

AGENDA
MAPLEWOOD CITY COUNCIL
7:00 P.M. Monday, September 14, 2015
City Hall, Council Chambers
Meeting No. 17-15

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Mayor's Address on Protocol:

“Welcome to the meeting of the Maplewood City Council. It is our desire to keep all discussions civil as we work through difficult issues tonight. If you are here for a Public Hearing or to address the City Council, please familiarize yourself with the Policies and Procedures and Rules of Civility, which are located near the entrance. Before addressing the council, sign in with the City Clerk. At the podium please state your name and address clearly for the record. All comments/questions shall be posed to the Mayor and Council. The Mayor will then direct staff, as appropriate, to answer questions or respond to comments.”

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. Approval of August 24, 2015 City Council Workshop Minutes
2. Approval of August 24, 2015 City Council Meeting Minutes
3. Approval of August 31, 2015 Special City Council Meeting Minutes

F. APPOINTMENTS AND PRESENTATIONS

1. Resolution Approving Commission & Board Appointments
2. Rush Line Corridor Project Update
3. GreenStep Cities Step Four Award

G. CONSENT AGENDA – *Items on the Consent Agenda are considered routine and non-controversial and are approved by one motion of the council. If a councilmember requests additional information or wants to make a comment regarding an item, the vote should be held until the questions or comments are made then the single vote should be taken. If a councilmember objects to an item it should be removed and acted upon as a separate item.*

1. Approval of Claims
2. Approval of Temporary Lawful Gambling – Local Permit for the Greater Twin Cities United Way, 3M Center
3. Approval of a Conditional Use Permit Review – Beaver Lake Town Houses, Maryland Avenue and Lakewood Drive
4. Approval of a Conditional Use Permit Review – Keller Golf Course, 2166 Maplewood Drive
5. Approval of a Conditional Use Permit Review – LCS Lawn Service, 1177 Century Avenue
6. Approval of a Conditional Use Permit Review – Used-Car Sales at Maplewood Office Park, 1705 Cope Avenue
7. Approval of School Resource Officer Agreement Between ISD 622 and the City of Maplewood

H. PUBLIC HEARINGS

None

I. UNFINISHED BUSINESS

None

J. NEW BUSINESS

1. Approval of an On-Sale Intoxicating Liquor License for ARKAK, LLC – the Tiki Hut, 1820 Rice Street
2. Consider Approval of Amendments to the Ordinance Pertaining to Liquor Served at the Maplewood Community Center and Resolution Establishing a Temporary Liquor Service Permit Fee - First Reading
3. Consideration of Vacation of Public Easement, Jack Schwartz, 2105 English Street North
4. Consideration of Conifer Ridge Apartments, County Road D East, between Hazelwood Street North and Kennard Street
 - a. Comprehensive Plan Amendment (Four Votes Required for Approval)
 - b. Planned Unit Development Revision
 - c. Public Easement Vacations
 - d. Lot Division
 - e. Design Review
5. Consider Resolution Accepting Feasibility Study, Authorizing Preparation of Plans & Specifications, and Calling for Public Hearing, Bellaire Avenue Improvements (Beam to Lydia), City Project 15-16
6. Consider Preliminary Approval of Proposed Tax Levy Payable in 2016 and Setting Budget Public Hearing Date
7. Meeting of the Economic Development Authority (EDA) - The City Council Serves as the EDA

K. AWARD OF BIDS

None

L. VISITOR PRESENTATIONS – *All presentations have a limit of 3 minutes.*

M. ADMINISTRATIVE PRESENTATIONS

1. Council Calendar Update

N. COUNCIL PRESENTATIONS

O. ADJOURNMENT

Sign language interpreters for hearing impaired persons are available for public hearings upon request. The request for this must be made at least 96 hours in advance. Please call the City Clerk's Office at 651.249.2000 to make arrangements. Assisted Listening Devices are also available. Please check with the City Clerk for availability.

RULES OF CIVILITY FOR OUR COMMUNITY

Following are some rules of civility the City of Maplewood expects of everyone appearing at Council Meetings – elected officials, staff and citizens. It is hoped that by following these simple rules, everyone's opinions can be heard and understood in a reasonable manner. We appreciate the fact that when appearing at Council meetings, it is understood that everyone will follow these principles: Show respect for each other, actively listen to one another, keep emotions in check and use respectful language

MINUTES
MAPLEWOOD CITY COUNCIL
MANAGER WORKSHOP
6:00 P.M. Monday, August 24, 2015
Council Chambers, City Hall

A. CALL TO ORDER

A meeting of the City Council was held in the City Hall Council Chambers and was called to order at 6:06 p.m. by Mayor Slawik.

B. ROLL CALL

Nora Slawik, Mayor	Present
Marylee Abrams, Councilmember	Present
Robert Cardinal, Councilmember	Present
Kathleen Juenemann, Councilmember	Present
Marvin Koppen, Councilmember	Present

C. APPROVAL OF AGENDA

City Manager Coleman requested that the agenda be amended to move agenda item E2 before E1.

Councilmember Abrams moved to approve the agenda as amended.

Seconded by Councilmember Koppen Ayes – All

The motion passed.

D. UNFINISHED BUSINESS

None

E. NEW BUSINESS**1. 2016 Budget Discussion**

City Manager Coleman introduced the staff report. Finance Director Bauman gave an overview of the 2016 Budget and answered questions of the council. City Manager Coleman gave additional information and answered additional questions of the council.

2. Commission & Board Interviews

Dorothy Molstad was unavailable to attend this meeting, so this item will be rescheduled to the next workshop meeting.

F. ADJOURNMENT

Mayor Slawik adjourned the meeting at 6:49p.m.

Seconded by Councilmember

Ayes – All

The motion passed.

2. Approval of August 10, 2015 City Council Meeting Minutes

Councilmember Cardinal moved to approve the August 10, 2015 City Council Meeting Minutes as submitted.

Seconded by Councilmember Abrams

Ayes – All

The motion passed.

3. Approval of August 14, 2015 Special City Council Meeting Minutes

Councilmember Juenemann moved to approve the August 14, 2015 Special City Council Meeting Minutes as amended.

Seconded by Councilmember Abrams

Ayes – Mayor Slawik, Council
Members Abrams,
Juenemann and Koppen
Abstain – Councilmember Cardinal

The motion passed.

F. APPOINTMENTS AND PRESENTATIONS

1. Resolution Approving Commission & Board Appointments

This item was removed from the agenda.

2. Presentation of Tuj Lub Partnership at Keller Park

Parks Manager Taylor introduced the staff report. The following individuals spoke on the new Tuj Lub Courts that will be installed at Keller Park in Maplewood:

1. Victoria Reinhardt, Ramsey County Commissioner
2. Leon Lillie, State Representative
3. Elizabeth on half of Fong Hawj, State Senator
4. Chia Chue Yang, President of the Hmong Tuj Lub Club
5. Jon Oyanagi, Ramsey County Parks and Recreation Director

G. CONSENT AGENDA

Councilmember Juenemann requested agenda item G6 be highlighted.

Councilmember Juenemann moved to approve consent agenda items G1-G6.

Seconded by Councilmember Koppen

Ayes – All

1. Consideration to Proceed with Design Work, Fish Creek Improvements, City Project 15-19

Parks Manager Taylor gave the staff report and answered questions of the council.

Councilmember Juenemann moved to approve to proceed with the design work for Fish Creek Improvements, City Project 15-19.

Seconded by Councilmember Abrams Ayes – All

The motion passed.

2. Consideration of Century Link Franchise

City Manager Coleman gave the staff report and answered questions of the council. City Attorney Kantrud gave additional information and answered additional questions of the council. Patrick Haggerty, Representative from Century Link addressed the council and spoke on the Century Link Product, Prism and answered questions of the council.

Councilmember Abrams moved to approve to proceed with the opportunity to enfranchise CenturyLink in the City through the statutory application process.

Seconded by Councilmember Juenemann Ayes – Mayor Slawik, Council
Members Abrams,
Juenemann and Koppen
Nays – Councilmember Cardinal

The motion passed.

3. Consideration of Purchase Agreement with Scooters Coffee, 2228 Maplewood Drive N
a. Intent to Close Meeting (§13D.05 subd. 3c)

City Attorney Kantrud gave the staff report and requested the council go into closed session to discuss the Purchase Agreement with Scooters Coffee as permitted by State Statute 13D.05 Subd. 3c.

Councilmember Juenemann moved to go into closed session to discuss Purchase Agreement for the property at 2228 Maplewood Drive with Scooters Coffee as permitted by State Statute 13D.05 Subd. 3c.

Seconded by Councilmember Koppen Ayes – All

The motion passed.

Mayor Slawik closed the meeting at 6:17 p.m.

Mayor Slawik opened the meeting at 8:25 p.m.

City Attorney Kantrud summarized the closed session for the purchase of Maplewood

property located 2228 Maplewood Drive in the purchase price of \$285,000.

Councilmember Juenemann moved to approve the consideration of the purchase agreement with Scooters Coffee for the sale price of \$285,000 for property located at 2228 Maplewood Drive and the Mayor and City Manager sign said purchase agreement.

Seconded by Councilmember Koppen

Ayes – All

The motion passed.

K. AWARD OF BIDS

None

L. VISITOR PRESENTATION

1. Suzanne Madison, Maplewood Resident

M. ADMINISTRATIVE PRESENTATIONS

1. Council Calendar Update

City Manager Coleman gave the update to the council calendar.

N. COUNCIL PRESENTATIONS

1. Planning Commission Report, August 18th

Councilmember Cardinal reported on the Planning Commission Meeting he attended on Tuesday, August 18th.

2. Former Maplewood Employee from Ramsey County Communication Center

Councilmember Juenemann reported that Marsha Pacolt, past Maplewood Dispatch Employee passed away over this past weekend from cancer.

3. Parks Update

Councilmember Abrams reported on the Parks & Recreation Commission Meeting she attended on August 19th.

4. TAB Update

Mayor Slawik reported on the TAB meeting she attended. Public Works Director/City Engineer reported on the Rush Line meeting he attended.

5. Employee Picnic

Councilmember Juenemann reported on the employee picnic that took place on Tuesday, August 18th in the Public Works Building.

O. ADJOURNMENT

Mayor Slawik adjourned the meeting at 8:54 p.m.

DRAFT

AGENDA
MAPLEWOOD CITY COUNCIL
SPECIAL CITY COUNCIL MEETING
4:00 P.M. Wednesday, August 31, 2015
City Hall, Council Chambers

A. CALL TO ORDER

A special meeting of the City Council was held in the City Hall Council Chambers and was called to order at 4:00 p.m. by Mayor Slawik.

