaire said there is concern with traffic safety in the area. There has been accidents already. He would also like to see the wildlife preserved.

Barb Katzmark, 338 S. McKnight, she is concerned not only with the additional traffic on McKnight Road but also with the pedestrian traffic. No additional commercial land is required, there is already a 7-11 store. There will be a lot of multiple buildings adjacent to the four-single homes.

Owner of a single dwelling suggested if the City wished to change to multiple, they purchase the single dwelling homes and then it could develop any way the City would wish.

Arnie Johnson, 2299 Londin Lane, said when they had the property rezoned for apartments in 1972, the comprehensive Plan showed the property as RH. He said Connemara is to repair the pond that was somewhat filled during the construction of the apartment buildings. They still have not done that.

Chairman Axdahl closed the public hearing portion of the meeting.

It was indicated by a Commissioner that he was not in favor of the proposed change to SC and RH because of the existing facilities within Shamrock not all being occupied and also because of the comments received from the landowners. They were not in favor of the commercial designation. Also a waiver of the moratorium to apply a R-3 zoning district to the site would be required.

It was also commented by another commissioner he could not see designating the property for Service Commercial as long as a definite development plan is not present. The service facilities are already provided in the neighborhood. He also commented on the traffic conditions as they exist, additional development would further add to traffic congestion.

Commissioner Whitcomb moved the Planning Commission recommend to the City Council that the land use plan not be changed for the site from RM to SC and RM to RH, however the Planning Commission recommends a plan amendment from RM to RL for the property developed to single family at the northeast corner of Londin Lane and McKnight Road.

Denial of the RM to RH and SC is based on the following:

1. Not a good commercial decision.
2. The decision to to to SC is not a landowners decision
3. Would require a waiver of the R-3 zone change moratorium to change and develop as RH
4. The zone change would have to occur within 9 months
5. No specific development is currently proposed.

Commissioner Pellish seconded      Ayes--Commissioners Axdahl, Barrett, Ellefson, Fischer, Hejny, Pellish, Prew, Sigmundik, Sletten, Whitcomb  
Abstained--Commissioner Robens

MEMORANDUM

E-4

Action by Council:

TO: City Manager  
FROM: Director of Community Development  
SUBJECT: Rezoning  
LOCATION: S.E. Corner of Lower Afton Road and McKnight Road  
APPLICANT: City of Maplewood  
OWNERS: Arnold Johnson (2299) and Marie Johnson (2271)  
DATE: August 9, 1983

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

SUMMARY

Request

Rezoning from F, farm residence to SC, shopping center, R-3, multiple dwelling and R-1, residence district (single dwelling).

Reason for the Request

No specific development is proposed. State law requires that the property be rezoned within nine months after a plan amendment, if the amendment conflicts with the plan.

Comments

This report assumes that council amends the plan to (SC) service commercial and (RH) residential high density. Council must now choose the proper zone. The only choice for the RH land is R-3 multiple. There are several choices for the SC land:

1. SC, shopping center zone
2. BC, business commercial
3. BC(M), business commercial modified

Refer to the attached list of uses for each zone (pages 5 to 7 ). The SC, shopping center zone is recommended because it seems closest to what council is looking for--a shopping center rather than individual commercial buildings. It also would not allow such uses as car sales, drive-in restaurants or car washes.

Council has a moratorium on rezonings to R-3. The purpose is to allow council to study areas designated on the land use plan for multiples to determine if there is a conflict with adjacent single dwellings. Since council has studied the land use plan for this site, there is no reason to delay rezoning.

Recommendation (at least four votes required)

- I. Waiver of the moratorium on R-3 rezonings for this site.
- II. Approval of the enclosed resolution, rezoning the Johnson property from F, farm residential to SC, shopping center and R-3, multiple as shown on page 4.

## BACKGROUND

### Site Description

Acreages: 1/3 acre proposed for R-1 zoning  
6½ acres proposed for SC zoning  
18½ acres proposed for R-3 zoning  
25 1/3 acres total

Existing land use: undeveloped, except for a single dwelling on Londin Lane

### Surrounding Land Uses

Northerly: Lower Afton Road and Battle Creek Park

Easterly: Connemara condominiums

Southerly: Londin Lane and high-density townhouse projects

Westerly: McKnight Road, Shamrock Plaza, apartments, and five single dwellings at McKnight Road

### Past Action

7-1-71: Council approved a PUD for 375 apartment and townhouse units. This PUD expired in 1972.

### Planning

Zoning: F, farm residence

### Procedure

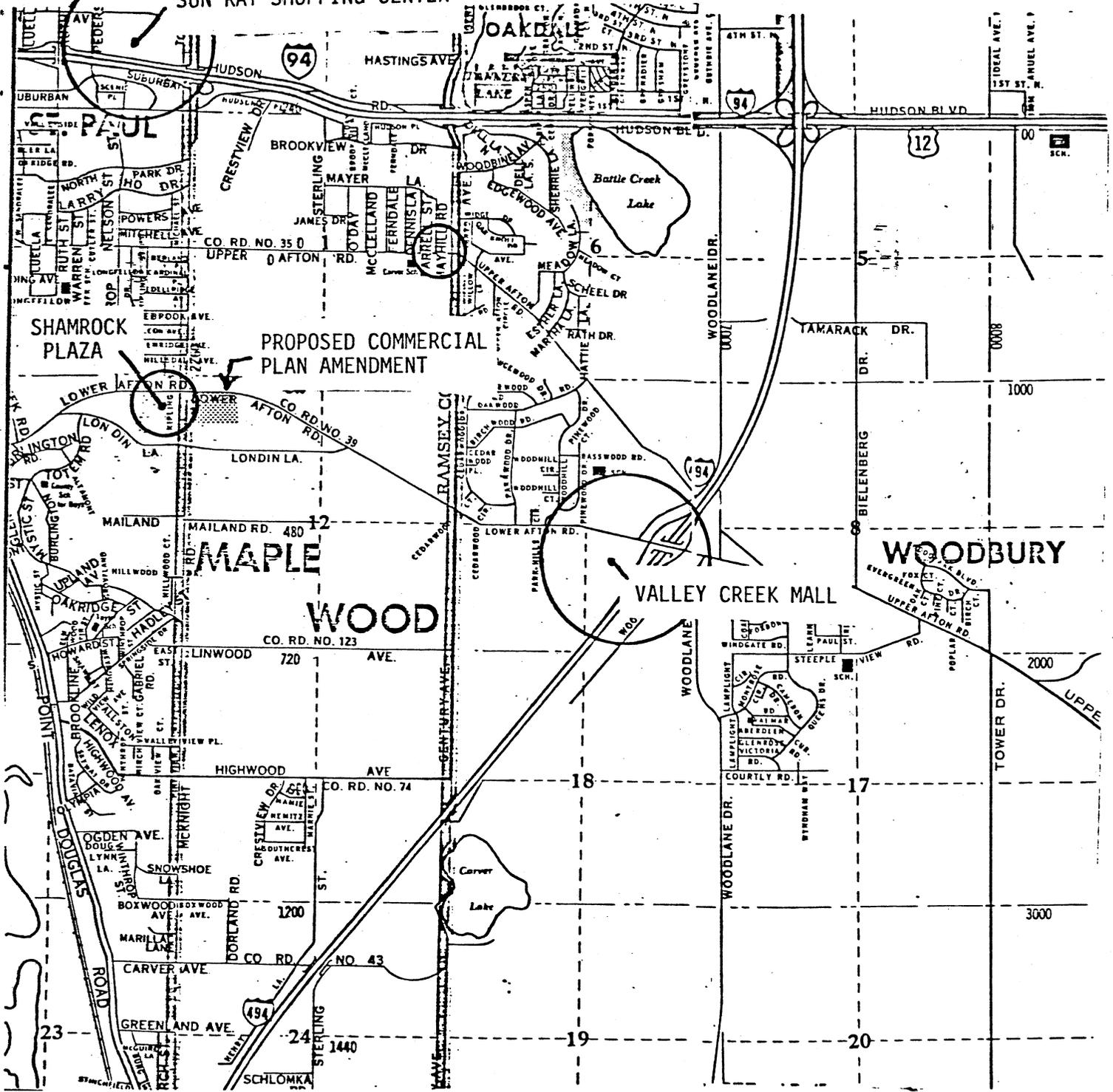
1. Planning commission recommendation to city council.
2. City council holds a public hearing and makes a decision.

mb

### Attachments

1. Location Map
2. Property Line/Zoning Map
3. SC District
4. BC District
5. BC(M) District
6. Resolution

# SUN RAY SHOPPING CENTER



## LOCATION MAP



Existing Commercial Centers

Attachment One

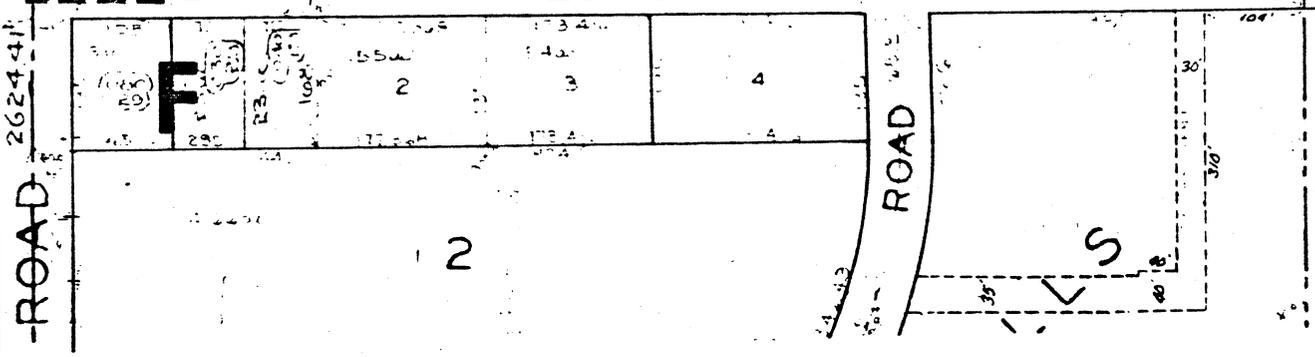
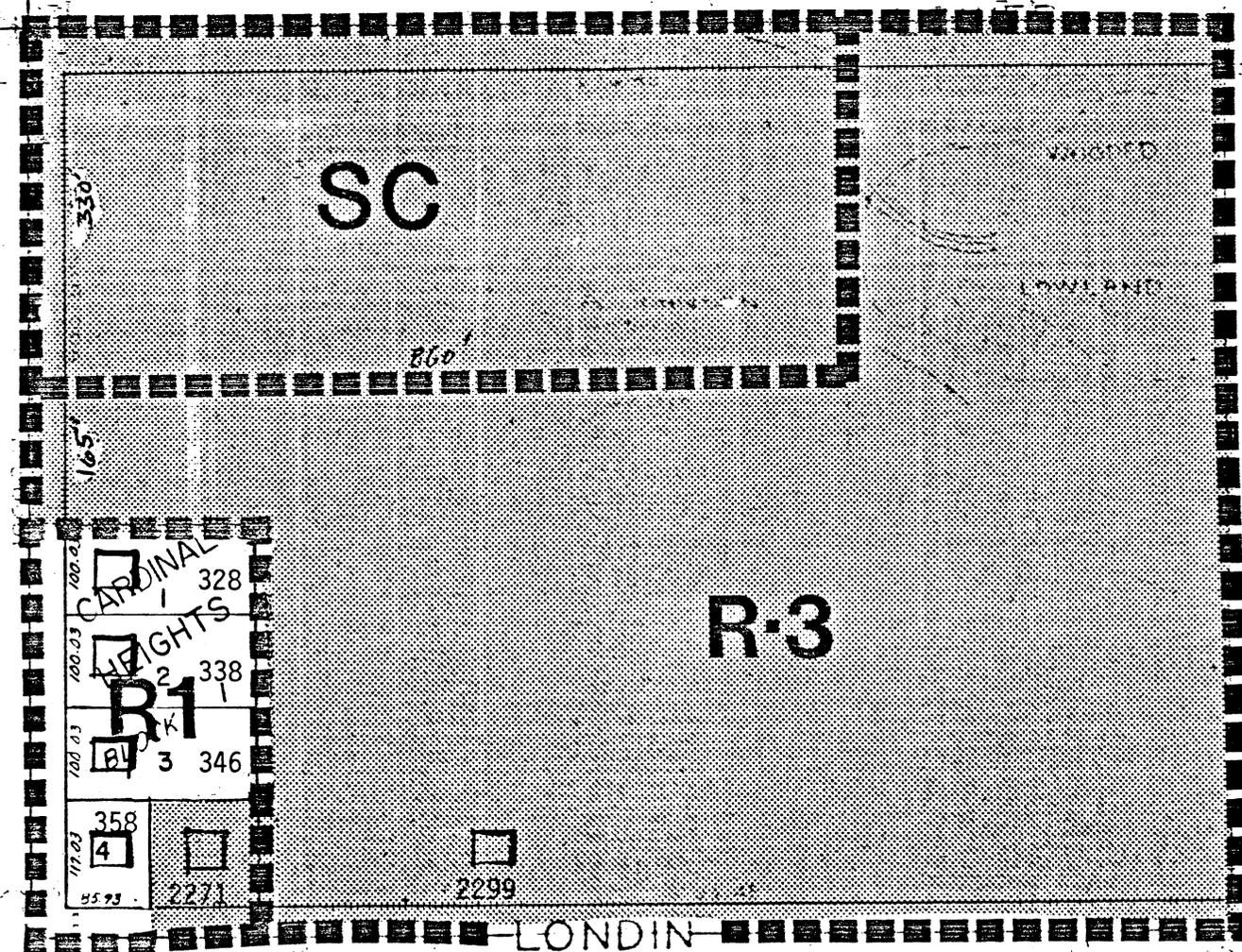


RESERVED FOR

Total Area

(7.31 ac.)

936  
26



# PROPERTY LINE / ZONING MAP

PROPOSED ZONING

Attachment Two



DIVISION 8. SC SHOPPING CENTER DISTRICT

**Sec. 36-173. Use regulations.**

In an SC Shopping Center District in the city, a building or combination of buildings may be erected or used, and the lot area may be used or occupied for any of the following purposes, and no other, but in no case shall a building be used for living quarters:

- (1) Retail store, including retail outlet showroom for uses permitted in subparagraph (9) hereof, but not including automobile sales agency; provided that, no goods shall be displayed on the exterior of the premises.
- (2) Restaurant, tea room or cafeteria.
- (3) Office agency or studio.
- (4) The following personal service shops dealing directly with customers; beauty parlor, barber shop, clothes cleaning agency, automatic self-service laundry, dressmaking, millinery or similar shop; provided that all repair or processing work is conducted in accordance with subparagraph (9) below.
- (5) Theater, not including outdoor motion picture establishment, assembly hall, or community building, indoor recreational establishment or library, child day center.
- (6) Bakery, confectionery or custom shop for the production of articles to be sold at retail on the premises; provided that, all baking or processing is conducted in accordance with subparagraph (9) below.
- (7) Bank.
- (8) Passenger station.
- (9) The following uses; provided that, if such uses are located on the ground floor, they shall not be located within twenty-five (25) feet of the front of the building; and further provided that, they shall be effectively screened from the front portion of the building by a wall or partition:
  - a. General servicing or repair.
  - b. Upholstering.
  - c. Carpentry or woodworking.
  - d. Electrical, radio, television repair.
  - e. Hand laundering, dry cleaning or pressing, providing no inflammable fluids are used.
  - f. Tailoring, dressmaking or repair.
  - g. Millinery repair or processing.
  - h. Baking, confectionery making or similar processing.
  - i. Frozen food lockers.
  - j. Any similar use involving repair, processing or storage activity.
- (10) Accessory use customarily incidental to any of the above uses.
- (11) Any use of the same general character as any of the above permitted uses, when authorized as a special exception by the city council; provided that, such use shall be permitted subject to such reasonable restrictions as the city council may determine; and further provided that, no trade or business shall be permitted which is either noxious or hazardous.

## DIVISION 7. BC BUSINESS AND COMMERCIAL DISTRICT

### Sec. 36-153. Use regulations.

In a BC Business and Commercial District in the city, the following regulations shall apply:

(1) *Permitted uses:* A building may be erected or used, and a lot may be used or occupied, for any of the following purposes, and no other:

- (a) Apartment for one family in combination with business use.
- (b) Hotel, motel, tourist home, rooming house or boarding-house.
- (c) Retail store, restaurant, office, agency, studio, bank, personal service and craftsmen's shop, mortuary.
- (d) Automobile sales agency, used car lot, parking garage or lot, provided all facilities are located and all services are conducted on the lot.
- (e) Newspaper publishing, job printing establishment.
- (f) Theater.
- (g) Hand or automatic self-service laundry.
- (h) Bakery or confectionery shop, for the production of articles to be sold only at retail on the premises.
- (i) Public garage or motor fuel station; provided that a license to operate such business is first obtained from the city council pursuant to chapter 17 of this Code. All public garages and motor fuel stations must be so located on the site and the site shall be of the size as provided in section 36-156 of this division which defines kinds of operation, site area required and other data relating to such business.
- (j) Any use of the same general character as any of the above permitted uses; provided that, no use which is noxious or hazardous shall be permitted.

(2) *Special exceptions:* The following uses are allowed when authorized by the city council as a special exception:

- (a) All uses permitted in R-3 Residence Districts, except the construction of dwelling houses permitted in divisions 3 and 4 of this article, R-1 and R-2 Residence Districts.
- (b) Processing and distributing station for milk or other beverages, carting or hauling station.
- (c) Place of amusement, recreation or assembly, other than a theater, when conducting indoors.
- (d) Yard for storage, sale and distribution of ice, coal, fuel oil or building materials, when enclosed within a fence of not less than six (6) feet in height, but not including junkyard, salvage, automobile or other wrecking yard. (Code 1965, § 907.010; Ord. No. 232, § 3, 10-19-67; Ord. No. 256, 11-20-69; Ord. No. 402, § 1, 8-12-76)

Sec. 36-155. BC(M) Commercial District (Modified).

1. INTENT. The BC (M), Business Commercial-Modified District is intended to provide for the orderly transition between more intensive commercial uses and low or medium density residential areas. Restrictions on, but not limited to, building height, setbacks, orientation, parking lot location or location of building entrances may be required to ensure compatibility with abutting residential uses.
2. USE REGULATIONS. A building may be erected or used, and a lot may be used or occupied, for any of the following purposes, and no other:
  - a. Retail store; professional administrative offices; bank or savings and loan; personal service, craftsmen's shop, mortuary
  - b. Hotel or motel
  - c. Walk-in theatre
  - d. Job printing shop
  - e. Bakery or candy shop producing goods for on-premises retail sales.
  - f. Any use of the same general character as any of the above permitted uses, as determined by the City Council, provided that no use which is noxious or hazardous shall be permitted.
3. The following uses when authorized by the City Council by means of a special use permit:
  - a. All uses permitted in R-3 Multiple Dwelling Districts, except the construction of houses permitted in R-1 and R-2 districts.
  - b. Laundromat or similar automatic self-service laundry
  - c. Restaurant, where there are no drive-up order windows or serving of food to patrons in their automobiles. All cooking odors must be controlled so as not to be noticeable to adjacent residences.
  - d. Place of amusement, recreation, or assembly, other than a theater, where there are no outdoor activities.