B. PLEDGE OF ALLEGIANCE**C. ROLL CALL**

Nora Slawik, Mayor	Present
Marylee Abrams, Councilmember	Present
Robert Cardinal, Councilmember	Present
Kathleen Juenemann, Councilmember	Present
Marvin Koppen, Councilmember	Present

D. APPROVAL OF AGENDA

Councilmember Abrams moved to approve the agenda as submitted.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

E. UNFINISHED BUSINESS

None

F. NEW BUSINESS**1. Discussion of Personnel Matters****a. Intent to Close Meeting (§13D.05 subd.3b) Attorney Client Privilege**

City Attorney Kantrud requested that the meeting be closed as permitted under section 13D.05, subdivision 3(b), to discuss personnel matters.

This special meeting was properly noticed and the following people were present:

Mayor Slawik, Councilmember Abrams, Councilmember Cardinal, Councilmember Juenemann, Councilmember Koppen, City Manager Melinda Coleman, Assistant City Manager/Human Resource Director Mike Funk; City Clerk Karen Haag, Police Chief Paul Schnell, Human Resource Attorney Susan Hansen

Councilmember Juenemann moved to close the meeting for discussion of personnel matter.

Seconded Councilmember Koppen

Ayes – All

The motion passed.

Mayor Slawik closed the meeting at 4:02 p.m.

Mayor Slawik opened the meeting at 4:37 p.m.

G. ADJOURNMENT

Mayor Slawik adjourned the meeting at 4:38 p.m.

DRAFT

MEMORANDUM

TO: Melinda Coleman, City Manager
FROM: Lois Knutson, Senior Administrative Assistant
DATE: September 8, 2015
SUBJECT: Resolution Approving Commission & Board Appointments

Introduction

Currently there is one opening on the Heritage Preservation Commission and there are two openings on the Parks & Recreation Commission. The openings are due to resignations and term expirations. The City has advertised and accepted applications from interested individuals. The City Council then interviewed the candidate for the commissions and filled out ballots during the Workshop prior to this meeting. Staff has tallied the ballots.

Recommendation

Staff recommends the City Council approve the attached resolution to appoint the candidate, Dorothy Molstad, to one of the commissions indicated.

Heritage Preservation Commission (one opening) term expires April 30, 2018

Parks & Recreation Commission (two openings) term expires April 30, 2018

**Note: Recommendation will be modified to reflect the Council votes.*

Attachment:

1. Resolution for Appointment

RESOLUTION

BE IT RESOLVED THAT THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA:

Hereby appoints Dorothy Molstad, who has interviewed with the Maplewood City Council, to serve on the following commission:

Heritage Preservation Commission (one opening) term expires April 30, 2018

Or

Parks & Recreation Commission (two openings) term expires April 30, 2018

**Note: Recommendation will be modified to reflect the Council votes.*

MEMORANDUM

TO: Melinda Coleman, City Manager
FROM: Michael Martin, AICP, Economic Development Coordinator
DATE: September 8, 2015
SUBJECT: Rush Line Corridor Project Update

Introduction

Michael Rogers from the Ramsey County Regional Rail Authority will be providing an update to the city council regarding the Rush Line Corridor.

Discussion

The Rush Line Corridor is an 80-mile travel corridor between St. Paul and Hinckley. A Pre-Project Development Study is underway to analyze bus and rail transit alternatives between Forest Lake and Union Depot in St. Paul. The study builds upon previous work completed for the corridor and will identify one mode and one alignment for adoption as the corridor's Locally Preferred Alternative. The Pre-Project Development Study is a joint local and regional planning effort conducted by the Rush Line Corridor Task Force and led by the Ramsey County Regional Railroad Authority.

Budget Impact

No budget impacts to the City.

Recommendation

No action required.

Attachments

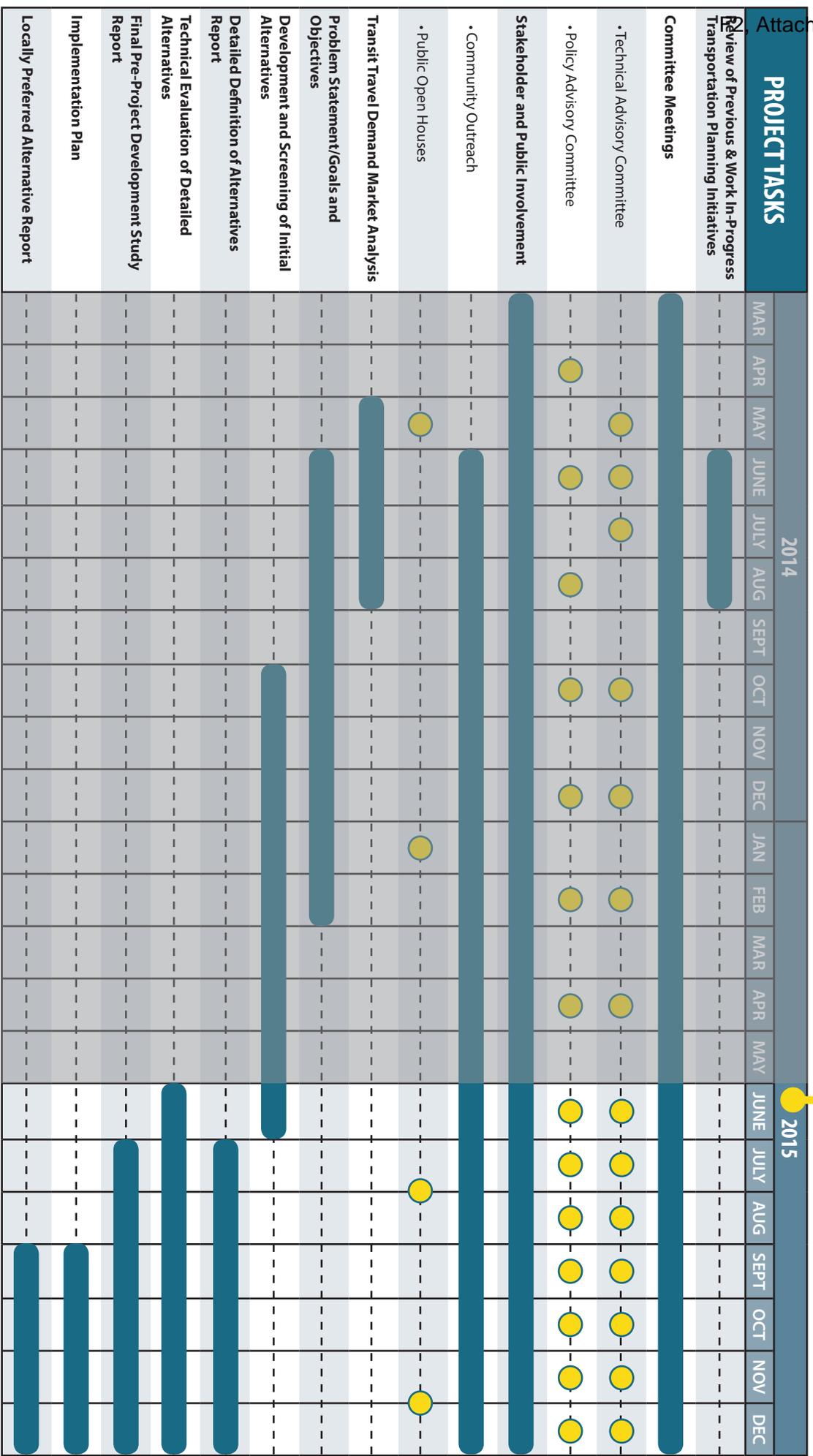
1. Study Timeline
2. Alignment Alternatives

Rush Line Corridor Pre-Project Development Study

Approximate Schedule Timeline



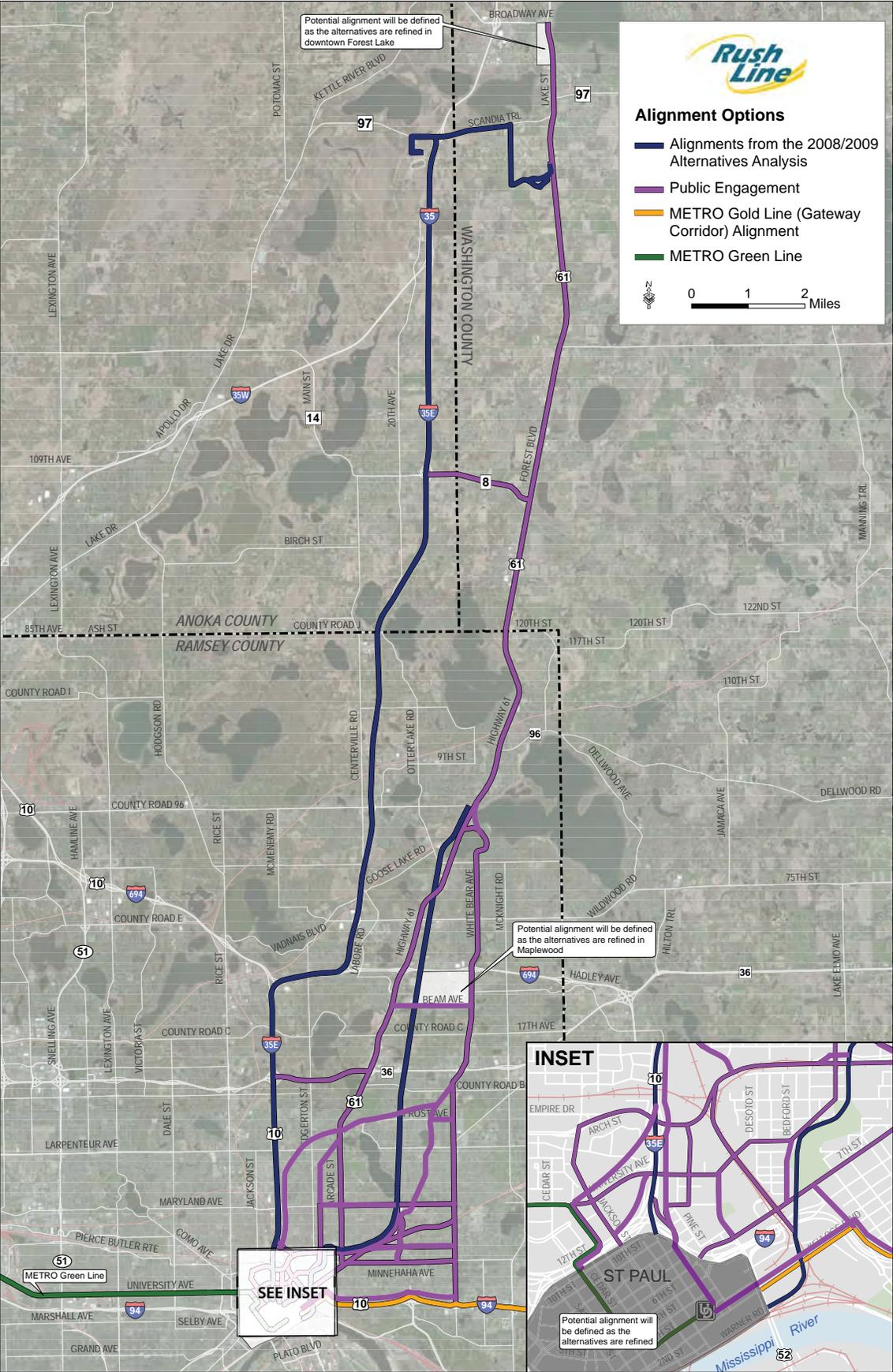
WE ARE HERE



Ongoing activities Meeting(s) held this month

June 2015

Alignment Alternatives Moving Forward



MEMORANDUM

TO: Melinda Coleman, City Manager
FROM: Shann Finwall, AICP, Environmental Planner
DATE: September 9, 2015
SUBJECT: GreenStep Cities Step Four Award

Introduction

[Minnesota GreenStep Cities](#) is a challenge, assistance, and recognition program to help cities achieve their sustainability and quality-of-life goals. This free continuous improvement program is based on 28 best practices that are tailored to Minnesota cities, focus on cost savings and energy use reduction, and encourage civic innovation. Maplewood has been participating in the program since December 2010. As one of 86 participating cities, Maplewood is helping to lead the way in sustainably across the State of Minnesota.

Background

Recognition in the form of “Steps” is given to cities as they complete sustainability best practices outlined in the program. Each best practice is implemented by completing one or more actions at a 1, 2, or 3-star level, from a list of four to eight actions. The actions are tailored to all Minnesota cities, focus on cost savings and energy use reduction, and encourage civic innovation. There are currently three formal Step awards in the program. Maplewood has been recognized as a Step 3 City since 2013.

Discussion

In 2015 the City of Maplewood was one of six cities in the State that participated in a Step 4 pilot project involving metrics. Step 4 provides guidance and recognition for cities that maintain the Step 3 level of participation and want to progress to the next stage of achieving sustainability and quality-of-life goals. It also allows a City to mitigate and adapt to a changing climate. The metrics provide a scientific approach to gauge baseline conditions and take actions to see if those actions “move the needle” forward. The primary purpose and benefit of Step 4 is self-evaluation, not peer-city comparison.

Examples of metrics measured by the City during the Step 4 pilot project include City fleet vehicle efficiency, solid waste/energy/water use from government operations, residential density, complete streets, safe routes to school, urban tree canopy, etc. Now that the City’s baseline conditions are measured, we can set specific sustainability goals and re-measure the metrics yearly to gauge progress or regression towards meeting those goals and respond most effectively.

Budget Impact

None

Summary

Maplewood was awarded the Minnesota GreenStep Cities Step 4 award at the June 26, 2015, League of Minnesota Cities Conference. This award spotlights Maplewood's leadership in maintaining City-wide environmental sustainability efforts.

Attachments

1. Step 4 Press Release
2. Step 4 Certification

Maplewood Receives GreenStep Cities Step 4 Award



Councilmember Kathleen Juenemann accepts Maplewood's award for the Minnesota GreenStep Cities at the League of Minnesota Cities Conference

The City of Maplewood had the honor of being recognized as a Minnesota GreenStep City and received a certificate honoring exceptional efforts at the League of Minnesota Cities Conference on June 26th. Maplewood was recognized as a Step 4 Pilot City in the Minnesota GreenStep Cities program.

"This recognition shows community members and other cities across Minnesota that the City of Maplewood is taking great steps in the direction of energy and resource conservation and innovation," shared Shann Finwall, the Minnesota GreenStep Cities Coordinator for the City of Maplewood.

Minnesota GreenStep Cities is a challenge, assistance, and recognition program. As one of 83 participating cities, the City of Maplewood is helping to lead the way in sustainability across the state of Minnesota. The City of Maplewood has worked hard to implement best practices in order to fulfill their sustainability goals. Actions that are taken within the program focus on cost savings, energy use reduction, and the encouragement of civic innovation. You can learn more about Maplewood's efforts at greenstep.pca.mn.us.

"This award is a great achievement for Maplewood," said Mayor Nora Slawik of Maplewood. "And by being part of the program, Maplewood and our 82 peer cities are helping to secure Minnesota's natural beauty for the future while also helping our cities thrive economically and socially."



Minnesota

GreenStep Cities

www.mnGreenStep.org



Presented to the

City of Maplewood

in recognition of its participation in the

Minnesota GreenStep Cities program

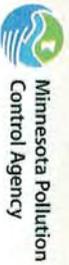
as a Step 4 Pilot City

Signed:

Steve Nasby, President, League of Minnesota Cities
June 26, 2015



Program Partners:



MEMORANDUM

TO: Melinda Coleman, City Manager
FROM: Gayle Bauman, Finance Director
DATE: September 9, 2015
SUBJECT: Approval of Claims

Attached is a listing of paid bills for informational purposes. The City Manager has reviewed the bills and authorized payment in accordance with City Council approved policies.

ACCOUNTS PAYABLE:

\$ 457,199.33	Checks #95634 thru # 95680 dated 08/25/15
\$ 584,307.61	Disbursements via debits to checking account dated 08/17/15 thru 08/21/15
\$ 474,504.95	Checks # 95683 thru # 95725 dated 08/26/15 thru 09/01/15
\$ 273,352.13	Disbursements via debits to checking account dated 08/24/15 thru 08/28/15
\$ 242,663.89	Checks #95726 thru #95762 dated 09/01/15 thru 09/08/15
\$ 606,885.35	Disbursements via debits to checking account dated 08/31/15 thru 09/04/15
<u>\$ 2,638,913.26</u>	Total Accounts Payable

PAYROLL

\$ 537,381.39	Payroll Checks and Direct Deposits dated 08/28/15
\$ 1,495.33	Payroll Deduction check # 9995522 thru # 9995524 dated 08/28/15
<u>\$ 538,876.72</u>	Total Payroll
<u><u>\$ 3,177,789.98</u></u>	GRAND TOTAL

Attached is a detailed listing of these claims. Please call me at 651-249-2902 if you have any questions on the attached listing. This will allow me to check the supporting documentation on file if necessary.

Attachments

Check Register
City of Maplewood

08/20/2015

Check	Date	Vendor	Description	Amount	
95634	08/25/2015	05114	BOLTON & MENK, INC.	PROJ 14-02 CNTY RD B TRAIL IMPRV	14,154.90
95635	08/25/2015	00519	FLEXIBLE PIPE TOOL CO.	REPAIR OF CCTV CAMERA MODULE	2,416.60
95636	08/25/2015	03516	ANTHONY GABRIEL	SECURITY OFFICER MCC JUNE 27	320.00
	08/25/2015	03516	ANTHONY GABRIEL	SECURITY OFFICER MCC AUG 15	240.00
95637	08/25/2015	00585	GOPHER STATE ONE-CALL	NET BILLABLE TICKETS - JULY	929.45
95638	08/25/2015	04206	H A KANTRUD	ATTORNEY SERVICES - SEPTEMBER	8,000.00
95639	08/25/2015	00393	MN DEPT OF LABOR & INDUSTRY	MONTHLY SURTAX - JULY 23022123035	3,402.33
95640	08/25/2015	05311	WILLIE MCCRAY	SOFTBALL OFFICIALS JULY 14	50.00
	08/25/2015	05311	WILLIE MCCRAY	SOFTBALL OFFICIALS JULY 21	35.00
95641	08/25/2015	00985	METROPOLITAN COUNCIL	WASTEWATER - SEPTEMBER	245,317.42
95642	08/25/2015	04316	CITY OF MINNEAPOLIS RECEIVABLES	WORKFORCE DIRECTOR - 2ND QTR	1,785.00
95643	08/25/2015	05513	MARIA MULVIHILL	REIMB FOR TUITION 5/11 - 6/27	1,615.00
95644	08/25/2015	01337	RAMSEY COUNTY-PROP REC & REV	911 DISPATCH SERVICES - JULY	30,453.91
	08/25/2015	01337	RAMSEY COUNTY-PROP REC & REV	CAD SERVICES - JULY	5,824.07
95645	08/25/2015	01497	SPRINGSTED INC	BOND FEES 2015C	25,998.46
	08/25/2015	01497	SPRINGSTED INC	BOND FEES 2015B	14,358.76
95646	08/25/2015	01190	XCEL ENERGY	ELECTRIC & GAS UTILITY	2,242.23
	08/25/2015	01190	XCEL ENERGY	ELECTRIC & GAS UTILITY	1,995.83
	08/25/2015	01190	XCEL ENERGY	ELECTRIC & GAS UTILITY	205.52
	08/25/2015	01190	XCEL ENERGY	FIRE SIRENS	50.70
95647	08/25/2015	01047	3M	ROLL GOODS FOR SIGN FABRICATION	4,016.25
95648	08/25/2015	05563	43 HOOPS BASKETBALL ACADEMY	BASKETBALL CAMP INSTRUCTION	2,440.00
95649	08/25/2015	05434	AUTONATION COLLISION CENTER	REPAIR OF VEHICLE	2,716.91
95650	08/25/2015	01811	BERNATELLO'S PIZZA	MDSE FOR RESALE	51.00
95651	08/25/2015	01974	BLUE CROSS REFUNDS	REFUND TRANS MEDIC PATIENT	90.60
95652	08/25/2015	05160	JOSE D CARBAJAL	GUITAR INSTRUCTION SUMMER 2015	95.60
95653	08/25/2015	03645	CUMMINS NPOWER LLC	EMERGENCY GENERATOR RENT 7/8 - 8/5	1,037.50
95654	08/25/2015	00003	ESCROW REFUND	ESCROW REL S HENTZE 2340 CASE AVE E	600.00
95655	08/25/2015	02506	HUNT ELECTRIC CORP	REPAIR LIGHTING AT GOODRICH PARK	349.30
95656	08/25/2015	04152	ISD 622 COMMUNITY EDUCATION	OPEN SWIM/WATER EXERCISE 5/4-6/2	627.00
95657	08/25/2015	00750	JAMES STEELE CONSTRUCTION	ESCROW REL 1850 WHITE BEAR AVE N	500.00
95658	08/25/2015	04558	WARREN JOHNSON	ELECTION JUDGE - PRIMARY ELECTION	136.44
95659	08/25/2015	05156	KETTLER CONSTRUCTION INC.	ESCROW REL 46066 PW-14-02660	4,169.20
95660	08/25/2015	00846	LANGUAGE LINE SERVICES	PD PHONE-BASED INTERPRETIVE SRVS	113.18
95661	08/25/2015	04584	LEXIPOL LLC	ANNUAL PD POLICY MANUAL SUB SRVS	3,550.00
95662	08/25/2015	05562	LINN INVESTMENT PROPERTIES LLC	PARTIAL ESCROW REL 1285 COPE AVE E	15,634.38
95663	08/25/2015	04318	MILLER EXCAVATING, INC.	DISPOSAL OF CLEAN SWEEPINGS	824.00
95664	08/25/2015	01079	MN CHIEFS OF POLICE ASSN	LEADERSHIP ACADEMY - 3 OFFICERS	1,620.00
95665	08/25/2015	01175	CITY OF NORTH ST PAUL	MONTHLY UTILITIES - JULY	4,030.93
	08/25/2015	01175	CITY OF NORTH ST PAUL	FIBER OPTIC ACCESS CHG - AUGUST	1,000.00
95666	08/25/2015	00001	ONE TIME VENDOR	REFUND C J DUNN TRANS MEDIC	250.00
95667	08/25/2015	00001	ONE TIME VENDOR	REFUND SITEWORX EXC SEWER PERMIT	110.00
95668	08/25/2015	00001	ONE TIME VENDOR	REFUND M HOUSE TRANS MEDIC	72.93
95669	08/25/2015	00001	ONE TIME VENDOR	REFUND J ROY SOCCER	68.00
95670	08/25/2015	02903	PARK CONSTRUCTION CO	PROJ 14-02 CO RD B TRAIL PMT#1	19,603.25
95671	08/25/2015	05338	REPUBLIC SERVICES #923	WASTE & RECYCLING SRVS - AUGUST	1,366.00
95672	08/25/2015	02001	CITY OF ROSEVILLE	PHONE SERVICE - AUGUST	2,757.70
95673	08/25/2015	04578	S & S TREE SPECIALISTS, INC	TREE INSPECTION SERVICES	960.00
95674	08/25/2015	05265	SKB ENVIRONMENTAL	SWEEPING DISPOSAL AT LANDFILL	4,715.36
95675	08/25/2015	05462	STONEWOOD CORPORATION	CONDEMNATION HEARING	250.00
95676	08/25/2015	01536	STRAUSS SKATES & BICYCLES	T-BALL & YOUTH SOFTBALL UNIFORMS	3,077.00
	08/25/2015	01536	STRAUSS SKATES & BICYCLES	T-BALL UNIFORMS	100.00
	08/25/2015	01536	STRAUSS SKATES & BICYCLES	T-BALL UNIFORMS	90.00
95676	08/25/2015	01536	STRAUSS SKATES & BICYCLES	T-BALL UNIFORMS	72.00
95677	08/25/2015	05382	TURNING POINT CONSULTING GROUP	MARKETING FOR CITY 7/13 - 8/14	4,000.00