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Maplewood, Minnesota was duly called and held in the Council Chambers in said City on the \_\_\_\_\_ day of \_\_\_\_\_, 1983 at 7:00 p.m.

The following members were present:

The following members were absent:

WHEREAS, the City of Maplewood initiated a rezoning from F, farm residence to SC, shopping center and R-3, multiple for the following-described property:

Unplatted lands, subject to old Lower Afton Road and McKnight Road and except south 450 feet of west 250 feet part of northwest 1/4 of northwest 1/4 south of New Lower Afton Road in 12-28-22.

The SC zone shall consist of the north 380 feet of the west 900 feet of the above property. The R-3 zone consists of the balance of the property.

In addition, the following-described parcel shall be rezoned from F to R-1:

Unplatted lands, East 124 1/10 feet of the west 250 feet of the south 150 feet of the northwest 1/4 of the northwest 1/4 (subject to Londin Lane) in 12-28-22.

These properties are also known as 2299 and 2271 Londin Lane, Maplewood;

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

1. This rezoning was initiated by the City of Maplewood, pursuant to chapter 36, article VII of the Maplewood Code of Ordinances.
2. This rezoning was reviewed by the Maplewood Planning Commission on August 15, 1983. The Planning Commission recommended to the City Council that said rezoning be \_\_\_\_\_
3. The Maplewood City Council held a public hearing on \_\_\_\_\_, 1983, to consider this rezoning. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Council also considered reports and recommendations of the city staff and Planning Commission.

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

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



8-15-83

8. NEW BUSINESS

C. Rezoning: Lower Afton McKnight and Londin Lane

Secretary Olson said based on the previous action by the Commission, he would suggest no action be taken on this matter.

Commissioner Fischer moved the Planning Commission recommend that the City Council deny the proposed resolution on the basis that it is contrary to the Comprehensive Plan except the property at 2271 Londin Lane be rezoned to R-1.

Commissioner Prew seconded                      Ayes--Commissioners Axdahl, Barrett, Ellefson, Fischer, Hejny, Pellish, Prew, Robens, Sigmundik, Sletten, Whitcomb

MEMORANDUM

Action by Council:

TO:	City Manager	Endorsed_____
FROM:	Associate Planner--Johnson	Modified_____
SUBJECT:	Zone Change (R-1 and F to R-3)	Rejected_____
APPLICANT:	Woodmark, Inc.	Date_____
OWNER:	Maple Hills Golf Course and Parkway Office Buildings	
DATE:	August 15, 1983	

SUMMARY

Request

Rezone two parcels that make up a portion of the western boundary of the Maple Hills golf course property (page 5) from R-1, single dwelling and F, farm residence to R-3, multiple dwelling.

Comments

The requested rezoning is consistent with the intent of the Land Use Plan. These parcels are and have been part of the Maple Hills golf course property. Development for high density residential use in conjunction with the development of the remainder of the golf course, would not have a negative impact on the planned use of adjacent property. The open space planned to the west (Mt. Zion cemetery property) would continue to provide a more than adequate buffer for the lower density residential development located west of Edgerton Street, as illustrated on page 4.

Recommendation

- I. Waive the moratorium on rezoning from farm residence and single dwelling to multiple dwelling for these parcels, on the basis that council approved a zone change to multiple dwelling for the remainder of the Maple Hills golf course on April 4, 1983.
- II. Approval of the enclosed resolution (page 6 ), rezoning two parcels that make up a portion of the western boundary of the Maple Hills golf course property from R-1, single dwelling and F, farm residence to R-3, multiple dwelling (requires at least four votes in favor for approval).

## BACKGROUND

### Site Description

#### 1. Size:

North Parcel:	1.3 acres	-
South Parcel:	.2 acres	-
	<u>1.5 acres</u>	-

#### 2. Existing Land Use: Undeveloped

### Surrounding Land Uses

North: Abandoned railroad right-of-way. A trail is proposed along the right-of-way

East: Proposed Somerset Ridge development of condominium residences

South and West: Mount Zion cemetery

### Past Action

7-19-61: Council vacated Greenbrier Street which runs along the west boundary of the Golf Course (page 5).

4-11-83: Council approved a rezoning from BC, business commercial to R-3, multiple dwelling for the Maple Hills golf course property, less the subject parcels, as part of the city-wide downzoning program. The subject parcels were outside of the property zoned for BC use. The purpose of the downzoning was only to eliminate the BC zoning in an area planned for RH, residential high density use. A rezoning to R-3 of the subject parcels was not suggested at that time because the concept site plan showed no structure on these parcels. The need for additional density was also not a factor.

8-8-83: Council initiated this zone change and waived the petition requirement to rezone the subject parcels.

### Planning

1. Land Use Plan designation: RH, residential high density and OS, open space
2. Zoning: Present--R-1, single dwelling and F, farm residence  
Proposed-R-3, multiple dwelling
3. Density: Permitted--34 people/net acre  
Proposed--17.1 people/net acre (the fourteen-acre site includes the subject parcels)
4. Compliance with land use laws: Section 36-485 of City Code lists four criteria that must be met to approve this zone change request. Refer to the attached resolution (page 6) for these criteria.

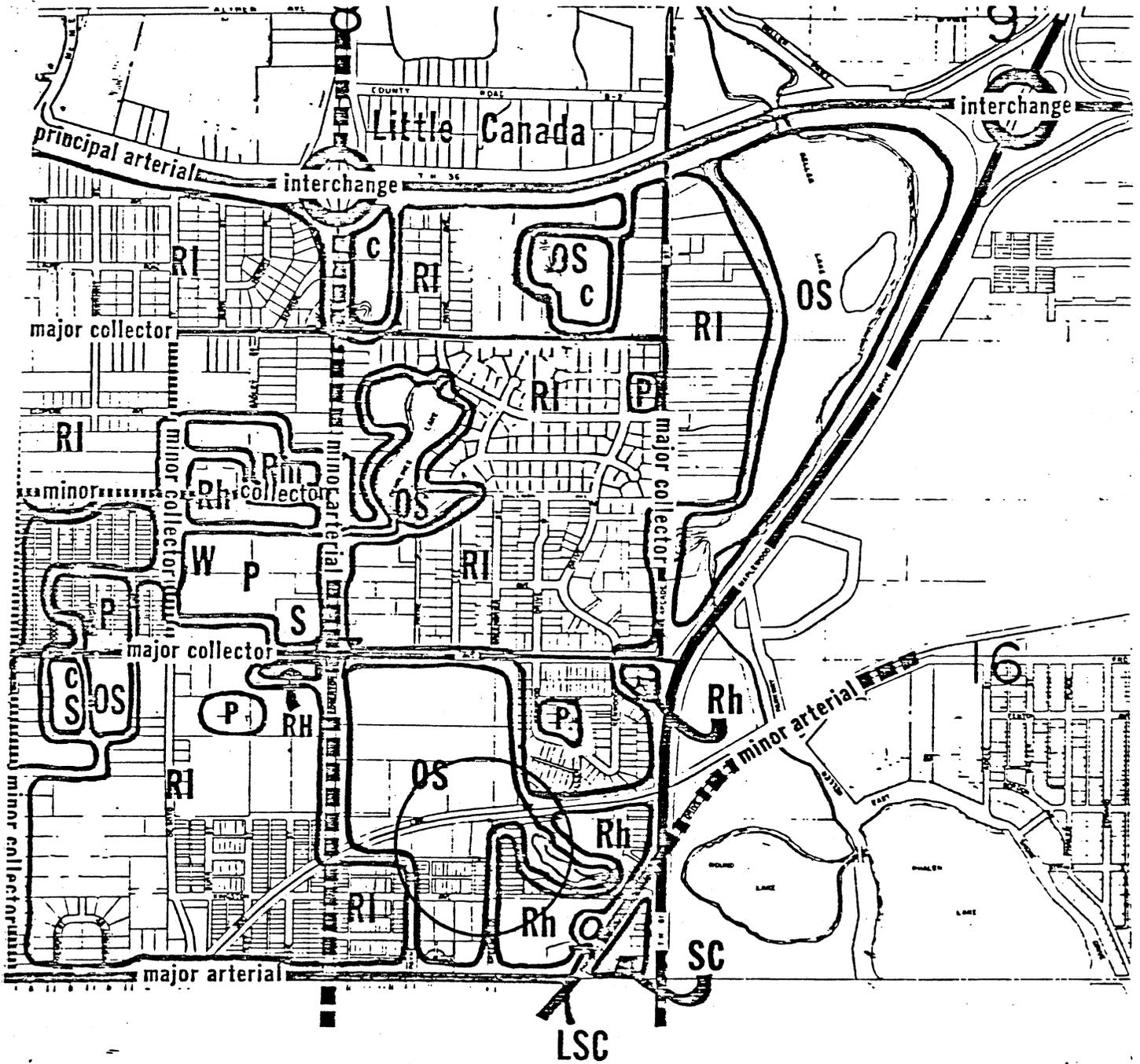
Procedure

1. Planning Commission recommendation
2. City Council decision following a public hearing (at least four votes in favor needed for approval).

mb

Attachments

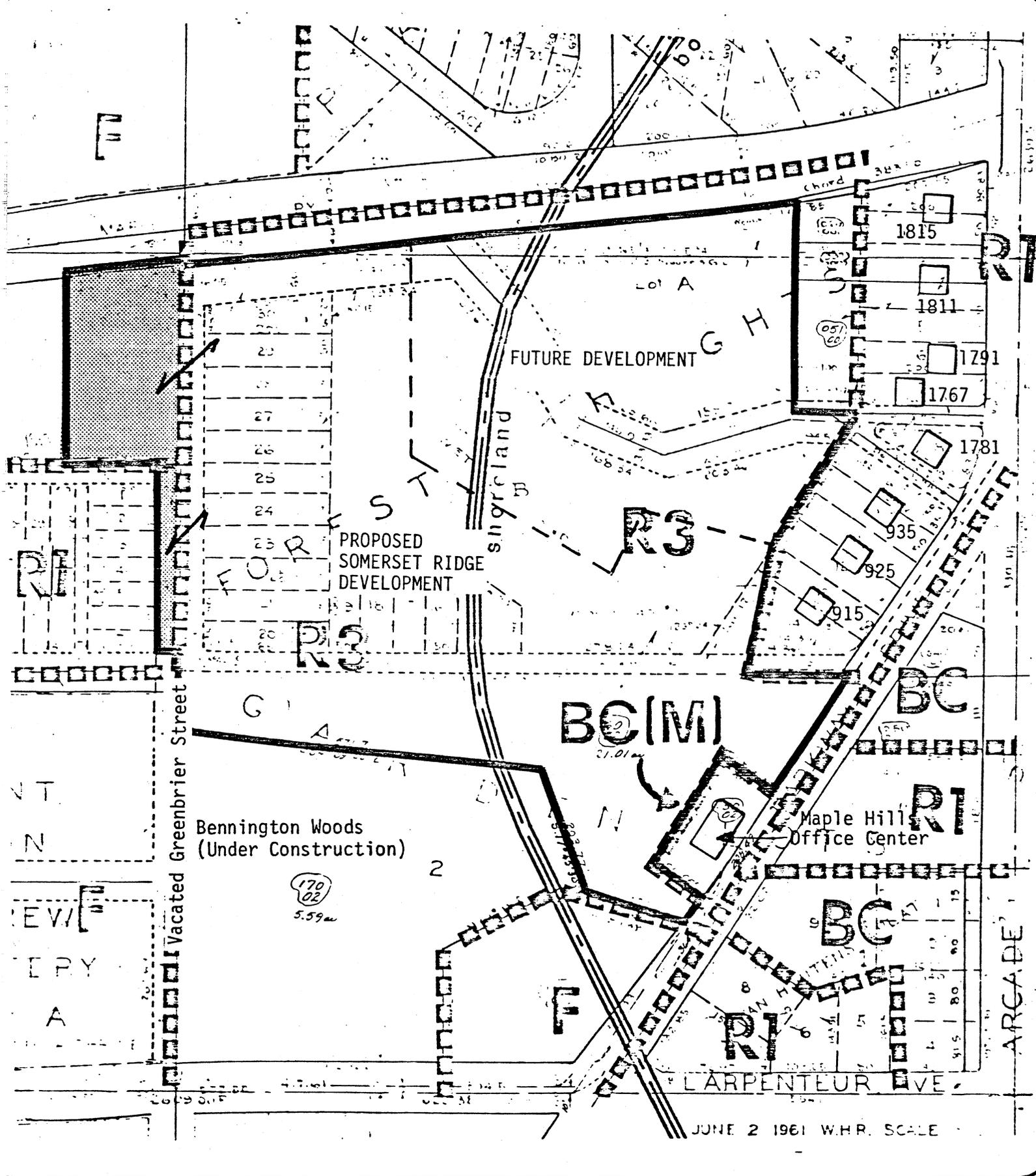
1. Parkside Neighborhood Land Use Plan
2. Property Line and Zoning Map
3. Resolution



**Parkside  
NEIGHBORHOOD LAND USE PLAN**

Attachment One





# PROPERTY LINE / ZONING MAP



Parcels proposed for rezoning



N

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Maplewood, Minnesota was duly called and held in the Council Chambers in said City on the \_\_\_\_\_ day of \_\_\_\_\_ at 7:00 p.m.

The following members were present:

The following members were absent:

WHEREAS, Woodmark, Inc. initiated a rezoning from R-1, residence district (single dwelling) and F-farm residence to R-3, residence district (multiple dwelling) for the following-described properties:

1. That part of Lot 4, Moores Garden Lots lying between the west line of lot 27 and east of a line extended north to the Minneapolis and St. Paul and Sault St. Marie railroad right-of-way from the center of lot 30, block 1, Ufton Grove Second Plat.
2. That part of the west half of vacated Greenbrier Street lying between the easterly extension of the south line of Lot 4, Moores Garden lots and a line parallel to and 328.47 feet south of the south line of lot 4, Moores Garden Lots.

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

1. This rezoning was initiated by Woodmark, Inc, pursuant to chapter 36, article VII of the Maplewood Code of Ordinances.
2. This rezoning was reviewed by the Maplewood Planning Commission on \_\_\_\_\_, 1983. The Planning Commission recommended to the City Council that said rezoning be \_\_\_\_\_.
3. The Maplewood City Council held a public hearing on \_\_\_\_\_, 1983, to consider this rezoning. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Council also considered reports and recommendations of the city staff and Planning Commission.

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

1. The proposed change is consistent with the spirit, purpose and intent of the zoning code.
2. The proposed change will not substantially injure or detract from



B. Zone Change--Maple Hills Golf Course

8-29-83

Secretary Olson said this is a request for a zone change for two small parcels that make up a portion of the western boundary from R-1 and F to R-3. Staff is recommending approval.

Commissioner Pellish moved the Planning Commission recommend to the City Council waiving of the moratorium on rezoning from farm residence and single dwelling to multiple for these parcels on the basis that the council approved a zone change to multiple dwelling for the remainder of the Maple Hills golf course on April 4, 1983 and also recommend the following resolution be forwarded to the City Council:

WHEREAS, Woodmark, Inc. initiated a rezoning from R-1, residence district (single dwelling) and F, farm residence to R-3, residence district (multiple dwelling) for the following-described properties:

1. That part of Lot 4, Moores Garden Lots lying between the west line of lot 27 and east of a line extended north to the Minneapolis and St. Paul and Sault St. Marie railroad right-of-way from the center of lot 30, block 1, Ufton Grove Second Plat.
2. That part of the west half of vacated Greenbrier Street lying between the easterly extension of the south line of lot 4, Moores Garden Lots and a line parallel to and 328.47 feet south of the south line of lot 4, Moores Garden Lots.

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

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

Commissioner Sletten seconded

Ayes--Commissioners Axdahl, Barrett, Pellish, Prew, Robens, Sigmundik, Sletten

F-6

MEMORANDUM

TO: City Manager  
 FROM: Thomas Ekstrand--Associate Planner  
 SUBJECT: Conditional Use Permit  
 LOCATION: 1681 E. Cope Avenue  
 APPLICANT/OWNER: Sheet Metal Workers Assoc., Inc.  
 PROJECT: Credit Union Office  
 DATE: August 25, 1983

Action by Council:

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

SUMMARY

Request

Approval of a Conditional Use Permit for a two-story, 3,737 square-foot credit union office.

Proposed Land Use

1. The proposed building would house the existing credit union, which is presently located in the Sheet Metal Workers Union Hall.
2. The applicant is also applying for a lot division to split this site from the overall lot. The lot split will be handled administratively.
3. Refer to the written statement on page 7 describing the proposed use.

Comments

Staff does not find any serious problems with the proposed credit union building. The use of the property would not change, and the building would be compatible with the adjacent development.

Staff feels that there should be separate utilities to each building since they would be individually owned. Utility easements should be granted to the owners of the existing building for their water, gas and sanitary sewer lines which cross the proposed site. Reciprocal easements for the cross flow of traffic should also be provided since the parking lots would be connected.

Recommendation

Adoption of the resolution on page 8, approving a conditional use permit for the new Sheet Metal Workers Credit Union building at 1681 Cope Avenue, subject to the following conditions:

1. The Sheet Metal Workers Union Hall and the proposed Credit Union, shall be hooked up to separate utilities at the time of sale.
2. The Credit Union shall grant utility easements to the Sheet Metal Workers Union for the maintenance of those utilities on the Credit Union site. The easements shall be subject to the city engineer's approval.
3. Reciprocal easements for the cross flow of traffic between sites shall be provided prior to the issuance of a building permit.

## BACKGROUND

### Site Description

1. Gross acreage: 3.2 acres
2. Site size: 24,300 square feet
3. Existing Land Use: Sheet Metal Workers Union and Banquet Hall and World of Leisure Travel and Tours, Inc.

### Surrounding Land Uses

- Northerly: Highway 36
- Southerly: Cope Avenue. South of Cope Avenue and undeveloped lots planned for LSC, Limited Service Commercial and zoned LBC, Limited Business Commercial.
- Easterly: Multi-tent office complex
- Westerly: Undeveloped land planned LSC and zoned M-1, Light Manufacturing.

### Past Actions

2-19-70: Council approved a conditional use permit for the construction of the existing building. Approval was subject to:

1. Such use is considered permissible for this location for a period of 18 months. Failure to commence a structure which houses such use within the specified 18 months will cause this use (Banquet Hall) to be not approved for this site.
2. Such use is considered permissible with the agreement by the owners of the property to dedicate free of charge, 40 feet of right-of-way for Cope Avenue off the south side of the subject site to adequately accommodate the generated traffic.

9-21-72: Council approved a conditional use permit to allow a real estate office in the Sheet Metal Union building subject to the following conditions:

1. The limit of one exterior sign with no reader board or pennants or banners;
2. An occupancy permit shall be required;
3. Require specific floor area measurements before occupancy permit is given.

7-12-83: The Community Design Review Board approved plans for the proposed building, contingent on approval of a conditional use permit by Council and thirteen other conditions.