G1, Attachments

95678	08/25/2015	04179	VISUAL IMAGE PROMOTIONS	PROGRAM DISPLAY SIGN MCC - JULY	325.00
95679	08/25/2015	02159	WHITE BEAR AREA YMCA	AQUATIC REV SHARING - Y 75%/MCC 25%	14,167.12
95680	08/25/2015	05013	YALE MECHANICAL LLC	SPRING START UP ON CHILLERS	1,915.75
	08/25/2015	05013	YALE MECHANICAL LLC	AHU CHECK	301.75
					<u>457,199.33</u>

47 Checks in this report.

CITY OF MAPLEWOOD
Disbursements via Debits to Checking account

Settlement			
<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
8/17/2015	MN State Treasurer	Drivers License/Deputy Registrar	45,421.70
8/17/2015	US Bank Merchant Services	Credit Card Billing fee	91.50
8/17/2015	U.S. Treasurer	Federal Payroll Tax	100,892.44
8/17/2015	P.E.R.A.	P.E.R.A.	100,426.21
8/17/2015	Empower - State Plan	Deferred Compensation	30,675.00
8/18/2015	MN State Treasurer	Drivers License/Deputy Registrar	41,691.38
8/18/2015	MidAmerica	HRA Flex plan	13,825.09
8/18/2015	MN State Treasurer	State Payroll Tax	20,433.90
8/18/2015	Labor Unions	Union Dues	2,205.27
8/19/2015	MN State Treasurer	Drivers License/Deputy Registrar	52,040.61
8/19/2015	MN Dept of Revenue	Sales Tax	6,186.00
8/19/2015	Delta Dental	Dental Premium	936.48
8/20/2015	MN State Treasurer	Drivers License/Deputy Registrar	121,347.96
8/20/2015	MN Dept of Revenue	Fuel Tax	514.14
8/21/2015	MN State Treasurer	Drivers License/Deputy Registrar	45,845.40
8/21/2015	MN Dept of Natural Resources	DNR electronic licenses	811.50
8/21/2015	Optum Health	DCRP & Flex plan payments	963.03
			584,307.61

Check Register
City of Maplewood

08/27/2015

Check	Date	Vendor	Description	Amount	
95683	08/26/2015	05538	FIREFLIES PLAY ENVIRONMENTS	75% DESIGN FEES FOR JOY PARK PROJ	12,384.00
95684	09/01/2015	02149	HEIDI CAREY	MARKETING & ADVERTISING - AUGUST	4,000.00
95685	09/01/2015	04572	ETTEL & FRANZ ROOFING CO.	ROOF REPAIRS - CITY HALL	972.00
	09/01/2015	04572	ETTEL & FRANZ ROOFING CO.	INFRA-RED SCANNING/ROOF REPAIR PW	900.00
	09/01/2015	04572	ETTEL & FRANZ ROOFING CO.	ROOF REPAIRS - PW	417.00
95686	09/01/2015	01160	NEWMAN TRAFFIC SIGNS	BRACKETS FOR SIGN ASSEMBLY	1,180.22
95687	09/01/2015	02043	OVERHEAD DOOR COMPANY	REPAIR GARAGE DOORS STATION #2	4,649.03
95688	09/01/2015	01819	PAETEC	LOCAL PHONE SERVICE 07/15 - 08/14	694.30
95689	09/01/2015	01409	S E H	REVIEW WETLAND/CONIFER RR MEMO	1,362.55
95690	09/01/2015	01546	SUBURBAN SPORTSWEAR	T-SHIRTS FOR BLDG ATTENDANTS	263.50
95691	09/01/2015	05488	SUN LIFE FINANCIAL	PREMIUM - LIFE,LTD,STD - AUGUST	6,946.28
95692	09/01/2015	01574	T A SCHIFSKY & SONS, INC	BITUMINOUS MATERIALS	1,138.50
	09/01/2015	01574	T A SCHIFSKY & SONS, INC	BITUMINOUS MATERIALS	1,093.65
	09/01/2015	01574	T A SCHIFSKY & SONS, INC	BITUMINOUS MATERIALS	756.70
	09/01/2015	01574	T A SCHIFSKY & SONS, INC	BITUMINOUS MATERIALS	236.90
95693	09/01/2015	04845	TENNIS SANITATION LLC	RECYCLING FEE - JULY	38,939.25
95694	09/01/2015	05305	TOSHIBA FINANCIAL SERVICES (1)	CONTRACT 500-0371083	743.71
	09/01/2015	05305	TOSHIBA FINANCIAL SERVICES (1)	CONTRACT 500-0371999	721.22
	09/01/2015	05305	TOSHIBA FINANCIAL SERVICES (1)	CONTRACT 500-0264717	325.71
	09/01/2015	05305	TOSHIBA FINANCIAL SERVICES (1)	CONTRACT 500-0264726	279.21
	09/01/2015	05305	TOSHIBA FINANCIAL SERVICES (1)	CONTRACT 500-0294743	252.79
	09/01/2015	05305	TOSHIBA FINANCIAL SERVICES (1)	CONTRACT 500-0328559	226.56
	09/01/2015	05305	TOSHIBA FINANCIAL SERVICES (1)	CONTRACT 500-0395052	206.19
	09/01/2015	05305	TOSHIBA FINANCIAL SERVICES (1)	CONTRACT 500-0395065	120.77
	09/01/2015	05305	TOSHIBA FINANCIAL SERVICES (1)	CONTRACT 500-0380041	104.83
	09/01/2015	05305	TOSHIBA FINANCIAL SERVICES (1)	CONTRACT 500-0373496	81.90
	09/01/2015	05305	TOSHIBA FINANCIAL SERVICES (1)	CONTRACT 500-0349366	71.39
	09/01/2015	05305	TOSHIBA FINANCIAL SERVICES (1)	CONTRACT 500-0264705	61.66
95695	09/01/2015	01190	XCEL ENERGY	ELECTRIC & GAS UTILITY	22,216.25
	09/01/2015	01190	XCEL ENERGY	ELECTRIC & GAS UTILITY	8,821.89
95696	09/01/2015	01047	3M	ROLL GOODS FOR SIGN FABRICATION	656.26
95697	09/01/2015	05385	ACID REMAP LLC	ONLINE EMS PROTOCOL AP 9/15-8/16	1,500.00
95698	09/01/2015	01830	ALPHA VIDEO & AUDIO INC	MOVIE IN THE PARK SET UP	660.93
95699	09/01/2015	04047	ASHLAND PRODUCTIONS	CHARITABLE GAMBLING	760.00
95700	09/01/2015	03310	CDW GOVERNMENT INC	SMARTNET RENEWAL 2015-2016	12,000.00
95701	09/01/2015	00036	CHARITABLE GAMBLING	SENIOR ROYALTY ALUMNI C GAMBLING	420.00
95702	09/01/2015	03645	CUMMINS NPOWER LLC	GENERATOR RENTAL 8/5 - 8/10	345.83
95703	09/01/2015	04156	ECOLAB INC.	DETERGENT FOR TURNOUT GEAR	250.94
	09/01/2015	04156	ECOLAB INC.	DETERGENT FOR TURNOUT GEAR	125.47
95704	09/01/2015	04846	HEALTHEAST	MEDICAL SUPPLIES	476.90
95705	09/01/2015	05565	HEALTHSTRING LLC	EMS SURVEY HOSTING & DIST FEE	172.50
95706	09/01/2015	05259	LEICA GEOSYSTEMS INC.	REPAIR/UPGRADE SURVEY EQUIP	1,768.63
95707	09/01/2015	04584	LEXIPOL LLC	ONLINE POLICY/PROCEDURE 07/15-06/16	4,038.00
	09/01/2015	04584	LEXIPOL LLC	ONLINE FIRE PROCEDURE 7/15-6/16	1,488.00
95708	09/01/2015	00532	MADDEN GALANTER HANSEN, LLP	HR ATTORNEY FEE - JULY	68.78
95709	09/01/2015	00936	MAPLEWOOD AREA	CHARITABLE GAMBLING	4,060.00
95710	09/01/2015	03818	MEDICA	MONTHLY PREMIUM - SEPTEMBER	167,669.08
95711	09/01/2015	05200	MN VOLLEYBALL HEADQUARTERS	VOLLEYBALL CLINIC INSTRUCTION	1,015.00
95712	09/01/2015	01126	NCPERS MINNESOTA	MONTHLY PREMIUM - SEPTEMBER	464.00
95713	09/01/2015	05356	NORTH SUBURBAN ACCESS CORP	VIDEOGRAPHER SRVS - JULY	961.40
95714	09/01/2015	03903	OFFICE OF SECRETARY OF STATE	NOTARY COMMISSION FEE S SHEA	120.00
95715	09/01/2015	00001	ONE TIME VENDOR	REIMB K BALDWIN DRIVEWAY APRON	2,975.00
95716	09/01/2015	00001	ONE TIME VENDOR	REFUND S HAWKINSON BCBS CREDITS	218.59
95717	09/01/2015	00001	ONE TIME VENDOR	REFUND J LINDSTROM HP CREDITS	40.00
95718	09/01/2015	02903	PARK CONSTRUCTION CO	PROJ 14-02 CO RD B TRAIL PMT#2	121,642.10