## PLANNING CONSIDERATIONS

1. Land Use Plan Designation: LSC
2. Zoning: M-1
3. Ordinance requirements:

- a. Section 36-186 (M-1 district--permitted used) will allow any use permitted in a BC Business and Commercial District and SC Shopping Center District, if the council is satisfied that such use will not interfere with proper development of the M-1, light manufacturing district, but not otherwise.
- b. Section 36-436 (Conditional Use Permit--purpose and definition) states the following:

Certain uses, while generally not suitable in a particular zoning district due to nuisance characteristics or incompatibility with permitted uses, may under certain circumstances be permitted. The purpose of this article is to provide the city with discretionary power to determine the suitability of certain designated uses upon the community. A conditional use is any use requiring a special use or special exception permit.
- c. Section 36-442 provides that approval of a conditional use permit shall be based upon eleven findings. The applicant's statement on page 7 addresses these concerns.
- d. All conditional use permits shall be reviewed by Council within one year of the date of initial approval.

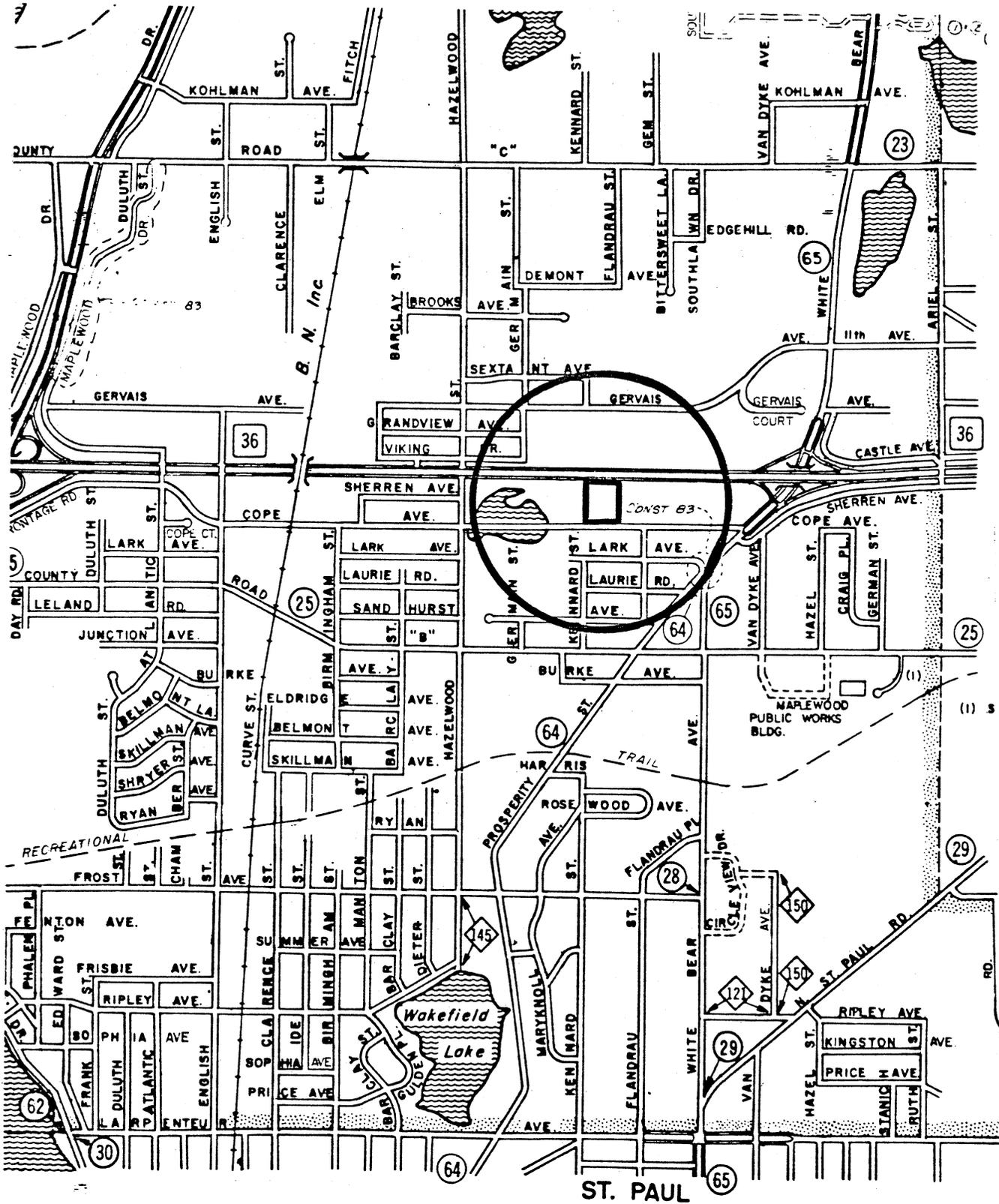
#### PROCEDURE

1. Review and recommendation by the Planning Commission
2. Public hearing and decision by the City Council

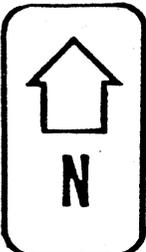
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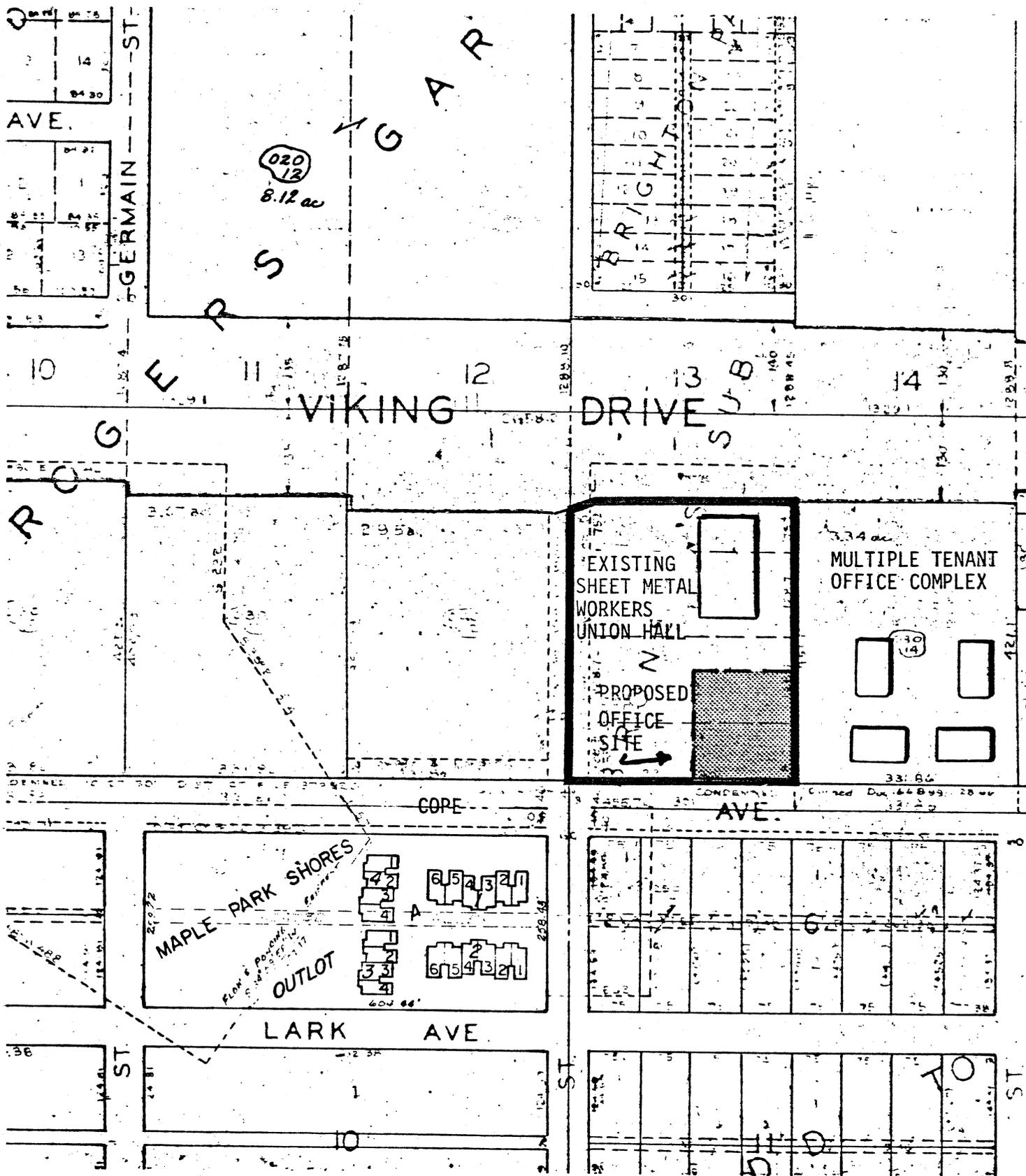
#### Attachments:

1. Location Map
2. Property Line Map
3. Site Plan
4. Applicant's Explanation of Use
5. Resolution



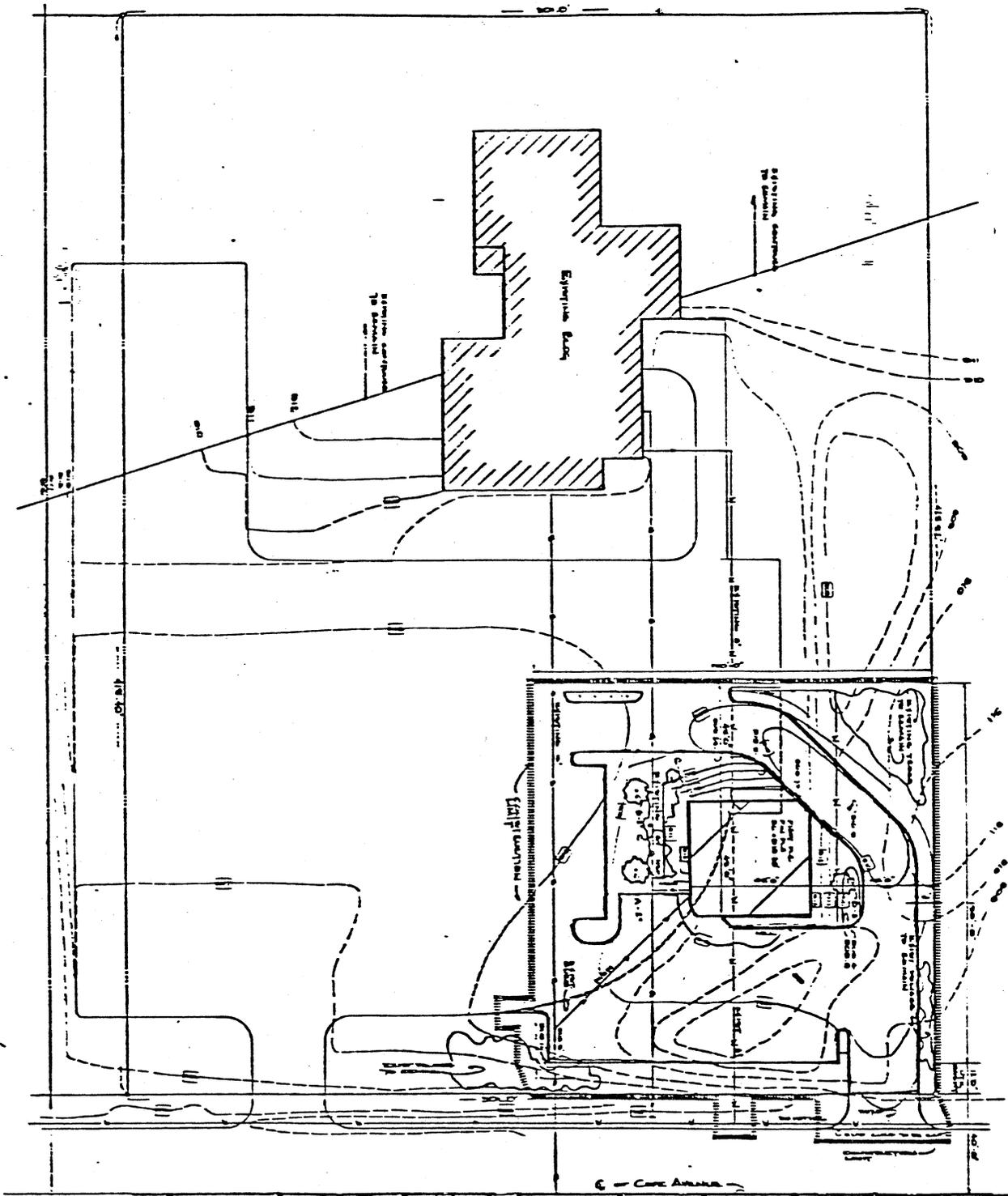
LOCATION MAP





PROPERTY LINE MAP





- Boundary of site
- Lot line
- Building footprint
- Footing line
- Foundation wall
- 2" x 4" framing
- 2" x 6" framing
- 2" x 8" framing
- 2" x 10" framing
- 2" x 12" framing
- 2" x 14" framing
- 2" x 16" framing
- 2" x 18" framing
- 2" x 20" framing
- 2" x 22" framing
- 2" x 24" framing
- 2" x 26" framing
- 2" x 28" framing
- 2" x 30" framing
- 2" x 32" framing
- 2" x 34" framing
- 2" x 36" framing
- 2" x 38" framing
- 2" x 40" framing
- 2" x 42" framing
- 2" x 44" framing
- 2" x 46" framing
- 2" x 48" framing
- 2" x 50" framing
- 2" x 52" framing
- 2" x 54" framing
- 2" x 56" framing
- 2" x 58" framing
- 2" x 60" framing
- 2" x 62" framing
- 2" x 64" framing
- 2" x 66" framing
- 2" x 68" framing
- 2" x 70" framing
- 2" x 72" framing
- 2" x 74" framing
- 2" x 76" framing
- 2" x 78" framing
- 2" x 80" framing
- 2" x 82" framing
- 2" x 84" framing
- 2" x 86" framing
- 2" x 88" framing
- 2" x 90" framing
- 2" x 92" framing
- 2" x 94" framing
- 2" x 96" framing
- 2" x 98" framing
- 2" x 100" framing

ST. PAUL SHEET METAL WORKERS ASSOC. INC.  
 CREDIT UNION LOCAL #10  
 1881 EAST COPE AVE. ST. PAUL  
 SITE PLAN/LANDSCAPE PLAN

HENSLIN BREVIK REIGSTAD  
 ARCHITECTS ASSOCIATES  
 1000 W. WASHINGTON ST. ST. PAUL, MN 55102  
 TEL: 651-222-1111

DATE: 11/11/11  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

(Explanation of Use)  
SHEET METAL WORKERS LOCAL #10 CREDIT UNION  
1681 E. Cope Avenue  
St. Paul, Minnesota 55109

We request approval of our conditional use application because:

1. The proposed conditional use of the property is actually the same function and utilization provided by existing facility except for desired expansion.
2. The use is not detrimental to public health safety or general welfare.
3. The use will continue to be compatible with present use and character of the area's zoning district.
4. Property values will not depreciate because of the intended use.  
(Similar to existing)
5. No variation is anticipated to change present values of property use regarding potential surrounding land use.
6. Anticipated vehicular traffic flow will be organized to cause minimal traffic and interference with present local street congestion.
7. No scope change is expected in essential public services such as streets, police, fire protection, utilities, schools and parks.
8. No excessive additional requirements are expected or planned.
9. Every effort has been made to incorporate natural and scenic features into site development.
10. Environmental effects shall not be affected adversely through property use.
11. We sincerely request that this conditional use permit be granted forthwith in order to proceed immediately, taking advantage of the present market values for the proposed project development and to help produce additional employment opportunities for construction trades.

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Maplewood, Minnesota was duly called and held in the Council Chambers in said City on the \_\_\_\_\_ day of \_\_\_\_\_, 1983 at 7:00 p.m.

The following members were present:

The following members were present:

WHEREAS, the Sheet Metal Credit Union initiated a conditional use permit to construct an office in a M-1, light manufacturing zone at the following-described property:

Lots 1 through 4, Bronson's Subdivision, subject to roads and including the east half of vacated Kennard Street.

This property is also known as 1681 E. Cope Avenue, Maplewood;

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

1. This conditional use permit was initiated by the Sheet Metal Credit Union, pursuant to the Maplewood Code of Ordinances.
2. This conditional use permit was reviewed by the Maplewood Planning Commission on \_\_\_\_\_, 1983. The Planning Commission recommended to the City Council that said permit be \_\_\_\_\_.
3. The Maplewood City Council held a public hearing on \_\_\_\_\_, 1983, to consider this rezoning. Notice thereof was published and mailed pursuant to law. All persons present at said hearing were given an opportunity to be heard and present written statements. The Council also considered reports and recommendations of the city staff and Planning Commission.

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

1. The use is in conformity with the city's comprehensive plan and with the purpose and standards the zoning code.
2. The establishment and maintenance of the use would not be detrimental to the public health, safety or general welfare.
3. The use would be located and designed to be compatible with the character of the M-1 zoning district.
4. The use would not depreciate property values.

5. The use would not be hazardous, detrimental or disturbing to present and potential surrounding land uses, due to noises, glare, smoke, dust, odor, fumes, water pollution, water runoff, vibration, general unsightliness, electrical interference or other nuisances.
6. The use would generate only minimal vehicular traffic on local streets and would not create traffic congestion, unsafe access or parking needs that would cause undue burden to the area properties.
- 7. The use would be served by essential public services, such as streets, police, fire protection, utilities, schools and parks.
8. The use would not create excessive additional requirements at public cost for public facilities and services; and would not be detrimental to the welfare of the city.
9. The use would preserve and incorporate the site's natural and scenic features into the development design.
10. The use would cause minimal adverse environmental effects.

Approval is subject to the following conditions:

1. The Sheet Metal Workers Union Hall and the proposed Credit Union, shall be hooked up to separate utilities.
2. The Credit Union shall grant utility easements to the Sheet Metal Workers Union for the maintenance of those utilities on the Credit Union site. The easements shall be subject to the city engineer's approval.
3. Reciprocal easements for the cross flow of traffic between sites shall be provided prior to the issuance of a building permit.

Adopted this        day of        , 1983.

Seconded by

Ayes--

STATE OF MINNESOTA    )  
                                   )  
 COUNTY OF RAMSEY     ) SS.  
                                   )  
 CITY OF MAPLEWOOD    )

I, the undersigned, being the duly qualified and appointed Clerk of the City of Maplewood, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of the City of Maplewood, held on the        day of        , 1983, with the original on file in my office, and the same is a full, true and complete transcript therefrom insofar as the same relates to

Witness my hand as such Clerk and the corporate seal of the City this        day of        , 1983.

\_\_\_\_\_  
 City Clerk  
 City of Maplewood, Minnesota

C. Conditional Use Permit--1681 Cope Avenue

Secretary Olson said this is a request for approval of a conditional use permit for a two-story credit union office. Staff is recommending approval of the request.

The applicant indicated staff had covered all items in their report.

Rodney Henslin, architect, said they have evaluated the traffic patterns and essentially they are not going to change the impact. The credit union activities are generally a daytime activity. The activities in the hall are after business hours.

Commissioner Robens moved the Planning Commission forward the following resolution to the City Council:

WHEREAS, the Sheet Metal Credit Union initiated a conditional use permit to construct an office in a M-1, light manufacturing zone at the following-described property:

Lots 1 through 4, Bronson's Subdivision, subject to roads and including the east half of vacated Kennard Street.

This property is also known as 1681 E. Cope Avenue, Maplewood;

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

1. The use is in conformity with the city's comprehensive plan and with the purpose and standards the zoning code.
2. The establishment and maintenance of the use would not be detrimental to the public health, safety or general welfare.
3. The use would be located and designed to be compatible with the character of the M-1 zoning district.
4. The use would not depreciate property values.
5. The use would not be hazardous, detrimental or disturbing to present and potential surrounding land uses, due to noises, glare, smoke, dust, odor, fumes, water pollution, water run-off, vibration, general unsightliness, electrical interference or other nuisances.

6. The use would generate only minimal vehicular traffic on local streets and would not create traffic congestion, unsafe access or parking needs that would cause undue burden to the area properties.
7. The use would be served by essential public services, such as streets, police, fire protection, utilities, schools and parks.
8. The use would not create excessive additional requirements at public cost for public facilities and services; and would not be detrimental to the welfare of the city.
9. The use would preserve and incorporate the site's natural and scenic features into the development design.
10. The use would cause minimal adverse environmental effects.

Approval is subject to the following conditions:

1. The Sheet Metal Workers Union Hall and the proposed Credit Union, shall be hooked up to separate utilities at the time of sale of property. A deed restriction should be placed on the property reflecting the required separation of utilities.
2. The Credit Union shall grant utility easements to the Sheet Metal Workers Union for the maintenance of those utilities on the Credit Union site. The easements shall be subject to the city engineer's approval.
3. Reciprocal easements for the cross flow of traffic between the sites shall be provided prior to the issuance of a building permit.

Commissioner Prew seconded                      Ayes--Commissioners Axdahl,  
Barrett, Pellish, Prew, Robens, Sigmundik, Sletten

G-1

MEMORANDUM

Action by Council:

TO: City Manager  
FROM: Finance Director *W. O. Rust*  
RE: Award of Bids - Long-Term Disability Insurance  
DATE: September 15, 1983

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

PROPOSAL

It is proposed that the employee long-term disability insurance coverage be awarded to Canada Life Assurance Company based upon the Alternate C bid that they submitted.

BACKGROUND

Long-term disability insurance was implemented for City employees effective June 1, 1974 with coverage being provided by Connecticut General Life (C.G.L.). This insurance coverage was rebid in August of 1979 and coverage was again awarded to C.G.L., who is still the present insurer. The premium rate charged for this coverage by C.G.L. has been relatively constant since June 1, 1974. There are four former employees presently receiving benefits under this policy.

According to Minnesota law, group insurance contracts must be submitted for bids at least once every 48 months. In order to meet this requirement, specifications were drafted and mailed early in August and bids were opened September 12th. The specifications were based upon the present coverage with C.G.L., which is outlined as follows:

Benefit Amount	50% of employee's monthly compensation to a maximum of \$1,200
Disabilities Covered	Total disability caused by sickness or injury
Waiting Period	6 months
Coordination Clause	Benefits reduced for employee F.I.C.A., P.E.R.A., and workers compensation insurance payments. Benefits partially reduced for F.I.C.A. payments to dependents.

The specifications also requested five alternate bids. The purpose of these alternate bids was to determine how much it would cost to increase the benefit level above the present benefit (50% of salary with a monthly maximum of \$1,200). The following alternates were included in the specifications:

<u>Benefit Amount</u>	<u>Monthly Maximum</u>
A. 50% of salary	\$1,500
B. 50% of salary	2,500
C. 60% of salary	1,200
D. 60% of salary	1,500
E. 60% of salary	2,500

The majority of these alternates was based upon a survey of L.T.D. insurance benefits provided by other cities (see Exhibit A).

Once the specifications were prepared, all cities in the metro area were contacted to determine which insurance company was providing their L.T.D. insurance coverage. All of these companies were then sent specifications. Also, notices of the bid opening were sent to all insurance agents that had requested specifications for the employee life, health, and dental insurance that was bid last year. In addition, the required legal notice of the bid opening was published in the Maplewood Review and the St. Paul Pioneer Press on August 10th. Altogether, 13 insurance agents and companies were sent copies of the specifications.

### BID TABULATION

The following bids were received:

	Monthly Premium Rates (Per \$100 of Monthly Indemnity)		
	Canada Life	Mutual Benefit	Connecticut General
Base Bid	\$1.04	\$1.20	\$1.22
Alternates: A	1.07	1.22	1.47
B	1.20	1.24	1.49
C	1.23	1.23	1.64
D	1.31	1.28	1.66
E	No Bid	1.30	1.68

These bids were submitted on behalf of the following insurance agents:

Canada Life by Bob Martin & Associates  
 Mutual Benefit by Lakeview Associates  
 Connecticut General by Maranda Insurance Agency

### BID ANALYSIS

The bid by Canada Life was in compliance with the specifications except for family income survivor benefits. The specifications requested that this benefit be paid for 24 month following the death of a disabled employee. However, Canada Life will provide this benefit for only 3 months. This weakness was more than offset by several benefit items which were better than requested in the specifications. These items were: (a) No limitation on benefits for disabilities caused by mental illness or nervous disorders, (b) Coordination with other benefits starts at 70% rather than 66.7% of the employee's monthly earnings, (c) disability benefits reduced by 50% rather than by 70% of the wages earned for rehabilitative work.

The bid by Mutual Benefit was in compliance with the specifications with two exceptions: (a) disability benefits were limited for disabilities caused by alcoholism, drug addiction, and chemical dependency and (b) new permanent part-time employees would be required to work at least 30 hours per week to be eligible for coverage. These weaknesses were partially made up by the following items: (a) No pre-existing condition clause for current and future employees, (b) no reduction in the family income survivor benefit, (c) a two-year premium rate guarantee, and (d) provisions for conversion to a non-group policy upon termination of employment. The two-year rate guarantee is not a significant item as L.T.D. insurance premiums generally do not change. Also, Canada Life has agreed to a two-year guarantee. The major problem with the Mutual Benefit bid was their non-compliance on benefits for disabilities caused by alcoholism, drug addiction and chemical dependency. Because of this, it is recommended that their bid be rejected from consideration.

The bid of Connecticut General was in compliance with the specifications. Also, their bid did not contain any benefits better than requested in the specifications.

Of the two qualifying bids, the bids submitted by Canada Life were the lowest in all categories. To determine which alternate bid should be used for the bid award, two factors have to be considered: the cost and how our benefits compare with those in other cities. The estimated monthly premium costs are as follows:

	<u>Monthly Premium</u>	<u>Benefit Rate</u>	<u>Benefit Maximum</u>
Current	\$1,303.69	50%	\$1,200
Canada Life:			
Base Bid	1,111.78	50%	1,200
Alternates:			
A	1,185.50	50%	1,500
B	1,342.67	50%	2,500
C	1,455.27	60%	1,200
D	1,697.89	60%	1,500

The above indicates that benefits could be improved to the level of alternate bid B without any significant change in the monthly premiums. However, in order to bring our L.T.D. insurance benefits to a level comparable with other cities, they should be increased to 60% of salary up to \$1,200 (alternate C). The monthly premium would be \$1,455.27, which is 11.6% higher than present costs. This would be a reasonable increase as the benefit rate of 50% has been in effect since 1974. The benefit maximum has been increased only once since 1974: in 1979 it was raised to \$1,200 from \$1,000.

#### RECOMMENDATION

It is recommended that Canada Life Assurance Company be awarded a two-year contract for long-term disability insurance based upon its bid of \$1.23 per \$100 of monthly indemnity.

DFF:lnb

## EXHIBIT A

### DISABILITY INSURANCE

**SUMMARY** -- Disability insurance provides payments at something less than full salary to employees who are disabled due to illness or off-the-job injury. Relatively few units of government surveyed contribute toward the cost of this type of benefit.

Two types of disability insurance exist -- the duration of benefit payments under each plan determines the type.

**Short-Term Disability Insurance** -- often called Accident and Sickness Insurance. This type of disability insurance generally provides benefits for up to 26 weeks.

Units of government surveyed with short-term disability insurance plans are: Arden Hills, Circle Pines, Cottage Grove, Eagan, Falcon Heights, Lake Elmo, Lakeville, Lino Lakes, Long Lake, Maple Grove, New Prague, Oakdale, Plymouth, Prior Lake, Rogers, Shoreview, Shorewood, Waconia, Watertown and Woodbury.

**Long-Term Disability Insurance** -- often called Income Protection Insurance or Salary Continuation. Benefits generally extend to age 65 or 70 -- or for life under certain conditions. The basic benefit amount is typically 50-70% of base salary to a specified monthly maximum.

Below are benefit details for the 23 government units financing (in whole or part) long-term disability insurance plans for their employees:

EMPLOYEE GROUP(S)	WAITING PERIOD	BENEFIT		BENEFIT DURATION FOR ---		
		AMOUNT ---	MONTHLY MAXIMUM	ACCIDENT	ILLNESS	
<b>GROUP TWO</b>						
Metro Council	All	(Pending)				
Metro Waste Comm.	OTA	90 days	50% of salary	\$1200	Age 70	Age 70
<b>GROUP THREE</b>						
Hennepin County	All	4 months	60% of salary	\$3500	(Varies, depending upon age at which disability occurs)	
<b>GROUP FOUR</b>						
Dakota County	OTA;PW;Pol	90 days	60% of salary	\$1500	Age 65	Age 65
Washington County	All	90 days	60% of salary	\$1900	Age 65	Age 65
Scott County	All	30 days	60% of salary	\$1500	Age 70	2 years
<b>GROUP FIVE</b>						
Bloomington	Exec Supv	30 days	60% of salary	\$1500	Age 65	Age 65
	Other	6 months	60% of salary	\$1500	Age 65	Age 65
Edina	All	6 months	60% of salary	\$1200	4-1/2 yrs	4-1/2 yrs
Roseville	All	60 days	60% of salary	\$1500	Age 65	Age 65
Burnsville	All	90 days	70% of salary	\$1500-2000	Age 65	Age 65
Plymouth	OTA	65 work days	66-2/3% of sal	\$1500	Age 65	Age 65
	PW;Pol	65 work days	60% of salary	\$1500	Age 65	Age 65
Maplewood	All	6 months	50% of salary	\$1200	Age 70	Age 70
South St. Paul	OTA;PW	6 months	66-2/3% of sal	\$1000	Age 65	Age 65
Eagan	Adm;Pol	60 days	Varies	\$600	5 yrs	2 years
West St. Paul	All	120 days	60% of salary	\$750	2 yrs	2 years
Shoreview	All	6 months	66-2/3% of sal	\$1500	Age 65	Age 65
Inver Grove Heights	All	60 days	66-2/3% of sal	\$1000	Age 65	Age 65
Anoka	All	180 days	60% of salary	\$1200	Age 70	Age 70
Hastings	All	90 days	60% of salary	\$1200	Age 65	Age 65
North St. Paul	All	90 days	60% of salary	\$1000	Age 70	Age 70
<b>GROUP SIX</b>						
Shakopee	All	6 months	70% of salary	No Maximum	Age 65	Age 65
Mound	All	90 days	60% of salary	\$1200	Age 65	Age 65
Chanhassen	All	90 days	50% of salary	\$800	Age 65	Age 65
Oak Park Heights	All	14 days	Varies with salary	\$400	Life	5 years

### RELATED SURVEY DATA - DISABILITY INSURANCE

#### Private Industry (Twin Cities) - 90 representative companies

Disability programs in industry include both the short-term and long-term types of coverage.

As already mentioned under Sick Leave, short-term disability insurance, called Accident and Sickness Insurance, is often provided to plant production employees in private industry as a substitute for a paid sick-leave program. Short-term disability insurance is also provided to office employees, but less frequently.

Long-term disability insurance is commonly provided for office-salaried employees, with most plans requiring an employee contribution. Provisions of a typical long-term disability plan in private industry include: a 6-month waiting period before benefits begin; then payment of 60% of salary to a maximum of \$2000-2500/month; with benefits continuing to age 65 or 70.

#### Federal Government

The Federal Government does not contribute toward the cost of disability insurance as such, but nonjob-related disability provisions exist under the retirement program. Job-related disability awards are funded by the Department of Labor; when entitlement to job-related disability expires, the employee, if eligible, is covered by disability provisions under the retirement program. The Department of Labor fund is contributed to by federal agencies according to the agency's accident experience.

MEMORANDUM

Action by Council:

TO: City Manager  
FROM: Public Works Coordinator  
SUBJECT: Sale of Vehicles  
DATE: 9-19-83

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

Six used vehicles have been advertised for sale to the highest bidder.

Sealed bids will be received until 1:00 p.m. on Friday, September 23, 1983 at which time they will be opened and tabulated.

A tabulation of the bids, and a recommendation will be presented at the Council meeting of September 26, 1983.

MEMORANDUM

#1

TO: City Manager  
FROM: Associate Planner--Johnson  
SUBJECT: Critical Area Ordinance Amendment  
DATE: July 27, 1983

Action by Council:

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

Request

Consolidate the Environmental Protection Ordinance and Critical Area Ordinances into a single ordinance.

Reasons for change

1. There is an unnecessary duplication of environmental protection regulations within the designated critical area (page 11).
2. The Environmental Protection Ordinance was modeled after and contains nearly all of the language of the Critical Area Ordinance.

Comments

Consolidation of the two ordinances would not reduce the amount of environmental protection provided by the individual ordinances. With the adoption of Environmental Protection Ordinance in 1982, the need for a separate Critical Area Ordinance was eliminated. Consolidating the two would eliminate the potential for misunderstandings caused by conflicting wording.

Recommendation

Adopt the enclosed Ordinance (page 3), which will:

1. Consolidate the Environmental Protection and Critical Area Ordinances to create an Environmental Protection and Critical Area Ordinance.
2. Rescind the Critical Area Ordinance (Sections 36-496 to 36-549 of City Code) adopted on March 1, 1979 and revised on March 5, 1981. The Critical Area Plan would remain in effect, as adopted March 1, 1979 and revised March 5, 1981.

## BACKGROUND

### Past Actions

3-1-79: Council adopted a Critical Area Plan and Regulations, subject to Environmental Quality Board (EQB) approval.

9-18-80: EQB approved the Maplewood Critical Area Plan and regulations, subject to Maplewood City Council approval of requested revisions.

3-5-81: Council approved the Critical Area Plan and regulations as conditionally approved by the EQB on 9-18-80.

12-13-82: Council adopted the Environmental Protection Ordinance.

7-14-83: EQB approved the proposed consolidation of Maplewood's Critical Area and Environmental Protection Ordinances to form the proposed Environmental Protection and Critical Area Ordinance.

### Environmental Quality Board (EQB)

The Critical Areas Planning Act requires EQB approval of any proposed revision to local government critical area plans or regulations.

### Procedure

1. EQB approval
2. Planning Commission recommendation
3. City Council: first reading at a public hearing  
second reading and final decision  
(requires at least four votes in favor for approval)

mb

### Enclosures

1. Ordinance
2. Location Map--Critical Area
3. Resolution from the EQB
4. Critical Area Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING THE MAPLEWOOD CODE RELATING  
TO THE ENVIRONMENTAL PROTECTION AND CRITICAL AREA ORDINANCES

Section 1. Chapter nine of the Code of Ordinances is amended to consolidate the Critical Area Ordinance (Sections 36-496 through 36-549) with the Environmental Protection Ordinance (Sections 9-186 through 9-193) as follows (new language is underlined and language to be deleted is crossed out):

ARTICLE IX. ENVIRONMENTAL PROTECTION AND CRITICAL AREA-ORDINANCE

DIVISION 1, GENERALLY

Sec. 9-186. Purpose.

The purpose of this ordinance is to protect significant natural features, which:

- (1) Preserve the natural character of neighborhoods
- (2) Protect the health and safety of residents
- (3) Protect water quality
- (4) Prevent erosion or flooding
- (5) Manage the Mississippi River Corridor Critical Area in accordance with the Critical Areas Act of 1973, the Minnesota Policy Act of 1973 and the Governor's critical area designation order, Executive Order 130, dated November 23, 1976.

Section 9-187. Applicability.

This ordinance shall apply to any new subdivision, development or building to be approved by the city council or community design review board. This ordinance shall not apply to any use permitted on a temporary basis for a period not to exceed two years, when such use is established without site preparation.

Section 9-188. Definitions.

Bluffline--a line delineating a top of a slope with direct drainage to a protected water, connecting the points at which the slope becomes less than eighteen percent. (More than one bluffline may be encountered proceeding landward from a protected water.)

Critical Area--The Mississippi River Corridor Area bounded by Carver Avenue, I-494 and the City limits.

Crown Cover--the ratio between the amount of land shaded by the vertical projection of the branches and foilage area of standing trees to the total area of land, usually expressed as a percentage.

- Direct Drainage-- drainage into a protected water without an intervening pond or wetland
- Erosion--the general process by which soils are removed by flowing surface or sub-surface water or wind
- Gross Soil Loss--the average annual total amount of soil material carried from one acre of land by erosion
- Lift Station--a facility, including pumping facilities, for the lifting of sewage or storm water runoff to a higher sewage facility or storm water runoff facility
- Pipeline--an underground line of pipe including associated pumps, valves, control devices and other structures utilized for conveying liquids, gases, sewage or other finely divided solids from one point to another
- Protected Water--formerly referred to as public waters, means any water defined in Minnesota Statutes, Section 105.37, subdivision 14
- Retaining Wall--a structure utilized to hold a slope in position which it would not naturally remain in
- Sediment--suspended matter carried by water, sewage or other liquids
- Slope--the inclination of the natural surface of the land from the horizontal; commonly described as a ratio of the length to the height.
- Structure--anything manufactured, constructed or erected which is normally attached to or positioned on land, including portable structures
- Substation--any utility structure, other than lines, pipelines, holes or towers
- Terrace--a relatively level area bordered on one or more sides by a retaining wall
- Tree--any woody plant, except a shrub, that has at least one trunk whose diameter is four inches or greater, four feet above the ground
- Utility Facility--physical facilities of electric, telephone, telegraph, cable television, water, sanitary and storm sewer, solid waste, gas or similar service operations
- Vegetation--all plant growth, especially trees, shrubs, mosses or grasses
- Water Body--any lake, stream, pond, wetland or river
- Wetland--any land which is seasonably wet or flooded, including all marshes, bogs, swamps or floodplains
- Sec. 9-189. Density Guarantee.

No requirement in this article shall prevent the development of property to the maximum density allowed in the Maplewood Comprehensive Plan Update. The city council may require the clustering of dwellings in the form of townhouses, quads or apartments or similar uses, where it is necessary to preserve natural features. Single family homes are not precluded from consideration as part of any proposed development under this ordinance.