G1, Attachments

95719	09/01/2015	01261	PHYSIO-CONTROL, INC.	MAINTENANCE AGREEMENT-LUCAS 2	6,528.24
	09/01/2015	01261	PHYSIO-CONTROL, INC.	EMS REPORTING SOFTWARE - AUG	738.67
95720	09/01/2015	05338	REPUBLIC SERVICES #923	TRASH PICK UP AUG/SEPT	160.28
95721	09/01/2015	01397	RYAN PLUMBING & HEATING CO.	SAFETY TEST/OR REPLACE RPZ VALVES	3,153.00
	09/01/2015	01397	RYAN PLUMBING & HEATING CO.	SAFETY TEST/OR REPLACE RPZ VALVES	960.00
	09/01/2015	01397	RYAN PLUMBING & HEATING CO.	SAFETY TEST/OR REPLACE RPZ VALVES	675.00
	09/01/2015	01397	RYAN PLUMBING & HEATING CO.	SAFETY TEST/OR REPLACE RPZ VALVES	560.00
	09/01/2015	01397	RYAN PLUMBING & HEATING CO.	SAFETY TEST/OR REPLACE RPZ VALVES	450.00
95722	09/01/2015	01418	SAM'S CLUB DIRECT	FOOD FOR EMPLOYEE PICNIC	906.25
	09/01/2015	01418	SAM'S CLUB DIRECT	MDSE FOR RESALE	449.88
	09/01/2015	01418	SAM'S CLUB DIRECT	MDSE FOR RESALE	313.12
	09/01/2015	01418	SAM'S CLUB DIRECT	MICROWAVE FOR SNACK BAR	272.85
	09/01/2015	01418	SAM'S CLUB DIRECT	DAY CAMP SUPPLIES	224.98
	09/01/2015	01418	SAM'S CLUB DIRECT	MDSE FOR RESALE	145.99
	09/01/2015	01418	SAM'S CLUB DIRECT	MDSE FOR RESALE	94.86
	09/01/2015	01418	SAM'S CLUB DIRECT	MDSE FOR RESALE	86.87
	09/01/2015	01418	SAM'S CLUB DIRECT	ITMES FOR BANQUET ROOM MEETINGS	62.08
	09/01/2015	01418	SAM'S CLUB DIRECT	MDSE FOR RESALE	47.96
95723	09/01/2015	04074	ELAINE SCHRADE	TAI CHI INSTRUCTION - 8/5 - 10/07	267.60
95724	09/01/2015	03642	SWANSON & YOUNGDALE	POOL SHUTDOWN	23,200.00
95725	09/01/2015	05528	TOSHIBA FINANCIAL SERVICES (2)	CONTRACT 7950665-003	392.98
	09/01/2015	05528	TOSHIBA FINANCIAL SERVICES (2)	CONTRACT 7950665-001	307.75
	09/01/2015	05528	TOSHIBA FINANCIAL SERVICES (2)	CONTRACT 7950665-002	257.31
	09/01/2015	05528	TOSHIBA FINANCIAL SERVICES (2)	CONTRACT 7950665-004	183.91

43 Checks in this report.

474,504.95

CITY OF MAPLEWOOD
Disbursements via Debits to Checking account

Settlement			
<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
8/24/2015	MN State Treasurer	Drivers License/Deputy Registrar	46,114.21
8/25/2015	MN State Treasurer	Drivers License/Deputy Registrar	32,666.37
8/26/2015	MN State Treasurer	Drivers License/Deputy Registrar	84,052.57
8/26/2015	Delta Dental	Dental Premium	2,457.51
8/27/2015	MN State Treasurer	Drivers License/Deputy Registrar	45,747.82
8/28/2015	MN State Treasurer	Drivers License/Deputy Registrar	52,606.00
8/28/2015	MN Dept of Natural Resources	DNR electronic licenses	509.00
8/28/2015	Optum Health	DCRP & Flex plan payments	5,313.65
8/28/2015	ICMA (Vantagepointe)	Deferred Compensation	3,885.00
			273,352.13

Check Register
City of Maplewood

09/03/2015

Check	Date	Vendor	Description	Amount	
95726	09/01/2015	05566	IMPRESSION SIGNS AND GRAPHICS	DOWN PMT MNC ENTRANCE SIGN	2,492.50
95727	09/08/2015	02639	ARNT CONSTRUCTION INC	PROJ 04-21 GLADSTONE AREA FINAL PMT	59,080.96
95728	09/08/2015	00211	BRAUN INTERTEC CORP.	PROJ 15-11 PROF SRVS THRU 8/14	4,718.60
	09/08/2015	00211	BRAUN INTERTEC CORP.	PROJ 15-11 PROF SRVS THRU 8/8	-600.00
95729	09/08/2015	00216	BRIGGS & MORGAN, P.A.	2015C BOND ISSUE COSTS	9,015.51
	09/08/2015	00216	BRIGGS & MORGAN, P.A.	2015B BOND ISSUE COSTS	7,023.97
95730	09/08/2015	05339	CHRIS MASTELL TRAILER RENTALS	TRAILER RENTAL 6/22 - 7/22	125.00
95731	09/08/2015	04316	CITY OF MINNEAPOLIS RECEIVABLES	AUTO PAWN SYSTEM - JULY	689.40
95732	09/08/2015	02043	OVERHEAD DOOR COMPANY	SERVICE GARAGE DOORS STATION #1	484.95
95733	09/08/2015	01409	S E H	PROJ 11-19 RECORD DRAWING PREP	1,605.57
	09/08/2015	01409	S E H	PROJ 15-14 CONIFER RIDGE-TRAFFIC SVC	920.84
	09/08/2015	01409	S E H	MCC AQUATIC CENTER HVAC SYSTEM	730.00
95734	09/08/2015	01574	T A SCHIFSKY & SONS, INC	BITUMINOUS MATERIALS	3,749.55
	09/08/2015	01574	T A SCHIFSKY & SONS, INC	MATERIALS REPAIR MAPLE HILLS	847.09
95735	09/08/2015	01190	XCEL ENERGY	ELECTRIC UTILITY	14,624.95
	09/08/2015	01190	XCEL ENERGY	ELECTRIC UTILITY	980.06
	09/08/2015	01190	XCEL ENERGY	ELECTRIC UTILITY	95.06
	09/08/2015	01190	XCEL ENERGY	GAS UTILITY	56.61
	09/08/2015	01190	XCEL ENERGY	ELECTRIC UTILITY	49.02
	09/08/2015	01190	XCEL ENERGY	ELECTRIC UTILITY	15.39
95736	09/08/2015	04848	AVESIS	MONTHLY PREMIUM - SEPTEMBER	218.95
95737	09/08/2015	05369	CINTAS CORPORATION #470	ULTRA CLEAN SERVICE - CITY HALL	462.53
	09/08/2015	05369	CINTAS CORPORATION #470	CLEANING SUPPLIES - CITY HALL	85.99
95738	09/08/2015	00460	CRETEX CONCRETE PRODUCTS NORTH	BASE SLAB FOR C/B REBUILD MTVERNON	273.00
95739	09/08/2015	01372	DYNAMEX INC.	DELIVERY OF DOC TO HR ATTORNEY	91.77
95740	09/08/2015	05538	FIREFLIES PLAY ENVIRONMENTS	JOY PARK PROJ	76,468.00
95741	09/08/2015	00531	FRA-DOR INC.	BLACK DIRT FOR RESTORATION WORK	70.00
95742	09/08/2015	00550	GAMETIME	REPLACEMENT SWING HANGERS	1,339.00
95743	09/08/2015	04337	GARY CARLSON EQUIPMENT	CONCRETE PUMP FOR C/B REPAIRS	2,709.17
95744	09/08/2015	02929	GLTC PREMIUM PAYMENTS	LTC MONTHLY PREMIUM - SEPTEMBER	201.38
95745	09/08/2015	00830	L T G POWER EQUIPMENT	BAG KIT & VAC FOR TORO MOWER	2,620.72
95746	09/08/2015	00857	LEAGUE OF MINNESOTA CITIES	2015-2016 MEMBERSHIP DUES	24,589.00
95747	09/08/2015	00857	LEAGUE OF MINNESOTA CITIES	MMA MEMBERSHIP SEPT 15 - SEPT 16	30.00
95748	09/08/2015	05567	LUBE-TECH ESI	FUEL CARDS FOR CITY VEHICLES	272.47
95749	09/08/2015	00942	MARSDEN BLDG MAINTENANCE CO	JANITORIAL SERVICES - SEPTEMBER	2,776.00
95750	09/08/2015	05437	MERKLE PROPERTIES	ESCROW RELEASE 3135 FURNESS	1,500.32
	09/08/2015	05437	MERKLE PROPERTIES	ESCROW RELEASE 3133 FURNESS	1,500.32
	09/08/2015	05437	MERKLE PROPERTIES	ESCROW RELEASE 3122 FURNESS	1,500.32
	09/08/2015	05437	MERKLE PROPERTIES	ESCROW RELEASE 3120 FURNESS	1,500.32
95751	09/08/2015	04373	MN NATIVE LANDSCAPES	SPOT TREATMENT GLADSTONE SAVANNA	950.00
95752	09/08/2015	05364	CRYSTALIN MONTGOMERY	ACUPUNCTURE SESSIONS JULY-AUG	1,962.00
95753	09/08/2015	02629	NOVACARE REHABILITATION	PRE-EMPLOYMENT PHYSICAL - PD	110.00
95754	09/08/2015	00001	ONE TIME VENDOR	REIMB G SOLER SPRINKLER SYS REPAIR	812.63
95755	09/08/2015	00001	ONE TIME VENDOR	REIMB M STELLA SPRINKLER SYS REPAIR	544.40
95756	09/08/2015	01338	RAMSEY COUNTY-VITAL RECORDS	NOTARY REGISTRATION - CHING LO	20.00
95757	09/08/2015	03446	RICK JOHNSON DEER & BEAVER INC	DEER PICK UP - AUGUST	115.00
95758	09/08/2015	02653	SIMPLEX GRINNELL LP	REPAIR FIRE ALARM SYS AT 1902	3,178.31
95759	09/08/2015	00198	ST PAUL REGIONAL WATER SRVS	WATER UTILITY	5,338.40
95760	09/08/2015	01550	SUMMIT INSPECTIONS	ELECTRICAL INSPECTIONS - AUGUST	4,530.20
95761	09/08/2015	01669	TWIN CITIES TRANSPORT &	TOW VEHICLE CN: 15024558	180.00
95762	09/08/2015	05568	XP SOFTWARE	SALES TAX FOR PURCHASE IN 2012	8.66