## DIVISION 2, SITE PLANNING REQUIREMENTS

### Sec. 9-190. Site plan required

The applicant shall submit a site plan and any other information needed to determine compliance with this ordinance. Specific requirements shall be stated on an application form in the office of the director of community development.

### Sec. 9-191. Site Plan approval standards.

No site plan which fails to satisfy the following standards shall be approved:

#### (1) General standards

- a. The conduct of all grading, landscaping, structure placement, and street routing shall be consistent with and to the maximum extent in the furtherance of the City's Comprehensive Plan, and for development in the Mississippi River Corridor Critical Area, the Maplewood Critical Area Plan.
- b. The proposed development shall not lessen existing public access to and along a protected water.
- c. The proposed development shall be designed, constructed and maintained to avoid causing:
  1. Accelerated erosion
  2. Pollution, contamination or siltation of water bodies or storm sewers
  3. Flooding or-increasing-the-storm-water-runoff-rate
  4. Ground water contamination
- d. Development shall not substantially diminish the scientific, historical educational, recreational or aesthetic value of unique natural areas and unique plant and animal species, which are registered with the State as such, and shall not substantially alter the reproductive cycle of the species.
- e. Views of protected waters from buildings or public streets shall not be impaired by the placement of advertising signs.

#### (2) Slopes

- a. No development shall be permitted on existing slopes of eighteen percent or greater which are in direct drainage to a protected water.

- b. In areas not in direct drainage to a protected water, no development shall be allowed on existing slopes greater than forty percent.
- c. No development, whether or not in direct drainage to a protected water, shall be permitted on land having an existing slope, in excess of twelve percent, unless the applicant proves the following conditions are met:
  - 1. Controls and protections exist uphill from the proposed development such that there is no danger of structures or streets being struck by falling rock, mud, sediment from erosion, uprooted trees or other materials.
  - 2. The proposed development presents no danger of falling rock, mud, sediment from erosion, uprooted trees or other materials to structures downhill.
  - 3. The view of a developed slope within the Critical Area from the Mississippi River and opposite river bank is consistent with the natural appearance of the undeveloped slope, consistent with any state registered historic areas nearby, compatible with the view from historic areas, and compatible with surrounding architectural features.
  - 4. The city engineer may require the developer to provide a soils engineer to certify the stability of potentially unstable slopes.
- d. All new structures and roads shall be placed no closer than forty feet from a bluff line. Exceptions shall be:
  - 1. Public recreation facilities, scenic overlooks, public "observation" platforms or public trail systems.
  - 2. The construction of above-ground pumping stations
  - 3. Other development, when the applicant can conclusively demonstrate that construction or final development will not negatively impact slopes with a grade of eighteen percent or greater
  - 4. All other structures, other than buildings and roadway surfaces, but including retaining walls, shall meet the following design requirements:
    - a) Retaining walls or terrace contours in excess of three feet in height shall have a fence.
    - b) Construction materials shall be subject to community design review board approval
- e. The city council may waive any or all the requirements of this section in the following situations:
  - 1. Where a slope has been substantially altered by prior excavation or filling
  - 2. Where the run or width of a slope is too small to be significant is insignificant relative to the prevailing topography of the site

### (3) Erosion control and soils

- a. All erosion control, storm water run-off, utility and similar structures shall be designed to be maintained and operated without requiring the crossing or operation of heavy maintenance vehicles and equipment, such as bulldozers, trucks and backhoes, on slopes in excess of eight percent. This requirement may be waived by the city council where there is no other alternative.
- b. Construction shall not be allowed where there are soil problems, including but not limited to, soil bearing strength, shrink/swell potential or excessive frost movement, unless effective soil correction measures or building construction methods are approved by the building official.
- c. Development shall be accomplished only in such a manner that on-site gross soil loss levels shall not exceed five tons per acre per year during construction, but only two tons per acre per year when the site is adjacent to a water body, water course or storm sewer inlet and 0.5 tons per acre per year after construction activities are completed.
- d. A development shall be located to minimize the removal of vegetation and alteration of the natural topography.
- e. Erosion protection measures shall make maximum use of natural, in-place vegetation, rather than the placing of new vegetation on the site.

### (4) Wetlands

- a. Wetlands and other water bodies shall not be used as primary sediment traps during construction.
- b. Filling or construction shall not be allowed in areas proposed for ponding in the Maplewood Drainage Plan, as determined by the city engineer.
- c. Filling shall not cause the natural nutrient stripping capacity of the wetland to fall below the nutrient production of the wetland watershed for its projected development.
- d. Fill must be free of chemical pollutants and organic wastes.
- e. The property owners adjoining a wetland should be given the opportunity for an equal apportionment of fill.

### (5) Trees

- a. Development shall be designed to preserve the maximum number of healthy trees. This requirement shall not apply to diseased trees or where a forester certifies that thinning is needed for the overall health of a woodlot; in which case, a specific tree removal plan must be approved by the city.
- b. If trees are cut, the density of trees shall be restored to that which existed before development, but in no case shall the applicant be required to raise the density above ten trees per acre, unless part of

a required planting screen. Any trees required to be planted shall be varied in species, shall maximize the use of species native to the area, shall not include any species under disease epidemic and shall be hardy under local conditions. Tree diameters shall be at least two inches.

- c. The applicant shall demonstrate that all grading which takes place will be conducted in a manner that preserves the root zone aeration and stability of existing trees and provides an adequate watering area equal to at least one-half of each tree's crown cover.

### DIVISION 3, UTILITIES AND STREETS

#### Sec. 9-192. Utilities.

- (a) Underground placing of utilities shall be required, unless economic, technological or land characteristic factors make underground placement unfeasible. Economic considerations alone shall not be the major determinant regarding feasibility.
- (b) Overhead crossings of protected waters, if required, shall meet the following criteria:
- (1) The crossings shall be adjacent to or part of an existing utility corridor, including bridge or overhead utility lines, whenever possible.
  - (2) All structures utilized shall be as compatible as practical with land use and scenic views.
  - (3) Right-of-way clearance shall be kept to a minimum.
  - (4) Vegetative screening shall be utilized to the maximum extent that would be consistent with safety requirements.
  - (5) Routing shall avoid unstable soils, blufflines or high ridges. The alteration of the natural environment, including grading, shall be minimized.
  - (6) The crossings shall be subject to the site planning requirements set forth in this ordinance.
- (c) Utility substations
- (1) All substations shall be subject to the site planning requirements set forth in this ordinance.
  - (2) New substations or refurbishment of existing substations shall be compatible in height, scale, building materials, landscaping and signing with surrounding natural environment or land uses. Screening by natural means is encouraged.
- (d) Pipelines
- (1) All proposed pipelines and underground facilities shall be subject to the site planning requirements set forth in this ordinance.
  - (2) These facilities shall be located to avoid wetlands, woodlands or areas of unstable soils.

(3) All underground placing of utilities or pipelines shall be followed by turf establishment.

(4) All proposed pipelines shall be placed at least eight feet under a creek bed.

Section 9-193. Streets.

(a) The grades of any streets shall not exceed seven percent, unless there is no feasible alternative as determined by the City Engineer.

(b) Roads shall be constructed to minimize impacts on the natural terrain and natural landscape.

(c) All roads shall be subject to the site planning requirements set forth in Section 9-191.

Section 2. Sections 36-496 to 36-549 (Critical Area Ordinance) of the Maplewood Code of Ordinances are hereby rescinded.

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

Passed by the City Council  
of the City of Maplewood, Minnesota,  
this        day of        , 1983.

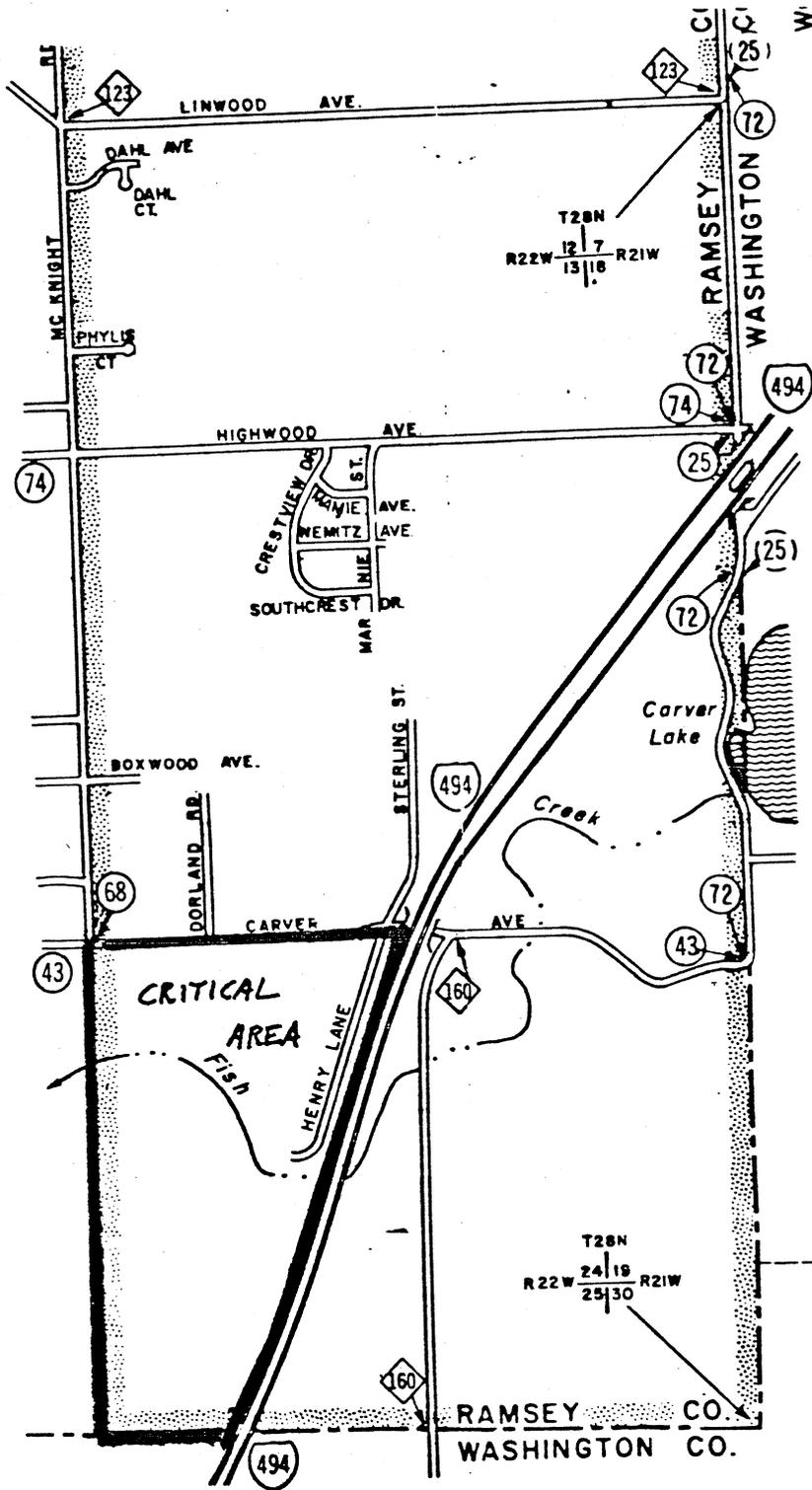
\_\_\_\_\_  
Mayor

Attest:

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

Ayes--

Nays--



# LOCATION MAP



STATE OF MINNESOTA  
ENVIRONMENTAL QUALITY BOARD

In the Matter of the Review of an Amendment to the Plans and Regulations of the City of Maplewood relating to an area within the Mississippi River Corridor Critical Area pursuant to Minnesota Statutes Chapter 116 (1980).

FINDINGS OF FACT,  
CONCLUSIONS OF LAW  
AND ORDER

Procedural History

The above-entitled matter was brought before the Minnesota Environmental Quality Board (the "Board") on July 14, 1983 pursuant to Minn. Stat. Ch. 116G (1980), Rule MEQC 55 (c) (1974), and section E.1. of the Standards and Guidelines for the Mississippi River Corridor Critical Area. Based upon review of the proposed plan and regulations of the City of Maplewood, comments of the Metropolitan Council staff and interested agencies, and all other matters of record, the Board makes the following:

Findings of Fact

1. Certain areas of the Mississippi River Corridor were designated a critical area under Minn. Stat. Chapter 116G (1980) pursuant to Executive Order No. 130 effective November 23, 1976, and continued pursuant to Executive Order No. 79-19, effective April 11, 1979. The Metropolitan Council, on July 12, 1979, approved the designation of the Mississippi River Critical Area for an indefinite period as provided for in Section 116G.06, Subd. 2(c).
2. The City of Maplewood (the "City") has planning and regulatory authority over development activities within the designated critical area.
3. The City's plans and regulations for the area have been approved and adopted by the Board on the 18th day of September 1980.
4. The City has recommended administrative revisions to its original critical area ordinance in order to eliminate unnecessary duplication of regulations within the critical area.
5. The city council will adopt the proposed ordinance when it has been approved by the Board.
6. Staff of the Metropolitan Council and the Board have reviewed the proposed revisions and recommended approval.

Conclusions

- A. The procedures specified by statute, rule and guidelines for the review of proposed plans and regulations for the Mississippi River Corridor Critical Area have been complied with.
- B. The proposed amendment submitted by the City is consistent with the Executive Order designating the critical area.

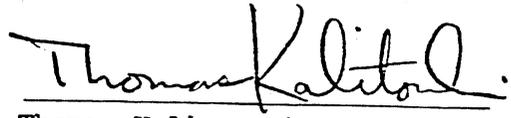
Order

Based on findings and conclusions contained herein and the entire record in this matter,

IT IS HEREBY ORDERED that:

Pursuant to Minn. Stat. Ch. 116G (1980) Rule MEQC 55 (c), and section E.1. of the Standards and Guidelines, that the proposed amendments to the plans and regulations of the City of Maplewood be approved.

Approved and adopted this 14th day of July 1983.



Thomas Kalitowski  
Chairman

8-1-83

F. Code Amendment--Critical Area/Environmental Protection

Secretary Olson said the proposal is to consolidate the Environmental Protection Ordinance and Critical Area Ordinances into a single ordinance.

Commissioner Prew moved the Planning Commission recommend to the City Council approval of the ordinance, which will:

1. Consolidate the Environmental Protection and Critical Area Ordinances to create an Environmental Protection and Critical Area Ordinance.
2. Rescind the Critical Area Ordinance (Sections 36-496 to 36-549 of City Code) adopted on March 1, 1979 and revised on March 5, 1981. The Critical Area Plan would remain in effect, as adopted March 1, 1979 and revised March 5, 1981.

Commissioner Ellefson seconded                      Ayes--Commissioners Axdahl,  
Ellefson, Pellish, Prew, Sigmundik, Sletten, Whitcomb

- (4) Consider the effect of the proposed change upon the logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection and schools.
- (5) Be guided in its study, review and recommendation by sound standards of subdivision practice where applicable.
- (6) Impose such conditions, in addition to those required, as are necessary to assure that the intent of this chapter is complied with, which conditions may include, but not be limited to, harmonious design of buildings, planting and its maintenance a sight or sound screen, the minimizing of noxious, offensive or hazardous elements, and adequate standards of parking and sanitation. (Code 1965, §§ 912.080, 915.030)

~~Secs. 36-486—36-495. Reserved.~~

*To Be Deleted*

**ARTICLE VIII. AREA OF CRITICAL CONCERN—  
MISSISSIPPI RIVER CORRIDOR\***

**DIVISION 1. GENERALLY**

**Sec. 36-496. Findings.**

The city finds that the Mississippi River Corridor, within the Metropolitan Area, is a unique and valuable local, state, regional and national resource. The river is an essential element in the local, regional, state and national transportation, sewer and water, and recreational systems and serves important biological and ecological functions. The prevention and mitigation of irreversible damage to this resource and the preservation and enhancement of its natural, aesthetic, cultural and historical values is in furtherance of the health, safety and general welfare of the city. (Ord. No. 461, § 918.010, 3-1-79)

**State law reference**—The term “metropolitan area” defined, M.S. § 473.121, subd. 2.

\*State law reference—Critical areas act of 1973, M.S. §§ 116G.01—116G.14.

**Sec. 36-497. Purpose and intent.**

It is the purpose and intent of this article to prevent and mitigate irreversible damage to this unique state, local, regional and national resource, to preserve and enhance its value to the public, and to protect and preserve the system as an essential element in the city's transportation, sewer and water, and recreational systems, in accordance with the following policies:

- (1) The Mississippi River Corridor shall be managed as a multi-purpose public resource by conserving the scenic, environmental, recreational, mineral, economic, cultural and historic resources and functions of the river corridor and providing for the continuation of development of residential and open space uses within the river corridor.
- (2) The Mississippi River Corridor shall be managed in a manner consistent with its natural characteristics and its existing development, and in accordance with regional plans for the development of the Metropolitan Area.
- (3) The Mississippi River Corridor shall be managed in accordance with the Critical Areas Act of 1973, the Minnesota Environmental Policy Act of 1973, and the Governor's critical area designation order, Executive Order No. 130 dated November 19, 1976, and other applicable state and federal laws. (Ord. No. 461, § 918.020, 3-1-79)

**State law references**—Critical areas act of 1973, M.S. §§ 116G.01—116G.14; act establishing a state environmental policy, Laws of Minnesota 1973, Ch. 412; state environmental policy, M.S. Ch. 116D; the term "metropolitan area" defined, M.S. § 473.121, subd. 2.

**Sec. 36-498. Establishment of critical area overlay district.**

A critical area overlay district, with its attendant regulations, is hereby established as part of the zoning ordinance of the city. This district shall overlay existing zoning districts, so that any parcel of land lying in the overlay district shall also lay in one or more of the underlying established zoning districts. Territory within the overlay district shall be subject to the requirements established by other applicable ordinances and regulations of the city. Within the overlay district, all uses shall be permitted in accordance with the regu-

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lations for the underlying zoning district; provided, however, that such uses shall not be entitled to or issued the appropriate development permit until they have first satisfied the additional requirements established in this article. (Ord. No. 461, § 918.030, 3-1-79)

#### **Sec. 36-499. District boundaries.**

This overlay article shall apply to the critical area district, which is specially delineated on the official zoning map of the city for purposes of determining the application of this article to any particular parcel of land. The above-referenced map shall be on file in the office of the director of community development and shall be available for inspection and copying. (Ord. No. 461, § 918.040, 3-1-79)

#### **Sec. 36-500. Definitions.**

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

*Bluffline:* A line delineating a top of a slope with direct drainage to the Mississippi River or Fish Creek, connecting the points at which the slope becomes less than eighteen (18) percent. (More than one bluffline may be encountered proceeding landward from the river).

*Critical area:* Carver Avenue on the north, I-494 on the east, the southerly border of the city on the south, and the westerly border of the city on the west.

*Crown cover:* The ratio between the amount of land shaded by the vertical projection of the branches and foliage area of standing trees to the total area of land, usually expressed as a percentage.

*Dimensional requirement:* Minimum and maximum setbacks, yard requirements, or structure height or size restriction in the zoning ordinance section.