37 Checks in this report.

242,663.89

CITY OF MAPLEWOOD
Disbursements via Debits to Checking account

Settlement			
<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
8/31/2015	MN State Treasurer	Drivers License/Deputy Registrar	45,109.01
8/31/2015	US Bank VISA One Card*	Purchasing card items	44,187.23
8/31/2015	U.S. Treasurer	Federal Payroll Tax	101,438.68
8/31/2015	P.E.R.A.	P.E.R.A.	104,255.90
8/31/2015	Empower - State Plan	Deferred Compensation	30,824.00
8/31/2015	MN State Treasurer	State Payroll Tax	21,100.48
9/1/2015	MN State Treasurer	Drivers License/Deputy Registrar	54,698.27
9/1/2015	US Bank Merchant Services	Credit Card Billing fee	79.94
9/1/2015	MN Dept of Revenue	Fuel Tax	(634.74)
9/1/2015	MidAmerica	HRA Flex plan	21,441.67
9/1/2015	Labor Unions	Union Dues	3,581.15
9/3/2015	MN State Treasurer	Drivers License/Deputy Registrar	101,344.27
9/4/2015	MN State Treasurer	Drivers License/Deputy Registrar	75,592.02
9/4/2015	MN Dept of Natural Resources	DNR electronic licenses	422.00
9/4/2015	Optum Health	DCRP & Flex plan payments	593.45
9/4/2015	Delta Dental	Dental Premium	2,852.02
			606,885.35

*Detailed listing of VISA purchases is attached.

Transaction Date	Posting Date	Merchant Name	Transaction Amount	Name
08/07/2015	08/10/2015	OFFICE DEPOT #1090	\$22.86	REGAN BEGGS
08/10/2015	08/12/2015	OFFICE DEPOT #1090	\$53.99	REGAN BEGGS
08/06/2015	08/10/2015	RED WING SHOE #727	\$43.93	STANLEY BELDE
08/10/2015	08/11/2015	PRIMARY ARMS LLC	\$684.37	BRIAN BIERDEMAN
08/11/2015	08/11/2015	AMAZON MKTPLACE PMTS	\$90.90	BRIAN BIERDEMAN
08/11/2015	08/13/2015	PRIMARY ARMS LLC	(\$351.56)	BRIAN BIERDEMAN
08/12/2015	08/12/2015	AMAZON.COM	\$99.40	BRIAN BIERDEMAN
08/12/2015	08/13/2015	AMAZON.COM	\$149.10	BRIAN BIERDEMAN
08/13/2015	08/14/2015	AMAZON.COM	\$49.70	BRIAN BIERDEMAN
08/08/2015	08/10/2015	BLUE RIBBON BAIT #1	\$3.16	OAKLEY BIESANZ
08/18/2015	08/19/2015	MENARDS MAPLEWOOD	\$24.90	RON BOURQUIN
08/10/2015	08/11/2015	DICK'S CLOTHING&SPORTING	\$12.83	NEIL BRENEMAN
08/10/2015	08/11/2015	CUB FOODS #1599	\$11.69	NEIL BRENEMAN
08/15/2015	08/17/2015	DISPLAYS2GOCOM	\$169.68	NEIL BRENEMAN
08/15/2015	08/17/2015	CHALLENGER SPORTS TEAM	\$1,030.75	NEIL BRENEMAN
08/18/2015	08/19/2015	BSN*SPORT SUPPLY GROUP	\$109.11	NEIL BRENEMAN
08/13/2015	08/17/2015	DIAMOND VOGEL PAINT #807	\$685.00	TROY BRINK
08/13/2015	08/17/2015	DIAMOND VOGEL PAINT #807	\$118.00	TROY BRINK
08/19/2015	08/21/2015	NORTHERN TOOL EQUIP-MN	\$113.50	TROY BRINK
08/07/2015	08/10/2015	OFFICE DEPOT #1090	\$51.30	SARAH BURLINGAME
08/10/2015	08/11/2015	AMAZON MKTPLACE PMTS	\$31.22	SARAH BURLINGAME
08/13/2015	08/14/2015	MICHAELS STORES 2744	\$41.50	SARAH BURLINGAME
08/17/2015	08/19/2015	OFFICEMAX/OFFICE DEPOT616	\$32.76	SARAH BURLINGAME
08/18/2015	08/19/2015	WAL-MART #5976	\$21.08	SARAH BURLINGAME
08/20/2015	08/21/2015	MENARDS OAKDALE	\$12.12	JOHN CAPISTRANT
08/14/2015	08/14/2015	INT'L CODE COUNCIL INC	\$152.19	NICHOLAS CARVER
08/11/2015	08/12/2015	MILLS FLEET FARM 2700	\$154.99	SCOTT CHRISTENSON
08/18/2015	08/19/2015	BEARING DIST*	\$19.81	SCOTT CHRISTENSON
08/13/2015	08/13/2015	ULINE *SHIP SUPPLIES	\$54.99	KERRY CROTTY
08/07/2015	08/10/2015	THE HOME DEPOT 2810	\$5.41	CHARLES DEAVER
08/14/2015	08/17/2015	FRATTALLONES WOODBURY AC	\$15.51	CHARLES DEAVER
08/15/2015	08/17/2015	STANLEY STEEMER #90R	\$149.00	CHARLES DEAVER
08/19/2015	08/20/2015	MENARDS OAKDALE	\$7.91	CHARLES DEAVER
07/24/2015	08/14/2015	KOFFLER SALES CO.	\$484.22	TOM DOUGLASS
08/07/2015	08/10/2015	EPIC SPORTS	\$13.15	TOM DOUGLASS
08/07/2015	08/10/2015	THE HOME DEPOT 2801	\$67.94	TOM DOUGLASS
08/07/2015	08/10/2015	COMMERCIAL POOL & SPA SUP	\$52.50	TOM DOUGLASS
08/10/2015	08/11/2015	COMMERCIAL POOL & SPA SUP	\$374.75	TOM DOUGLASS
08/12/2015	08/13/2015	WW GRAINGER	\$126.36	TOM DOUGLASS
08/13/2015	08/14/2015	BROICH ARCTIC AIR	\$73.38	TOM DOUGLASS
08/13/2015	08/14/2015	MARCONE SUPPLY MOTO	\$40.28	TOM DOUGLASS
08/13/2015	08/17/2015	BREDEMUS HARDWARE CO INC	\$170.00	TOM DOUGLASS
08/15/2015	08/17/2015	PARTS TOWN, LLC	\$94.24	TOM DOUGLASS
08/17/2015	08/18/2015	HENRIKSEN ACE HARDWARE	\$14.80	TOM DOUGLASS
08/17/2015	08/18/2015	WW GRAINGER	\$20.52	TOM DOUGLASS
08/17/2015	08/19/2015	SPECTRUM PRODUCTS	(\$37.41)	TOM DOUGLASS
08/18/2015	08/19/2015	COMMERCIAL POOL & SPA SUP	\$98.17	TOM DOUGLASS
08/18/2015	08/19/2015	WW GRAINGER	\$12.84	TOM DOUGLASS
08/20/2015	08/21/2015	CORE HEALTH & FITNESS	(\$5.02)	TOM DOUGLASS
08/18/2015	08/19/2015	HEJNY RENTAL INC	\$363.82	DOUG EDGE
08/13/2015	08/14/2015	US FOODS 3F	\$508.29	CHRISTINE EVANS
08/14/2015	08/18/2015	US FOODS 3F	(\$82.94)	CHRISTINE EVANS
08/18/2015	08/20/2015	OFFICE DEPOT #1090	\$95.67	CHRISTINE EVANS
08/18/2015	08/20/2015	OFFICE DEPOT #1078	\$2.82	CHRISTINE EVANS
08/20/2015	08/20/2015	COMCAST CABLE COMM	\$83.88	CHRISTINE EVANS