*Erosion:* The general process by which soils are removed by flowing surface or subsurface water or wind.

*Gross soil loss:* The average annual total amount of soil material carried from one acre of land by erosion.

**Lift station:** A facility, usually including pumping facilities, for the lifting of sewage or stormwater runoff to a higher sewage facility or stormwater runoff facility.

**Natural rate of absorption:** The amount of stormwater absorbed into the soil during a storm of once in twenty (20) years' occurrence.

**Park dedication fee:** As defined in section 211.010 of the [former] City Code.

**Person:** Any individual, firm, corporation, partnership, association or other private or governmental entity.

**Pipeline:** An underground line of pipe including associated pumps, valves, control devices and other structures utilized for conveying liquids, gases, sewage or other finely divided solids from one point to another.

**Retaining wall:** A structure utilized to hold a slope in a position which it would not naturally remain in.

**Sediment:** Suspended matter carried by water, sewage or other liquids.

**Septic tank:** Any device for the treatment and disposal of human waste which utilizes the percolation of the liquid portion of the waste into the soil, including all portions of said system which are not contained inside a building.

**Slope:** The inclination of the natural surface of the land from the horizontal.

**Soil:** The upper layer of earth which may be dug or plowed; the loose surface material of the earth in which vegetation normally grows.

**Structure:** Anything manufactured, constructed or erected which is normally attached to or positioned on land, including portable structures.

**Substation:** Any utility structure other than lines, pipelines, holes or towers.

**Terrace:** A relatively level area bordered on one or more sides by a retaining wall.

**Tree:** Any woody plant that has at least one trunk whose diameter, four (4) feet above the ground, is four (4) inches or greater.

**Utility facility:** Physical facilities of electric, telephone, telegraph, cable television, water, sewer, solid waste, gas and similar service operations.

**Vegetation:** All plant growth, especially tree, shrubs, mosses and grasses.

**Waterbody:** Any lake, stream, pond, wetland or river.

**Wetland:** Any land which is seasonally wet or flooded, including all marshes, bogs, swamps and floodplains. (Ord. No. 461, § 918.050, 3-1-79; Ord. No. 503, § 1, 5-21-81)

**Cross reference**—Rules of construction and definitions generally, § 1-41 et seq.

### **Sec. 36-501. Existing structures.**

Structures in the city within the critical area as of March 1, 1979, the location, or the use of which, is inconsistent with this article or the Governor's critical areas designation order shall not be eligible for any permit granted by the city for expansion, change of use, renewal of existing permit or building permit, unless the following criteria are met:

- (1) The applicant shall provide and maintain adequate screening of the structure from the water through the use of natural vegetative means.
- (2) The public's ability to view the river and river corridor from existing public streets shall not be further degraded by the proposed activity. (Ord. No. 461, § 918.140, 3-1-79)

### **Sec. 36-502. Signs.**

All signs in the city within the critical area shall comply with the following provisions:

- (1) All advertising signs permitted within the critical area shall conform with the provisions of article III of this chapter.
- (2) Views of the water from vistas and public roads shall not be impaired by the placement of business or advertising signs.

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- (3) All advertising signs, the location of which is not in conformance with this section, are deemed nonconforming uses and shall be removed within three (3) years of the effective date of this section (March 1, 1979). (Ord. No. 461, § 918.150, 3-1-79)

**Secs. 36-503—36-514. Reserved.**

## DIVISION 2. SITE PLANS

**Sec. 36-515. Required.**

No building permit, zoning approval or subdivision approval permit or certificate shall be issued for any property, or improvement thereon or use thereof, located in an area covered by this article, until a site plan has been prepared and approved in accordance with the provisions of this article. (Ord. No. 461, § 918.070, 3-1-79)

**Sec. 36-516. Exceptions.**

(a) No site plan shall be required in the critical area within the city for an existing single-family dwelling nor for the extension, enlargement, change or alteration thereof, nor accessory structures thereto; provided that, the dwelling remains a single-family dwelling.

(b) No site plan shall be required in the critical area within the city for any use permitted on a temporary basis for a period not to exceed two (2) years, when such use is established without site preparation and makes no discharge onto the site. No extensions shall be granted beyond the two (2) year temporary permit. (Ord. No. 461, § 918.080, 3-1-79)

**Sec. 36-517. Site plan application.**

A written application for site plan approval under this article shall be filed with the director of community development containing evidence adequate to show that the proposed use will conform to the standards set forth in this article. Three (3) sets of clearly legible blue or black lined copies or drawings, and required information, shall be submitted to the director of community development and shall be accompanied by an application fee in an amount imposed, set, established and fixed by the city council, by resolution, from time to time. (Ord. No. 461, § 918.090, 3-1-79)

**Sec. 36-518. Contents.**

(a) Site plans required by this article shall be prepared to a scale appropriate to the size of the project and suitable for the review to be performed.

- (b) The following information shall be provided in the site plan:
- (1) Location of the property, including such information as the name and numbers of adjoining roads, railroads, existing subdivisions or other landmarks.
  - (2) The name and address of the owner or developer, the section, township and range, north-point, date and scale of drawing, and number of sheets.
  - (3) Existing topography, as indicated on a contour map having a contour interval no greater than two (2) feet per contour. The topographic map shall also clearly delineate any bluffline, all streams, including intermittent streams and swales, waterbodies, statement of water quality and a classification given to the waterbody by the Minnesota department of natural resources and the Minnesota pollution control agency, if any. The topographic map shall indicate the floodway or flood fringe lines.
  - (4) A plan delineating existing drainage of the water setting forth in which direction the volume and at what rate storm water is conveyed from the site, and setting forth those areas of the site where storm water collects and is gradually percolated into the ground or slowly released to stream or lake.
  - (5) A description of the soils of the site, including a map indicating soil types, by areas, to be disturbed, as well as a soil report prepared by a soil scientist containing information on the suitability of the soils for the type of development proposed and for the type of sewage disposal proposed, and describing any remedial steps to be taken by the developer to render the soils suitable. All areas proposed for grading shall be identified by soil type, both as to soil type of existing topsoil and soil type of the new contour. The location and extent of any erosion area shall be indicated. The stability of rock units along blufflines shall be included in the soils description.
  - (6) A description of the flora and fauna, which occupy the site or are occasionally found thereon, setting forth with detail those areas where unique plant or animal species may be found on the site.

- (7) A description of any features, buildings or areas which are of historic significances.
- (8) A map indicating proposed finished grading, shown at contours at the same intervals as provided above, or as required to clearly indicate the relationship of proposed changes to existing topography and remaining features.
- (9) A landscape plan drawn to an appropriate scale, including dimensions, distances and the location, type, size and description of all existing vegetation, clearly locating and describing any vegetation proposed for removal and all proposed landscape materials which will be added to the site as part of the development.
- (10) A proposed drainage plan of the developed site delineating in which direction the volume, and at what rate, storm water will be conveyed from the site and setting forth the areas of the site where storm water will be allowed to collect and gradually percolate into the ground or be slowly released to stream or lake. The plan shall also set forth the hydraulic capacity of all drainage structures to be constructed or existing structures to be utilized, including volume of holding ponds and storm sewers.
- (11) An erosion and sedimentation control plan indicating the type, location and necessary technical information on control measures to be taken, both during and after construction, including a statement expressing the calculated anticipated gross soil loss expressed in tons/acre/year, both during and after construction.
- (12) The proposed size, alignment, height and intended use of any structures to be erected or located on the site.
- (13) A clear delineation of all areas which shall be paved or surfaced, including a description of the surfacing material to be used.
- (14) A description of the method to be provided for vehicular and pedestrian access to the proposed development and public access to the river or public river view opportunities, both before and after development; and a description of the development's impact on existing views of and along the river.

- (15) A description of all parking facilities to be provided as part of the development of the site, including an analysis of parking needs generated by the proposed development.
  - (16) A delineation of the area or areas to be dedicated for public use.
  - (17) A delineation of the location and amounts of excavated soils to be stored on the site during construction.
  - (18) Any other information pertinent to the particular project which, in the opinion of the director of community development or applicant, is necessary or helpful for the review of the project.
- (c) The director of community development may waive any of the above requirements that are not applicable. (Ord. No. 461, §§ 918.060, 918.090, 3-1-79)

**Sec. 36-519. Approval—Generally; appeal.**

The director of community development shall approve or deny all applications for site plan approval under this article, except those that would normally need approval by the city council. If the applicant is not satisfied with the decision of the director of community development, the decision may be appealed to the city council after a recommendation from the planning commission. (Ord. No. 461, § 918.100, 3-1-79)

**Sec. 36-520. Same—Standards.**

No site plan which fails to satisfy the following standards shall be approved by the city council or director of community development.

- (1) No development shall be permitted on slopes of eighteen (18) percent or greater which are in direct drainage to the Mississippi River Bluffs or Fish Creek. (Refer to map on file with the director of community development.)
- (2) In areas not in direct drainage to the Mississippi River Bluffs or Fish Creek, no development shall be allowed on slopes greater than forty (40) percent. (Refer to map on file with the director of community development.)
- (3) No development, whether or not in direct drainage to the Mississippi River Bluffs or Fish Creek, shall be permitted

on land having a slope, before alteration, in excess of twelve (12) percent unless the applicant proves the following conditions are met:

- a. The foundation and underlying material of any structure, including roads, shall be adequate for the slope condition and soil type.
- b. Adequate controls and protections exist uphill from the proposed development such that there is no danger of structures or roads being struck by falling rock, mud, uprooted trees, or other materials.
- c. The proposed development presents no danger of falling rock, mud, uprooted trees, or other materials to structures downhill.
- d. The view of the developed slope from the river and opposite riverbank is consistent with the natural appearance of the undeveloped slope, consistent with any historic areas nearby, compatible with the view from historic areas, and compatible with surrounding architectural features. To the maximum extent possible, the use of natural devices, including vegetation management shall be preferred over the construction of artificial devices, including culverts, holding ponds, walls, and terracing.
- e. All other structures other than buildings and roadway surfaces, but including retaining walls shall meet the following design requirements:
  1. Retaining walls or terrace contours shall not exceed five (5) feet in height;
  2. Construction materials shall be subject to community design review board approval;
  3. The minimum space in between terraces and retaining walls shall be twenty (20) feet.
- f. Any lift stations required to service the slope development with local sewer systems are designed in accordance with local design standards and approved by the city engineer. The applicant shall furnish a satisfactory arrangement or agreement by which the cost of maintenance and operation of the life station are borne by those serviced by the facility.

- g. No septic tank shall be placed on a slope of greater than twelve (12) percent. The natural slope may not be altered in any way where the septic tank system or part thereof is to be located. The drain lines shall be located parallel to contour lines.
- (4) The applicant shall demonstrate that the proposed development shall be planned, designed, constructed and maintained to avoid substantial probabilities of:
    - a. Accelerated erosion.
    - b. Pollution, contamination, or siltation of water bodies, rivers and streams.
    - c. Damage to vegetation.
    - d. Injury to wildlife habitats.
    - e. Increased flood potential.
    - f. Decreased groundwater recharge.
  - (5) The applicant shall demonstrate that the types and densities of land use proposed shall be suited to the site and soil conditions and shall not present a threat to the maintenance of the groundwater quality, a potential increase in maintenance costs of utilities, parking areas, or roads, and shall not be subject to problems due to soil, limitations, including, but not limited to, soil bearing strength, shrink/swell potential, and excessive frost movement.
  - (6) All new structures and roads shall be placed no closer than forty (40) feet from a bluffline. Exceptions shall be:
    - a. Public recreation facilities, scenic overlooks, public "observation" platforms, or public trail systems.
    - b. The construction of above-ground pumping stations for sewer lines, such stations shall be screened from view from the river.
    - c. Other development, when the applicant can conclusively demonstrate that neither construction of final development will negatively impact slopes with a grade of eighteen (18) percent or greater.
  - (7) Development shall be accomplished only in such a manner that on-site gross soil loss levels shall not exceed five (5)

- tons per acre per year during construction, but only two (2) tons per acre per year when the site is adjacent to a water body or water course and five-tenths ton per acre per year after construction activities are completed.
- (8) Development shall not substantially diminish the scientific, historical, educational, recreational or aesthetic value of natural areas and unique plant and animal species, and shall not substantially alter the reproductive cycle of the species.
  - (9) Erosion protection measures shall make maximum use of natural in-place vegetation rather than the placing of new vegetation on site as erosion control facilities. The use of natural erosion control devices shall be preferred to the maximum extent over the construction of artificial drainage devices including culverts, holding ponds, and ditches.
  - (10) The development shall be located in such a manner as to minimize the removal of vegetation and alteration of the natural topography.
  - (11) The applicant shall demonstrate that there are no feasible or prudent alternatives to cutting trees on the site. Development shall be permitted only in such a manner that the maximum number of trees shall be preserved. No trees may be cut except those occupying the actual physical space in which a structure, drive or roadway is to be erected. In the event that solar collection is utilized, trees may be cut to allow sufficient sunlight to the solar collectors if the applicant can demonstrate there are no feasible or prudent alternatives. If trees are cut, the density of trees shall be restored to that which existed before development, but in no case shall the applicant be required to raise the density above ten (10) trees per acre. The applicant shall demonstrate that all grading which takes place will be conducted in a manner that preserves the root zone aeration and stability of existing trees and provides an adequate watering area equal to at least one-half of each tree's crown cover.

- (12) Development in woodlands shall not reduce the existing crown cover greater than fifty (50) percent and shall be conducted in such a manner that the understory and litter is preserved.
- (13) Fishing in a wetland shall not exceed the excess storage and nutrient stripping capacities of the wetland based on the ultimate projected development of the wetland watershed. Flood storage and nutrient stripping capacities shall be calculated in accordance with Appendix B in the Maplewood Critical Area Plan.
- (14) Wetlands and other water bodies shall not be used as primary sediment traps during or after construction.
- (15) The proposed development will not increase the runoff rate or decrease the natural rate of absorption of storm water.
- (16) The quality of water runoff and water infiltrated to the water table or aquifer shall be as high after development as it was before development of the site.
- (17) When filling in a wetland, a minimum amount of filling may be allowed when necessary but in no case shall the following restrictions on total amount of filling be exceeded. Since the total amount of filling which shall be permitted is limited, the city, when considering permit applications, shall consider the equal apportionment of fill opportunity to riparian land owners.
  - a. Total filling shall not cause the total natural flood storage capacity of the wetland to fall below the projected volume of runoff from the whole developed wetland watershed generated by a six-inch rainfall in twenty-four (24) hours. Any increase in runoff must be detained from on-site infiltration through the soil to the water table.
  - b. Total filling shall not cause the total natural nutrient stripping capacity of the wetland to fall below the nutrient production of the wetland watershed for its projected development.
  - c. Only fill free of chemical pollutants and organic wastes may be used.

- (18) No part of any septic tank system shall be located closer than one hundred fifty (150) feet from the edge of a water body of watercourse unless it can be shown that no effluent will directly or indirectly reach the water body, watercourse or wetland.
- (19) The grades of any streets shall not exceed ten (10) percent.
- (20) Any and all erosion control, storm water runoff, utility access, and similar structures shall be designed to be maintained, cleaned out, and otherwise operated without requiring the crossing of private lands with or the operation of motorized heavy maintenance vehicles and equipment, such as bulldozers, trucks, and back-hoes on slopes in excess of eight (8) percent. As used in this section, private lands includes any out-lots.
- (21) The proposed development, both vehicular and pedestrian, shall be adequate and consisting with local transportation and thoroughfare planning.
- (22) The proposed development shall not lessen public access to and along the river bluff, nor does it lessen public opportunity to view the river from within the corridor.
- (23) Development proposed along the Fish Creek Corridor shall be subject to the provisions of the city's floodplain ordinance.
- (24) The conduct of all grading landscaping, structure placement, and street routing shall be consistent with and to the maximum extent in furtherance of the goals and policies for the development of the river corridor adopted by the city on March 1, 1979. (Ord. No. 461, § 918.110, 3-1-79; Ord. No. 503, § 2, 5-21-81)

**Secs. 36-521—36-530. Reserved.**

### DIVISION 3. UTILITIES AND ROADS

#### **Sec. 36-531. Utilities.**

Utility crossings of the critical area corridor or routing within the corridor shall meet the following standards:

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- (a) Underground placing of the utility facility shall be required, unless economic, technological and land characteristic factors make underground placement infeasible. Economic considerations alone shall not be made the major determinant regarding feasibility.
- (b) Overhead utility crossings, if required, shall meet the following criteria:
- (1) The crossings shall be adjacent to or part of an existing utility corridor, including bridge or overhead utility lines.
  - (2) All structures utilized shall be as compatible as practicable with land use, scenic views and existing transmission structures in height, material, color and design.
  - (3) Right-of-way clearance shall be kept to a minimum.
  - (4) Vegetative screening shall be utilized to the maximum extent consistent with safety requirements.
  - (5) Routing shall avoid unstable soils, blufflines or high ridges, and the alteration of the natural environment, including grading shall be minimized.
  - (6) The crossings be subject to the site planning requirements set forth in section 36-515 of this article.
- (c) Utility substations shall be subject to the following standards:
- (1) All substations shall be subject to the site planning requirements set forth in section 36-515 of this article.
  - (2) New substations or refurbishment of existing substations shall be compatible in height, scale, building materials, landscaping and signing with surrounding natural environment or land uses. Screening by natural means is encouraged and should be compatible with the surrounding environment.
- (d) Pipelines and underground utility facilities shall be subject to the following standards:
- (1) All pipelines and underground facilities shall be subject to the site planning requirements set forth in section 36-515 of this article.
  - (2) The facilities shall be located to avoid wetlands, woodlands and areas of unstable soils.

- (3) All underground placing of utility facilities and pipelines shall be followed by revegetation and rehabilitation to the conditions which existed on-site prior to development, providing the original conditions were environmentally and aesthetically desirable. (Ord. No. 461, § 918.120, 3-1-79)

#### **Sec. 36-532. Roads.**

New roads crossing the critical area corridor or routed within the critical area corridor shall meet the following standards:

- (a) Roads shall be constructed to minimize impacts on the natural terrain and natural landscape.
- (b) Extreme cuts and fills are to be avoided.
- (c) All roads shall be subject to the site planning requirements set forth in section 36-515 of this article.
- (d) New roads shall not utilize the river corridor as a convenient right-of-way for new arterials.
- (e) New roads shall be restricted to those facilities needed to gain access to existing and planned residential uses. (Ord. No. 461, § 918.130, 3-1-79)

#### **Secs. 36-533—36-545. Reserved.**

### **DIVISION 4. INDIVIDUAL SEWAGE DISPOSAL SYSTEMS**

#### **Sec. 36-546. Purpose and intent.**

The following regulations in this division are adopted for the critical area within the city to:

- (1) Regulate individual sewage disposal systems so as to prevent contamination of underground bodies of water, streams or other surface bodies of water.
- (2) Prevent individual sewage disposal systems from creating a health hazard or a nuisance for the general public or for individuals. (Ord. No. 461, § 918.160, 3-1-79)

**Sec. 36-547. General requirements.**

The guidelines set forth in 6MCAR4.8040 (formerly WPC 40) shall serve as the minimum standards and criteria for the design, location, installation, use and maintenance of individual sewage treatment systems. (Ord. No. 461, § 918.170, 3-1-79; Ord. No. 503, § 3, 5-21-81)

**Sec. 36-548. Maintenance requirements.**

(a) At least once a year, the owner of any septic tank or his agent shall measure or arrange for measurement of the depth of sludge and scum in such septic tank. When, as a result of such measurement, the top of the sludge layer in the tank or any compartment of the tank is found to be less than twelve (12) inches below the bottom of the outlet baffle or submerged pipe, or if the top of the scum layer is less than three (3) inches below the bottom of the septic tank outlet baffle or submerged pipe, the owner or agent shall arrange for the removal and sanitary disposal of sludge and scum from the tank; provided that, such requirement for measuring shall be waived for any septic tank which is cleaned, as indicated, at least once each calendar year.