08/08/2015	08/10/2015	SURVEYMONKEY.COM	\$300.00	MYCHAL FOWLDS
08/10/2015	08/11/2015	AT&T*BILL PAYMENT	\$37.10	MYCHAL FOWLDS
08/19/2015	08/20/2015	AT SCENE LLC	\$675.00	MYCHAL FOWLDS
08/21/2015	08/21/2015	COMCAST CABLE COMM	\$68.95	MYCHAL FOWLDS
08/07/2015	08/10/2015	IDU*INSIGHT PUBLIC SEC	\$957.68	NICK FRANZEN
08/09/2015	08/10/2015	IDU*INSIGHT PUBLIC SEC	\$1,264.11	NICK FRANZEN
08/15/2015	08/17/2015	IDU*INSIGHT PUBLIC SEC	\$469.41	NICK FRANZEN
08/21/2015	08/21/2015	LIQUIDFILES	\$449.00	NICK FRANZEN
08/18/2015	08/20/2015	THE HOME DEPOT 2801	\$280.67	VIRGINIA GAYNOR
08/19/2015	08/21/2015	THE HOME DEPOT 2801	\$20.44	VIRGINIA GAYNOR
08/11/2015	08/12/2015	U OF M ARBORETUM ADLT ED	\$80.00	CAROLE GERNES
08/11/2015	08/12/2015	MINNESOTA STATE FIRE CHIE	\$250.00	CLARENCE GERVAIS
08/11/2015	08/13/2015	BIG LOTS STORES - #4585	\$28.18	CHRISTINE GIBSON
08/13/2015	08/14/2015	CUB FOODS #1599	\$7.98	CHRISTINE GIBSON
08/13/2015	08/17/2015	DOLRTREE 4713 00047134	\$12.92	CHRISTINE GIBSON
08/14/2015	08/17/2015	A-1 LAUNDRY	\$154.27	CHRISTINE GIBSON
08/17/2015	08/18/2015	CUB FOODS #1599	\$9.78	CHRISTINE GIBSON
08/17/2015	08/18/2015	GRANDMAS BAKERY INC	\$46.91	CHRISTINE GIBSON
08/19/2015	08/20/2015	FRESH AND NATURAL	\$15.83	CHRISTINE GIBSON
08/11/2015	08/13/2015	THE HOME DEPOT 2810	\$8.55	JAN GREW HAYMAN
08/18/2015	08/20/2015	FORESTRY SUPPLIERS	\$159.78	JAN GREW HAYMAN
08/11/2015	08/12/2015	DISCOUNT STEEL -MN	\$567.63	MARK HAAG
08/13/2015	08/14/2015	MIKES LP GAS INC	\$14.75	MARK HAAG
08/13/2015	08/14/2015	MILLS FLEET FARM 2700	\$339.01	MARK HAAG
08/13/2015	08/14/2015	MILLS FLEET FARM 2700	\$9.30	MARK HAAG
08/17/2015	08/18/2015	RAINBOW #7300	\$42.49	MARK HAAG
08/18/2015	08/19/2015	RAINBOW #7300	\$162.94	MARK HAAG
08/18/2015	08/19/2015	PARTY CITY #768	\$18.20	MARK HAAG
08/11/2015	08/13/2015	THE HOME DEPOT 2801	\$4.03	MILES HAMRE
08/12/2015	08/13/2015	HENRIKSEN ACE HARDWARE	\$2.10	MILES HAMRE
08/12/2015	08/13/2015	HENRIKSEN ACE HARDWARE	\$23.93	MILES HAMRE
08/12/2015	08/14/2015	THE HOME DEPOT 2801	\$17.91	MILES HAMRE
08/07/2015	08/10/2015	HENRIKSEN ACE HARDWARE	\$37.76	TAMARA HAYS
08/17/2015	08/18/2015	HENRIKSEN ACE HARDWARE	\$8.48	TAMARA HAYS
08/17/2015	08/18/2015	ROCKLER WOOD*	\$24.63	TAMARA HAYS
08/19/2015	08/20/2015	HENRIKSEN ACE HARDWARE	(\$1.92)	TAMARA HAYS
08/19/2015	08/20/2015	HENRIKSEN ACE HARDWARE	\$53.89	TAMARA HAYS
08/19/2015	08/20/2015	HENRIKSEN ACE HARDWARE	\$28.91	TAMARA HAYS
08/19/2015	08/20/2015	UNIFORMS UNLIMITED INC.	\$4.50	STEVEN HIEBERT
08/07/2015	08/10/2015	JOHN DEERE LANDSCAPES530	\$371.45	GARY HINNENKAMP
08/10/2015	08/11/2015	HENRIKSEN ACE HARDWARE	\$8.98	GARY HINNENKAMP
08/19/2015	08/20/2015	MILLS FLEET FARM 2700	\$31.80	GARY HINNENKAMP
08/17/2015	08/18/2015	WALGREENS #01751	\$17.12	TIMOTHY HOFMEISTER
08/07/2015	08/10/2015	PAWFECTIION	\$9.63	ANN HUTCHINSON
08/07/2015	08/10/2015	IN *HUGO'S TREE CARE	\$1,100.00	ANN HUTCHINSON
08/07/2015	08/10/2015	DALCO ENTERPRISES, INC	\$493.54	DAVID JAHN
08/10/2015	08/12/2015	THE HOME DEPOT 2801	\$29.20	DAVID JAHN
08/13/2015	08/17/2015	THE HOME DEPOT 2801	\$36.39	DAVID JAHN
08/14/2015	08/17/2015	TWIN CITY FILTER SERVICE	\$161.60	DAVID JAHN
08/18/2015	08/19/2015	MENARDS MAPLEWOOD	\$29.98	JUSTIN JAMES
08/10/2015	08/12/2015	OFFICE DEPOT #1079	\$5.58	MEGHAN JANASZAK
08/10/2015	08/12/2015	OFFICE DEPOT #1090	\$74.26	MEGHAN JANASZAK
08/14/2015	08/17/2015	UNIFORMS UNLIMITED INC.	\$278.89	AMANDA JASKOWIAK
08/07/2015	08/10/2015	GRUBERS POWER EQUIPMENT	\$50.40	DON JONES
08/10/2015	08/11/2015	CUB FOODS #1599	\$5.98	LOIS KNUTSON
08/10/2015	08/11/2015	CHIPOTLE 0224	\$74.99	LOIS KNUTSON

08/10/2015	08/11/2015	CHIPOTLE 0224	\$16.02	LOIS KNUTSON
08/12/2015	08/14/2015	OFFICE DEPOT #1090	\$64.54	LOIS KNUTSON
08/14/2015	08/17/2015	EMBASSY ROW HOTEL	\$673.27	LOIS KNUTSON
08/14/2015	08/17/2015	EMBASSY ROW HOTEL	\$14.95	LOIS KNUTSON
08/19/2015	08/21/2015	FIRST SHRED	\$94.60	LOIS KNUTSON
08/18/2015	08/19/2015	MN RECREATION AND PARK A	\$440.00	DUWAYNE KONEWKO
08/10/2015	08/11/2015	SKILLPATH SEMINARS MAIN	\$299.00	STEVE LOVE
08/13/2015	08/13/2015	COMCAST CABLE COMM	\$173.72	STEVE LUKIN
08/20/2015	08/21/2015	REPUBLIC SERVICES TRASH	\$160.28	STEVE LUKIN
08/14/2015	08/17/2015	UNIFORMS UNLIMITED INC.	\$4.99	ALESIA METRY
08/19/2015	08/21/2015	THE SALVATION ARMY 11	\$29.86	ALESIA METRY
08/07/2015	08/10/2015	BOUND TREE MEDICAL LLC	\$305.25	MICHAEL MONDOR
08/12/2015	08/14/2015	BOUND TREE MEDICAL LLC	\$1,745.89	MICHAEL MONDOR
08/12/2015	08/14/2015	BOUND TREE MEDICAL LLC	\$1,792.00	MICHAEL MONDOR
08/13/2015	08/17/2015	BOUND TREE MEDICAL LLC	\$5.70	MICHAEL MONDOR
08/13/2015	08/17/2015	BOUND TREE MEDICAL LLC	\$13.77	MICHAEL MONDOR
08/20/2015	08/21/2015	U OF M CCE NONCREDIT	\$65.00	BRYAN NAGEL
08/20/2015	08/21/2015	U OF M CCE NONCREDIT	\$65.00	BRYAN NAGEL
08/06/2015	08/10/2015	THE HOME DEPOT 2801	\$174.00	RICHARD NORDQUIST
08/19/2015	08/20/2015	HENRIKSEN ACE HARDWARE	\$17.96	RICHARD NORDQUIST
08/12/2015	08/12/2015	GALLS	\$48.94	MICHAEL NYE
08/13/2015	08/14/2015	AMAZON MKTPLACE PMTS	\$271.98	MICHAEL NYE
08/13/2015	08/14/2015	HENRIKSEN ACE HARDWARE	\$12.34	JORDAN ORE
08/14/2015	08/17/2015	HIRSHFIELDS/MAPLEWOOD	\$141.94	JORDAN ORE
08/06/2015	08/10/2015	TRI-STATE BOBCAT	\$66.50	STEVEN PRIEM
08/07/2015	08/10/2015	FORCE AMERICA DISTRIBUTIN	\$21.04	STEVEN PRIEM
08/10/2015	08/11/2015	FASTENAL COMPANY01	\$19.44	STEVEN PRIEM
08/10/2015	08/11/2015	BARNETT CHRYJEEPKIA	\$30.96	STEVEN PRIEM
08/10/2015	08/11/2015	AN FORD WHITE BEAR LAK	\$491.77	STEVEN PRIEM
08/10/2015	08/12/2015	ZARNOTH BRUSH WORKS INC	\$497.60	STEVEN PRIEM
08/11/2015	08/12/2015	AUTO PLUS LITTLE CANADA	\$160.92	STEVEN PRIEM
08/12/2015	08/13/2015	AUTO PLUS LITTLE CANADA	\$11.19	STEVEN PRIEM
08/13/2015	08/14/2015	AN FORD WHITE BEAR LAK	\$24.57	STEVEN PRIEM
08/13/2015	08/14/2015	VAN TECH CORPORATION	\$1,880.40	STEVEN PRIEM
08/14/2015	08/17/2015	AN FORD WHITE BEAR LAK	\$61.63	STEVEN PRIEM
08/17/2015	08/18/2015	BAUER BUILT TIRE 18	\$515.18	STEVEN PRIEM
08/19/2015	08/20/2015	FACTORY MTR PTS #1	\$286.98	STEVEN PRIEM
08/19/2015	08/20/2015	AUTO PLUS LITTLE CANADA	\$63.47	STEVEN PRIEM
08/20/2015	08/21/2015	POMP'S TIRE #021	\$81.45	STEVEN PRIEM
08/20/2015	08/21/2015	AUTO PLUS LITTLE CANADA	\$139.30	STEVEN PRIEM
08/20/2015	08/21/2015	POLAR CHEVROLET MAZDA	\$184.72	STEVEN PRIEM
08/07/2015	08/10/2015	THE HOME DEPOT 2801	\$51.00	KELLY PRINS
08/10/2015	08/11/2015	VIKING ELECTRIC-CREDIT DE	\$227.50	KELLY PRINS
08/10/2015	08/12/2015	THE HOME DEPOT 2801	\$8.44	KELLY PRINS
08/18/2015	08/19/2015	VIKING ELECTRIC-CREDIT DE	\$356.50	KELLY PRINS
08/07/2015	08/10/2015	PIONEER PRESS ADVERTISING	\$2,717.50	TERRIE RAMEAUX
08/13/2015	08/17/2015	MINNESOTA OCCUPATIONAL HE	\$546.20	TERRIE RAMEAUX
08/07/2015	08/10/2015	HILLYARD INC MINNEAPOLIS	\$590.25	MICHAEL REILLY
08/11/2015	08/12/2015	HILLYARD INC MINNEAPOLIS	\$25.08	MICHAEL REILLY
08/14/2015	08/17/2015	DALCO ENTERPRISES, INC	\$397.97	MICHAEL REILLY
08/14/2015	08/17/2015	HILLYARD INC MINNEAPOLIS	\$966.61	MICHAEL REILLY
08/10/2015	08/11/2015	G&K SERVICES AR	\$146.95	LORI RESENDIZ
08/11/2015	08/13/2015	POWDER BLUE PRODUCTIONS	\$26.70	LORI RESENDIZ
08/19/2015	08/21/2015	POWDER BLUE PRODUCTIONS	(\$1.75)	LORI RESENDIZ
08/06/2015	08/10/2015	MN RECREATION AND PARK A	\$609.00	AUDRA ROBBINS
08/10/2015	08/11/2015	TARGET 00011858	\$53.63	AUDRA ROBBINS