(b) At least once each year, the owner of any individual sewage disposal system equipped with a distribution box shall arrange for the opening of the distribution box and the removal of any settled solids therein. Such material shall be disposed of to the septic tank or by other means acceptable to the city.

(c) At least once between May first and June thirtieth of each year, the depth of liquid in each seepage pit shall be measured. When, as a result of such measurement it is found that the liquid level in the pit is less than one foot below the inlet, a second measurement shall be made eight (8) to twelve (12) hours after the first measurement, during which time no liquid shall be discharged to the seepage pit. If, as a result of the second measurement, it is found that the liquid level in the pit has not lowered at least two (2) feet during the indicated period of time, an additional seepage pit or other acceptable soil absorption system shall be provided.

(d) Servicing of septic tanks and soil absorption units shall conform to the Minnesota commissioner of health and Minnesota pol-

lution control agency specifications. Disposal of sludge and scum removed from the system shall be:

- (1) Into a municipal sewage disposal system where practicable.
- (2) In the absence of a public sewer, at a disposal site approved by the state pollution control agency.
- (3) Sludge shall not be discharged into any lake or watercourse, nor upon land without burial. (Ord. No. 461, § 918.180, 3-1-79)

**Sec. 36-549. Alternative systems.**

Alternative methods of sewage disposal to individual sewage disposal systems, such as holding tanks, electric or gas incinerators, biological or tertiary treatment plants or land disposal systems, wherever required or allowed in particular circumstances, shall be subject to the standards, criteria, rules and regulations of the Minnesota commissioner of health and Minnesota pollution control agency, and shall also require approval of the city council. (Ord. No. 461, § 918.190, 3-1-79)

**Secs. 36-550—36-560. Reserved.**

**ARTICLE IX. SHORELAND OVERLAY DISTRICT\***

**Sec. 36-561. Purpose and intent.**

(a) It is the purpose of this article to provide for the wise utilization of shoreland areas, in order to protect water quality, the natural characteristics and visual appeal of protected waters, the local tax base, and the general health, safety and welfare of community residents.

(b) Enactment of this article is provide a mechanism to reduce the negative effects of shoreland overcrowding, such as water pollution, inadequate space on lots for drainage and sanitary facilities, flood damages, and degradation of the aesthetic appeal

\*Cross references—Environmental protection, § 9-186 et seq.; areas of critical concern, § 36-496 et seq.

MEMORANDUM

I-1

TO: City Manager  
 FROM: Director of Community Development  
 SUBJECT: Plan Amendment (RH to RM)  
 LOCATION: Stillwater Road (2315 Stillwater Rd. to Stillwater Ave.)  
 APPLICANT: City Council  
 OWNERS: Bernard Payera (2315 Stillwater Rd.),  
 Ramsey County (2321 Stillwater Rd.),  
 Joseph and Felicia Miller (2327 Stillwater Rd.),  
 Donald and Toni John (2329 and 2335 Stillwater Rd.)  
 and Julia Lepsche  
 DATE: August 24, 1983

Action by Council:

Endorsed \_\_\_\_\_

Modified \_\_\_\_\_

Rejected \_\_\_\_\_

Date \_\_\_\_\_

SUMMARY

Request

The City Council requested that the Planning Commission consider a plan amendment from RH, residential high density to RM, residential medium density for the area from 2315 Stillwater Road, north to Stillwater Avenue.

Reason for the Request

Council initiated this amendment at the time they rezoned 2335 Stillwater Road from BC(M), business commercial modified to R-3, multiple dwelling. Council was concerned that the density would be too high for the area.

Comments

The city has had a hard time deciding on a plan designation for this area. Amendments to SC, service commercial and RM were denied in 1980. 2335 Stillwater Road was rezoned for a commercial use and then rezoned back to multiple dwelling use.

The corner lot at Stillwater Road and Stillwater Avenue has been approved for high density residential development in 1969 and 1979. The current owner bought the property with this in mind. Staff can see no reason to change now. The neighborhood has been aware that this property would be developed into high density residential since 1969. Adjacent streets are planned for high density traffic. The city has been losing multiple dwelling land recently because of plan amendments. As a result we will probably not reach the 1990 housing goals in the comprehensive plan. Multiple dwelling land should be kept where possible.

2335 Stillwater Road and the lot to the north should be designated for RM use. This would provide a buffer between the high density to the north and the single dwellings to the south and west. Since Ramsey County plans to acquire and remove 2335 Stillwater Road, multiple dwellings may be feasible on this lot. The lots to the south of 2335 are occupied with single dwellings and should be designated for RL, residential low density use. It does not seem feasible for a developer to acquire these homes, remove them and rebuild at a medium density.

Recommendation (At least four votes needed to change the density)

If Council feels that the planned density is too high for the area, council should approve the enclosed resolution amending the Plan from RH to RM for 2335 Stillwater Road and the easterly 704 feet of 840 McKnight Road, and RH to RL for 2315-2329 Stillwater Road. If not, the plan should not be changed.

## BACKGROUND

### Site Description

Acreage: 18

Existing land use: undeveloped land zoned R-3, multiple dwellings, a construction business (2335 Stillwater Rd.) and single dwellings

### Surrounding Land Uses

Northerly: Stillwater Avenue, single dwellings and a water tower

Easterly: Gethsemane Lutheran Church and School, and single dwellings

Southerly: Sarrack's Liquor Store

Westerly: single dwellings

### Past Actions

10-2-69: A PUD for 240 apartments was approved at Stillwater Road and Stillwater Avenue.

8-26-76: 2335 Stillwater Road was rezoned to R-3

9-13-79: A PUD for 192 apartments was approved at Stillwater Avenue and Stillwater Road. Approval expires on September 13, 1983.

12-3-79: The Planning Commission recommended approval of a land use plan amendment for 2335 Stillwater Road from RH, high density residential to SC, service commercial based on the neighborhood support for the proposal and the unlikely ultimate development of that area into RH.

The commission moved that staff be directed to investigate the feasibility of making the northern strip of Stillwater Road between Sarrack's at 2305 Stillwater Road and the subject property as all SC, service commercial as part of the plan re-write and to be covered in those hearings.

The Planning Commission also recommended to the City Council rezoning of 2335 Stillwater Road from R-3 to R-1 to BC(M), business commercial (modified) based on the neighborhood support for the applicant's proposal.

2-4-80: The Planning Commission recommended that a plan amendment from RH to SC be denied for 2315, 2321, 2327 and 2329 Stillwater Road.

2-7-80: A plan amendment for 2335 Stillwater Road was approved from RH, residential high density to SC, service commercial and a rezoning from R-1, residence district (single dwelling) and R-3 to BC(M), business commercial (modified) to permit a construction business. Council also denied a plan amendment from RH to SC or RM for 2315 Stillwater Road north to and including the easterly 704 feet of 840 McKnight Road.

11-8-82: Council rezoned the corner of Stillwater Road and Stillwater Avenue from BC, business commercial and F, farm residence to R-3.

2-14-83: 2335 Stillwater Road was rezoned from BC(M) to R-3. Council also initiated a plan amendment from RH to RM, residential medium density for the area on the enclosed maps.

5-16-83: The Planning Commission considered setting a hearing date for the plan amendment on May 16. The Commission tabled action until after the expiration of the PUD on the corner of Stillwater Avenue and Stillwater Road.

### Planning

1. Existing land use plan designation: RH
2. The RH designation allows multiple dwellings at an average density of 10 to 14 units for each acre. (This varies with the number of units and bedrooms.)
3. The RM designation allows multiple dwellings at an average density of 7 to 9 units for each acre.
4. The RL designation is primarily for single dwellings with an occasional double dwelling.
5. Zoning: R-1 and R-3
6. Section 473.865 of State Statutes states that "If an official control conflicts with a comprehensive plan as a result of an amendment to the plan, the official control shall be amended by the unit within nine months following the amendment to the plan so as not to conflict with the amended comprehensive plan."
7. Changing the plan from RH to RM would reduce the units for the PUD from 192 units to 120 units.

### Public Works

Stillwater Road and Avenue are designated as major arterials on the city's land use plan. Stillwater Road is proposed to be upgraded with the McKnight Road improvement project. Both roads are planned to handle high volumes of traffic.

### Citizen Comments

Staff surveyed the property owners within 350 feet of the area. Twenty-five people were in favor of reducing the density, four had no opinion and one was opposed.

### Ramsey County

1. The County is in the final design stages of the McKnight Road improvement project. Final plans should be coming to the Council within the year for approval. An additional 33 feet of right-of-way would be acquired on the west side of Stillwater Road and a detached bike trail constructed.
2. The County purchased 2321 Stillwater Road to move the house. The house is no longer needed and will be resold for occupancy. 2327 and 2335 Stillwater Road are proposed to be purchased and moved.

Procedure

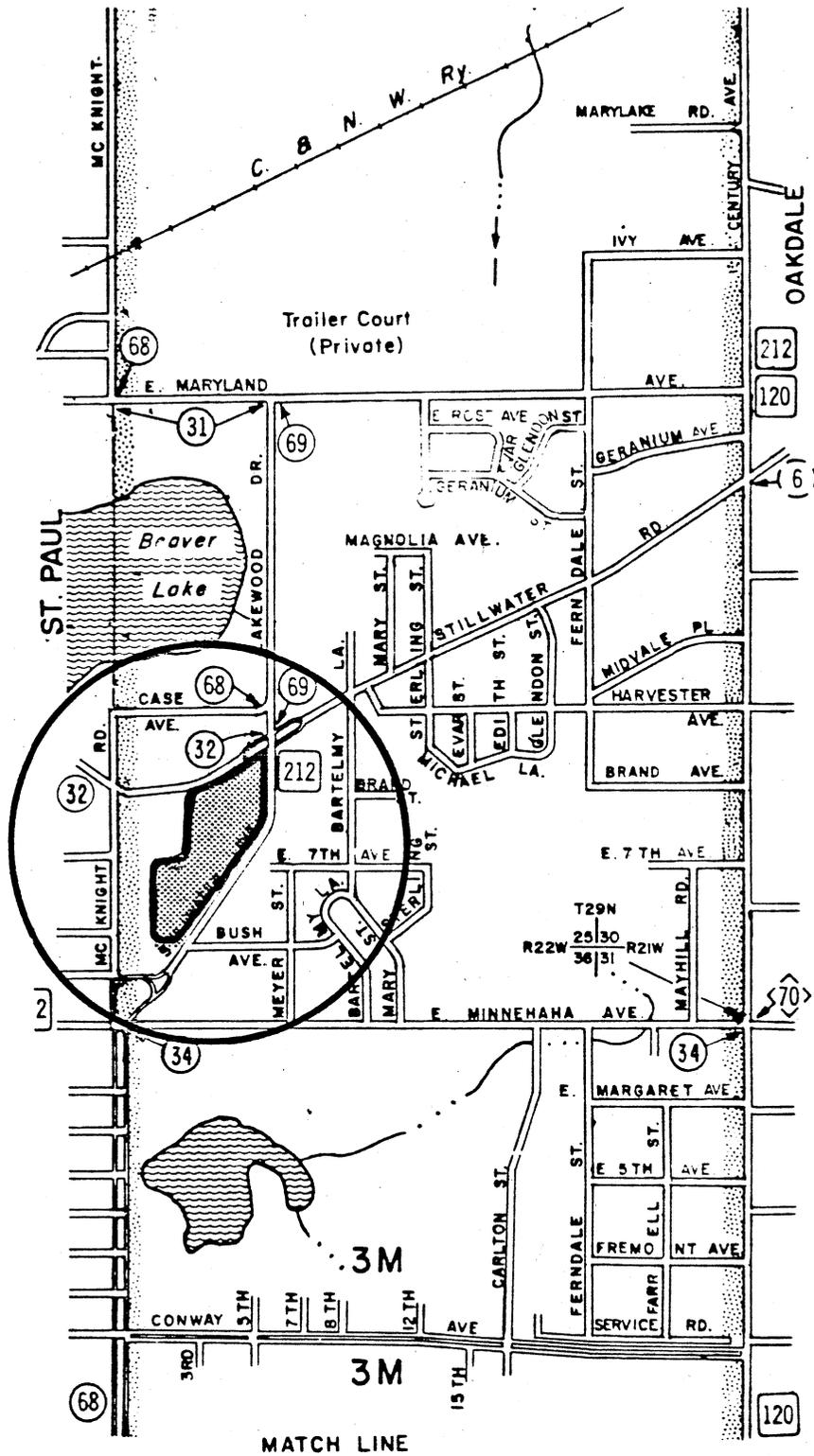
1. Planning Commission holds a public hearing and makes a recommendation to the City Council.
2. Council makes a decision, subject to Metropolitan Council approval.
3. Metropolitan Council reviews for regional significance.

=

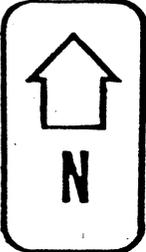
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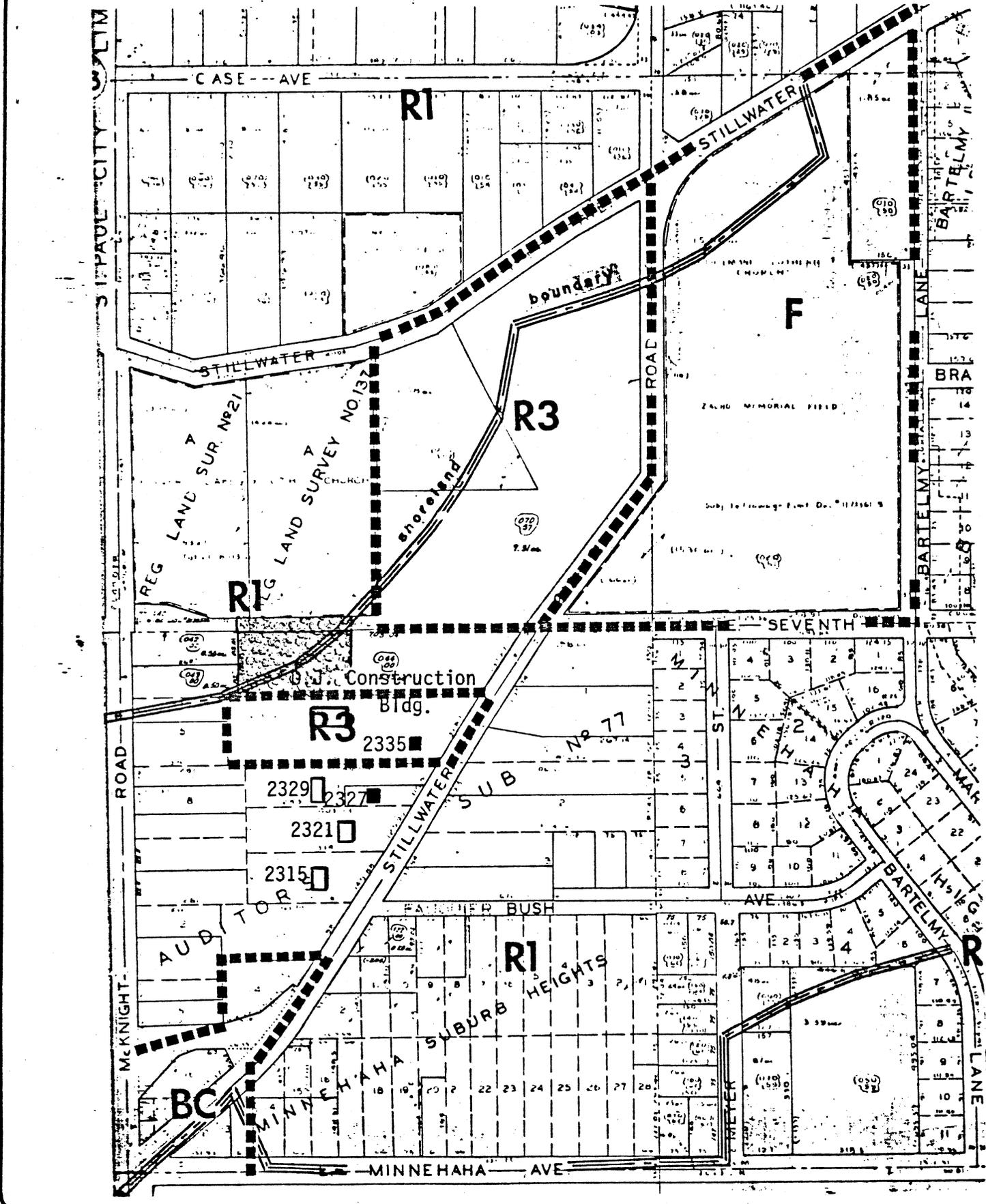
Attachments

1. Location Map
2. Property Line/Zoning Map
3. Beaver Lake Land Use Plan--Current Plan
4. Beaver Lake Land Use Plan--Proposed Plan
5. Resolution



LOCATION MAP

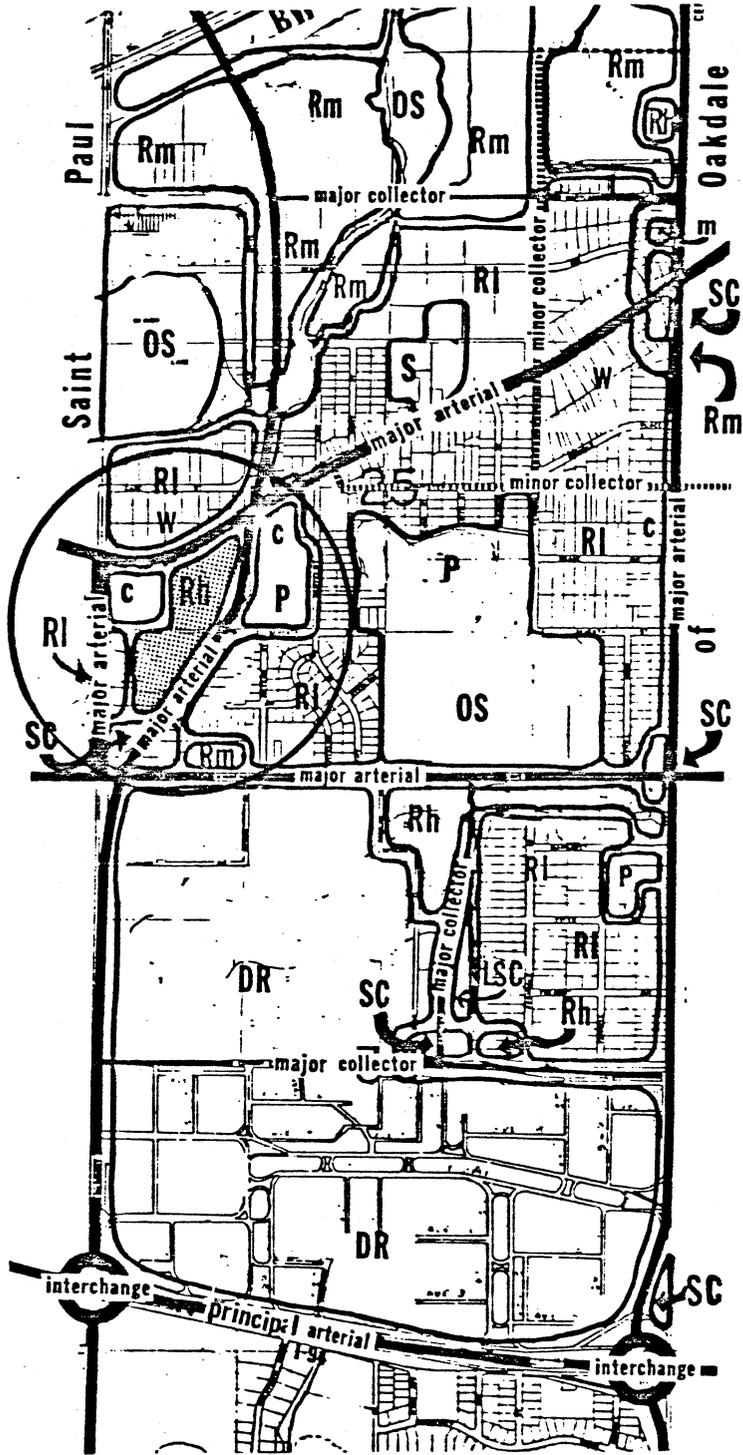




# PROPERTY LINE / ZONING MAP

-  Homes to be acquired by the County
-  Proposed drainage easement



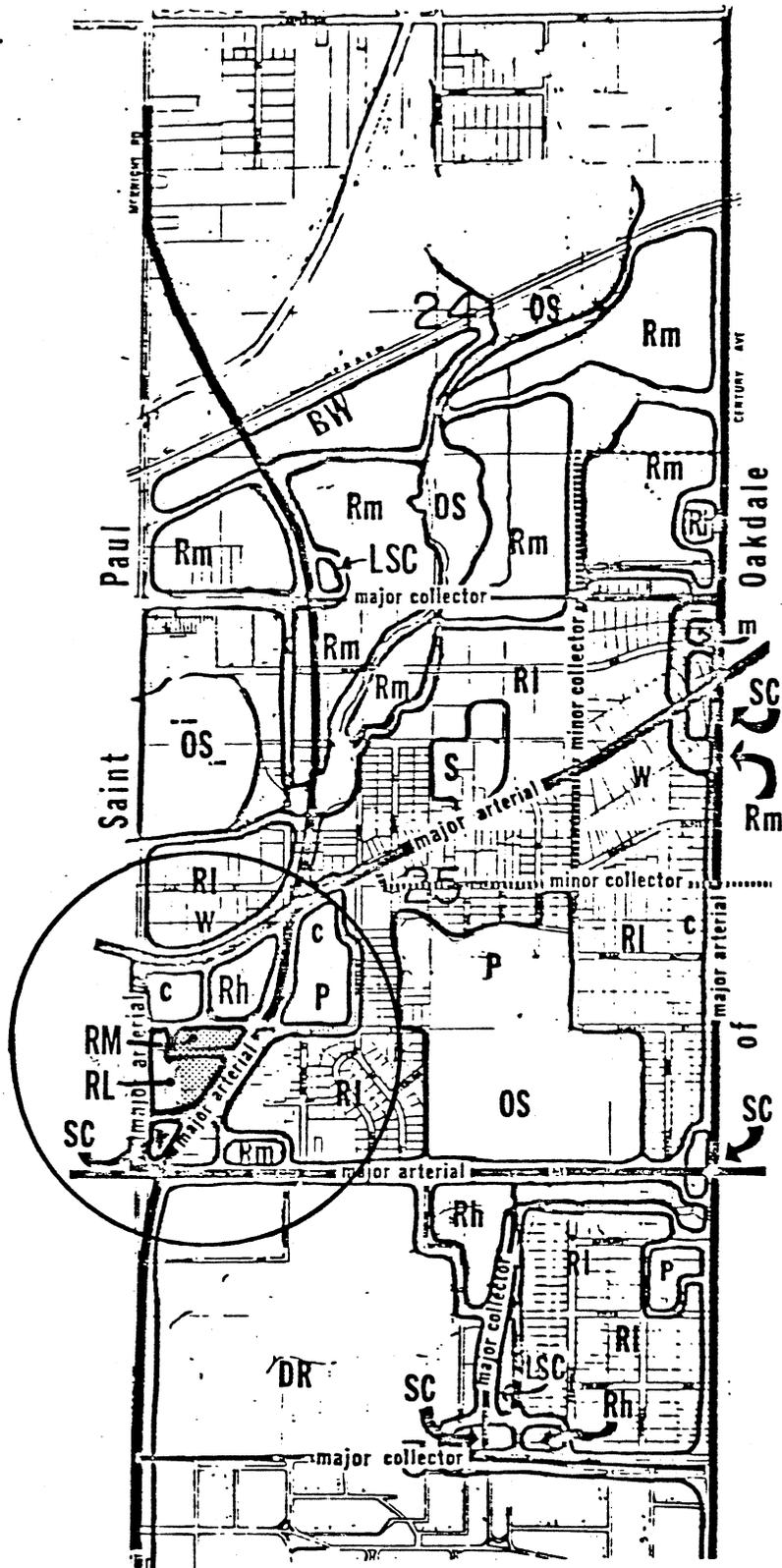


**Beaver Lake  
NEIGHBORHOOD LAND USE PLAN**

Current Plan

Attachment Three





**Beaver Lake  
NEIGHBORHOOD LAND USE PLAN**

Proposed Plan

Attachment Four



**N**



A. Plan Amendment: Stillwater Road

Secretary Olson read the notice of public hearing. The proposal is to change the Plan from RH to RM for the area from 2315 Stillwater Road north of Stillwater Avenue.

The Commission questioned when the City was informed the County wishes to purchase the homes at 2327 and 2335 Stillwater Road.

Secretary Olson said he just found out about it during the review of this plan amendment.

Chairman Axdahl asked if there was anyone present who wished to comment.

Judy Ingebretson representing Mrs. Lepsche, said the John property was rezoned, he was able to construct the building for his business, the property was then again rezoned, however, the business continues to operate. Why is the City continually reviewing this property when no development has taken place. Wants RH density.

8-29-83

Secretary Olson said the hearing was initiated by the City Council. The Council has gone into a program now, city wide, where there are areas of high density or medium which are close to single-family neighborhoods and deciding whether they should be lowered in density to make it more compatible with the surrounding homes.

Mark Kazera, 2315 Stillwater Road, questioned if 2315 and 2321 could be zoned as multiple. This would eliminate three different zones. He commented on the upgrading of Stillwater Road. He has waited to make improvements to his property to find out where the roadway will be.

Al Hamel, vice president of Gaughan Land, Inc., they own the property at Stillwater Road and Stillwater Avenue. They would like the property maintained at High Density Residential. In 1979 they received a PUD approval by the City. In November of 1982 the property was zoned to R-3, multiple. Because of the poor housing market the site has not been developed. They do plan to develop the site. They wish the high density residential to remain.

The Commission questioned if Gaughan Land will be requesting a time extension of the PUD

Mr. Hamel said if the land is designated RH, the PUD will not be necessary for the development of the land. If the RH does not remain, they will ask for the extension of the PUD.

Chairman Axdahl closed the public hearing portion of the meeting.

Commissioner Prew moved the Planning Commission recommend the Comprehensive Plan remain as is, with no change, based on the input received at this meeting.

Commissioner Robens seconded.

One of the residents in the area suggested any decision wait until after the State decides what is going to do with Stillwater Road.

Commissioner Prew and Commissioner Robens withdrew their motion.

Commissioner Prew moved the Commission table any consideration of changing the Plan until reconstruction of Stillwater Road is complete.

Commissioner Robens seconded. Ayes--Commissioners Axdahl, Barrett, Pellish, Prew, Robens, Sigmundik, Sletten

## 6. VISITOR PRESENTATIONS

## 7. COMMUNICATIONS

MEMORANDUM

I-2

Action by Council:

TO: City Manager  
FROM: Thomas Ekstrand--Associate Planner  
SUBJECT: Code Amendment--Parking Lots  
APPLICANT: City of Maplewood  
DATE: September 14, 1983

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

SUMMARY

Request

Revise the zoning code to establish minimum parking lot dimensions.

Reason for Change

1. The Community Design Review Board requested that staff study the city's current parking lot requirements to see if they are realistic for today's vehicles.
2. The City requires 10 by 20 foot parking stalls with 24-foot wide drive aisles. The majority of the site plans submitted to the City propose 9-foot wide stalls that are 18 to 19 feet deep.
3. There are no uniform standards in the zoning ordinance. Ten by twenty foot stalls are required in the R-3, multiple dwelling and CO, commercial office district, while 8 by 20 foot stalls are required for gas stations. There are no standards for other zoning districts. In these districts, the design review board requires 10 by 20 foot stalls.

Comments

The benefits of the proposed ordinance are:

1. More green area in multiple-dwelling developments, because of less asphalt.
2. Reduced cost to developers due to less blacktop and concrete curbing.
3. The city's, as well as developer's time, would be saved by fewer parking variances.

The disadvantage of reducing the parking space width to nine feet is that the potential for door nicks would increase. Although it is a definite disadvantage to get one's car doors nicked, staff feels that nine-foot wide spaces are still a rather comfortable and safe space. Sixty-five percent of the cities surveyed permit nine-foot wide spaces (See page 4 .)

Eighteen-foot deep spaces, when abutting a curb, sidewalk or landscaped area, would suffice, since cars typically overhang beyond the space one to two feet.

Even the larger vehicles, like the 18.5-foot long Chevrolet Kingswood Estate Wagon (see page 4), would only need a parking space 16.5 to 17.5 feet deep.

Staff feels that parking areas reserved for "employees only" may be smaller. These spaces would not have the rapid turnover that parking spaces would at other areas. The potential for door nicks would also be much less. Fellow employees, in general, are more considerate of their associates' vehicles.

The aisle widths staff has proposed for the various angles of parking space arrangement were derived from a parking study prepared by the engineering firm of Barton-Aschman.

Staff is also proposing to formalize in ordinance our current policy of requiring continuous concrete curbing around parking lots. This requirement is important because:

1. Concrete curbing holds up longer. Bituminous and timber curbs are susceptible to damage by snowplows and are generally much shorter lived, therefore, there is much less of a maintenance problem with concrete.
2. Continuous curbing is important to contain and direct storm water run-off and also serves as a wheel stop to protect landscaping.

#### Recommendation

Adoption of the proposed parking ordinance amendment reducing the minimum stall width and length, and creating an ordinance requirement for continuous concrete curbing around parking lots.

## BACKGROUND

### Sample of Car Dimensions

<u>Make</u>	<u>Dimensions (width/length in feet)</u>
VW Bug	5 x 13.5
Mercury Linx	5.5 x 14
VW Rabbit pickup	5 x 14.5
Dodge Aries	5.5 x 14.5
- Oldsmobile Omega	5.5 x 14.5
Ford F 100 (full size pickup)	6.5 x 16.5
Ford van	6.5 x 17
Chevrolet Caprice	6.5 x 17.5
Ford Torino	6.5 x 17.5
Chevrolet Kingswood Estate Wagon	6.5 x 18.5

### Procedure

1. Recommendation by the Planning Commission
2. First reading by City Council
3. Recommendation from the Community Design Review Board
4. Second reading and hearing by the City Council

jc

#### Attachments:

1. Survey of communities closest to Maplewood in population and adjacent communities
2. Proposed ordinance

SURVEY OF METROPOLITAN COMMUNITIES

CLOSEST TO MAPLEWOOD IN POPULATION

8-30-83

City	Parking Stall Dimensions	Stall Dimensions when abutting curb, sidewalk or landscaped area	Aisle Width
Coon Rapids	9 x 18	9 x 16	24
Eagan	10 x 20	10 x 18	24
Brooklyn Center	8' 8" x 19.5	8' 8" x 18	24
Burnsville	9 x 18	no change	24
Plymouth	9 x 18.5	"	26
Fridley	10 x 20	"	25
Blaine	9 x 20	"	24
Crystal	9.5 x 20	"	24
New Brighton	9 x 20	"	22
New Hope	10 x 20	"	24
Golden Valley	9 x 20	"	No specified requirement
White Bear Lake	8.5 x 20	"	24
Apple Valley	10 x 20	"	24
South St. Paul	9 x 20	"	20
Roseville	9 x 18	"	24
Columbia Heights	9 x 20	"	22
Cottage Grove	9 x 20	"	No specified requirement
Shoreview	9 x 20	"	24

SURVEY OF ADJACENT COMMUNITIES

White Bear Lake	8.5 x 20	no change	24
N. St. Paul	9 x 20	"	No specified requirement
Oakdale	9 x 20	"	No specified requirement
Woodbury	9 x 20	"	24
Newport	10 x 20	"	No specified requirement
Roseville	9 x 18	"	24
Vadnais Heights	9 x 18	9 x 16	24
St. Paul	9 x 18 (8 x 16 compact)	9 x 16	20

AN ORDINANCE REGULATING THE SIZE OF PARKING STALLS

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

Section 1. Section 36-6 (Definitions) is hereby amended to read as follows:

Parking Space: An open space or a garage on a lot, used for parking motor vehicles, ~~the area of which is not less than two hundred forty (240) square feet and~~ to which there is access from a street or alley.

Section 2. Section 36-22 (off-Street Parking) is hereby amended to read as follows:

(a) Not less than two (2) off-street parking spaces, ~~consisting of at least two hundred forty (240) square feet each~~ with proper access from a street or alley, shall be provided on any lot on which a main building is erected. The following types of uses shall provide additional off-street parking space, as indicated, unless otherwise authorized by the city council, which parking space shall have proper access from a street or alley and shall be located on or near the lot on which such use is situated:

- (1) Single-family dwelling: two (2) spaces, as provided above.
- (2) Multiple dwelling: two (2) spaces for each housekeeping unit.
- (3) Hotel or tourist cabin court: one space for each rental room or suite.
- (4) Restaurant, cafe or tea room: one space for each fifty (50) square feet of floor space devoted to patron use.
- (5) Theater, auditorium, church or other place of public assemblage: A minimum of one space for every four (4) seats. Schools must have a minimum of one space for every twenty (20) auditorium seats.
- (6) Commercial, office or recreational building use, other than those specified above, having a total floor on ground area of more than one thousand (1,000) square feet: One space for each two hundred (200) square feet, or portion thereof, of ground or ground-floor area, plus one space for each three hundred (300) square feet, or a portion thereof, of upper-floor area, in excess of one thousand (1,000) square feet.
- (7) Manufacturing and warehouse establishments: One space for each two (2) employees. Off-street parking facilities existing at the effective date of this paragraph (June 22, 1972) shall not subsequently be reduced to an amount less than that required under this paragraph for a similar new building or use. Off-street parking facilities provided to comply with the provisions of this

of this paragraph shall not subsequently be reduced below the requirements of this paragraph. Nothing herein shall be construed to alter or amend any provision for off-street parking contained in division 8 of article III of this chapter for SC Shopping Center Districts. (Code 1965, § 912.060; Ord. No. 319, § 912.160, 6-22-72; Ord. No. 470, § 1, 6-7-79)

- (b) Each parking space shall be not less than nine feet wide and nineteen feet in length, exclusive of access aisles. If a parking space abuts a curb, sidewalk or landscaped area, the length of the space may be reduced to eighteen feet. Parking spaces designated for "employees only" may be reduced to a minimum width of 8 1/2 feet.
- (c) All spaces shall be served by access aisles of the following widths, based on the angle of the parking stalls:

<u>Parking Angle</u>	<u>Aisle Width</u>
90°	24 feet (two-way traffic)
60°	19 feet (one-way traffic)
45°	16 feet (one-way traffic)

- (d) All parking lots shall have continuous concrete curbing surrounding the exterior perimeter of the lot and drives.

Section 3. Section 36-109 (Off-street parking/residence district--Multiple Dwelling) is hereby amended to read as follows:

- (2) Minimum parking stall size shall conform to the size requirements of Section 36-22. be ten-(10)-feet-by-twenty-(20)-feet, with a minimum total of six-hundred-fifty-(650)-square-feet-per-dwelling unit, including maneuvering area.

~~(5)-All parking lots shall have bituminous or concrete curbs, which are to serve as wheel stops and to aid in the disposing of surface run-off water away from the dwelling units and parking lot, and into a common receptor serving the city.~~

- (5) ~~(6)~~ Where a garage or carport opens to a public street, the width of the driveway onto the public street shall not exceed twenty-four (24) feet in width, and in no event shall a series of garages open directly to that street. Where a series of garages face each other on a private road, the minimum width separating garages shall be thirty (30) feet in order to provide visibility in backing out or turning around. (Code 1965, § 906.070; Ord. No. 231, § 1, 10-5-67; Ord. No. 245, § 4 (§ 906.030), 10-3-68.

Section 4. Section 36-140 (off-street parking requirements/Commercial Office District) is hereby amended to read as follows:

- (g) All parking spaces shall conform to the size requirements of Section 36-22. measure ten-(10)-feet-in-width-and-twenty-(20)-feet-in-length and shall be provided with a twenty-five-foot-wide access drive.

Section 5. Section 36-157 (off-street parking/motor fuel stations) is hereby amended to read as follows:

- (c) A-Automobile parking spaces at a motor fuel station other than or at a truck stop shall be a space of at least eight (8) by twenty (20) feet conform to the size requirements of Section 36-22.
- (d) A truck parking space at a truck stop shall be at least ten (10) by fifty (50) feet; . except that, one-half of the required spaces at a truck stop may be of the eight (8) by twenty (20) size.

Section 6. This ordinance shall take effect upon its passage and publication.

Passed by the City Council of the City of Maplewood, Minnesota this        day of        , 1983.

\_\_\_\_\_  
Mayor

Attest:

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

Ayes--  
Nays--

I-3

MEMORANDUM

Action by Council:

TO: City Manager  
FROM: Director of Community Development  
SUBJECT: Code Amendment--M-1 District  
DATE: September 15, 1983

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

Section 36-186(a) of City Code requires Council approval of office uses in an M-1, light manufacturing district. This requirement has caused unnecessary delay for office uses, which are compatible with light manufacturing. This has been a problem on Cope Avenue. A complaint was recently received from the Sheet Metal Workers at 1681 Cope Avenue, in regard to their new credit union office building.

Recommendation

Initiate a code amendment to allow office uses in an M-1 zone as a permitted use.

jw