08/11/2015	08/12/2015	TARGET 00011858	\$30.17	AUDRA ROBBINS
08/11/2015	08/12/2015	FGA*OAKDALE - 11762	\$550.00	AUDRA ROBBINS
08/12/2015	08/13/2015	GROUP SALES FRONT GATE	\$1,545.00	AUDRA ROBBINS
08/14/2015	08/17/2015	CTC*CONSTANTCONTACT.COM	\$60.00	AUDRA ROBBINS
08/17/2015	08/18/2015	TARGET 00011858	\$58.35	AUDRA ROBBINS
08/17/2015	08/18/2015	MICHAELS STORES 2744	\$11.63	AUDRA ROBBINS
08/19/2015	08/21/2015	GREAT CLIPS IMAX THEATRE	\$347.20	AUDRA ROBBINS
08/19/2015	08/21/2015	MN ZOO TARS	\$589.25	AUDRA ROBBINS
08/06/2015	08/10/2015	ESS BROS AND SONS	\$1,500.00	ROBERT RUNNING
08/10/2015	08/11/2015	LILLIE SUBURBAN NEWSPAPER	\$405.33	DEB SCHMIDT
08/10/2015	08/11/2015	CUB FOODS #1599	\$77.83	DEB SCHMIDT
08/11/2015	08/12/2015	LEEANN CHIN #017 MAPLERID	\$156.83	DEB SCHMIDT
08/11/2015	08/12/2015	IN *SUN CONTROL OF MINNES	\$225.00	DEB SCHMIDT
08/12/2015	08/12/2015	PANERA BREAD #601305	\$56.24	DEB SCHMIDT
08/18/2015	08/19/2015	LILLIE SUBURBAN NEWSPAPER	\$297.00	DEB SCHMIDT
08/14/2015	08/17/2015	IN *ENCOMPASS TELEMATICS,	\$598.00	PAUL SCHNELL
08/12/2015	08/13/2015	FLEXIBLE PIPE TOOL COMPAN	\$169.15	SCOTT SCHULTZ
08/12/2015	08/13/2015	FLEXIBLE PIPE TOOL COMPAN	\$343.00	SCOTT SCHULTZ
08/12/2015	08/13/2015	FLEXIBLE PIPE TOOL COMPAN	\$272.00	SCOTT SCHULTZ
08/14/2015	08/17/2015	REPUBLIC SERVICES TRASH	\$596.55	SCOTT SCHULTZ
08/17/2015	08/19/2015	ON SITE SANITATION INC	\$1,633.00	SCOTT SCHULTZ
08/10/2015	08/12/2015	OFFICE DEPOT #1079	\$19.73	FAITH SHEPPERD
08/14/2015	08/17/2015	OFFICE DEPOT #1090	\$29.36	FAITH SHEPPERD
08/14/2015	08/17/2015	OFFICE DEPOT #1090	\$91.98	FAITH SHEPPERD
08/17/2015	08/19/2015	OFFICE DEPOT #1079	\$14.06	FAITH SHEPPERD
08/19/2015	08/20/2015	ONLINE LABELS	\$65.10	FAITH SHEPPERD
08/14/2015	08/17/2015	GRAPHIC DESIGN	\$182.18	MICHAEL SHORTREED
08/10/2015	08/12/2015	SPIRIT AIRL 4870116219869	\$236.18	DAVID SWAN
08/06/2015	08/10/2015	OFFICE DEPOT #1090	\$42.28	KAREN WACHAL
08/10/2015	08/12/2015	OFFICE DEPOT #1079	\$18.49	KAREN WACHAL
08/17/2015	08/18/2015	EDUCATIONAL INNOVATIONS I	\$61.35	KAREN WACHAL
08/11/2015	08/12/2015	DISCOUNT STEEL -MN	\$99.16	JEFF WILBER
08/10/2015	08/11/2015	MENARDS MAPLEWOOD	\$37.88	SUSAN ZWIEG

\$44,187.23

CITY OF MAPLEWOOD
EMPLOYEE GROSS EARNINGS REPORT
FOR THE CURRENT PAY PERIOD

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>EMPLOYEE NAME</u>	<u>AMOUNT</u>	<u>Exp Reimb, Severance, Conversion incl in Amount</u>
	08/28/15	ABRAMS, MARYLEE	430.99	
	08/28/15	CARDINAL, ROBERT	430.99	
	08/28/15	JUENEMANN, KATHLEEN	430.99	
	08/28/15	KOPPEN, MARVIN	430.99	
	08/28/15	SLAWIK, NORA	489.68	
	08/28/15	COLEMAN, MELINDA	5,425.56	
	08/28/15	FUNK, MICHAEL	4,679.30	
	08/28/15	KNUTSON, LOIS	2,503.61	
	08/28/15	CHRISTENSON, SCOTT	2,414.30	
	08/28/15	JAHN, DAVID	1,978.22	
	08/28/15	BURLINGAME, SARAH	2,380.50	
	08/28/15	RAMEAUX, THERESE	3,283.59	
	08/28/15	BAUMAN, GAYLE	4,977.28	
	08/28/15	OSWALD, BRENDA	2,023.45	
	08/28/15	ANDERSON, CAROLE	1,232.15	
	08/28/15	DEBILZAN, JUDY	2,257.97	
	08/28/15	RUEB, JOSEPH	3,180.20	
	08/28/15	ARNOLD, AJLA	1,894.30	
	08/28/15	BEGGS, REGAN	1,803.20	
	08/28/15	HAAG, KAREN	4,660.99	
	08/28/15	LO, CHING	1,138.15	
	08/28/15	SCHMIDT, DEBORAH	3,248.90	
	08/28/15	SPANGLER, EDNA	1,212.22	
	08/28/15	CRAWFORD, LEIGH	1,888.37	
	08/28/15	LARSON, MICHELLE	2,020.39	
	08/28/15	MECHELKE, SHERRIE	1,212.23	
	08/28/15	MOY, PAMELA	1,616.30	
	08/28/15	OSTER, ANDREA	2,027.03	
	08/28/15	RICHTER, CHARLENE	1,133.02	
	08/28/15	VITT, SANDRA	1,101.82	
	08/28/15	WEAVER, KRISTINE	2,507.39	
	08/28/15	JAGOE, CAROL	156.00	
	08/28/15	MAHRE, GERALDINE	156.00	
	08/28/15	THOMALLA, CAROL	120.00	
	08/28/15	CORCORAN, THERESA	2,022.60	
	08/28/15	KVAM, DAVID	5,099.74	
	08/28/15	SCHNELL, PAUL	5,223.49	
	08/28/15	SHEA, STEPHANIE	823.17	
	08/28/15	SHEPPERD, FAITH	2,003.88	
	08/28/15	SHORTREED, MICHAEL	4,379.47	
	08/28/15	WYLIE, TAMMY	1,512.70	
	08/28/15	ABEL, CLINT	3,129.33	
	08/28/15	ALDRIDGE, MARK	3,932.94	
	08/28/15	BAKKE, LONN	3,357.32	
	08/28/15	BARTZ, PAUL	3,357.32	
	08/28/15	BELDE, STANLEY	3,259.83	
	08/28/15	BENJAMIN, MARKESE	3,010.59	
	08/28/15	BIERDEMAN, BRIAN	4,028.91	
	08/28/15	BUSACK, DANIEL	4,104.37	
	08/28/15	CARNES, JOHN	2,899.44	
	08/28/15	CROTTY, KERRY	3,986.42	
	08/28/15	DEMULLING, JOSEPH	3,405.69	

08/28/15	DUGAS, MICHAEL	5,220.05
08/28/15	ERICKSON, VIRGINIA	3,385.94
08/28/15	FISHER, CASSANDRA	1,641.08
08/28/15	FORSYTHE, MARCUS	3,004.33
08/28/15	FRITZE, DEREK	3,789.91
08/28/15	GABRIEL, ANTHONY	3,462.27
08/28/15	HAWKINSON JR, TIMOTHY	3,094.98
08/28/15	HER, PHENG	3,004.33
08/28/15	HIEBERT, STEVEN	3,385.94
08/28/15	HOEMKE, MICHAEL	2,341.04
08/28/15	HOFMEISTER, TIMOTHY	527.00
08/28/15	JAMES JR, JUSTIN	464.00
08/28/15	JASKOWIAK, AMANDA	480.00
08/28/15	JOHNSON, KEVIN	4,211.43
08/28/15	KONG, TOMMY	3,129.33
08/28/15	KREKELER, NICHOLAS	1,000.19
08/28/15	KROLL, BRETT	3,244.68
08/28/15	LANGNER, SCOTT	3,110.55
08/28/15	LANGNER, TODD	3,066.73
08/28/15	LYNCH, KATHERINE	3,004.33
08/28/15	MARINO, JASON	3,331.19
08/28/15	MCCARTY, GLEN	3,300.09
08/28/15	METRY, ALESIA	3,543.57
08/28/15	MICHELETTI, BRIAN	2,636.54
08/28/15	MULVIHILL, MARIA	2,619.66
08/28/15	NYE, MICHAEL	3,813.72
08/28/15	OLDING, PARKER	2,383.73
08/28/15	OLSON, JULIE	3,198.58
08/28/15	PARKER, JAMES	3,032.00
08/28/15	PATRAW, AMY	464.00
08/28/15	PETERSON, JARED	2,045.61
08/28/15	REZNY, BRADLEY	3,643.33
08/28/15	SCHOEN, ZACHARY	2,330.22
08/28/15	SLATER, BENJAMIN	2,330.22
08/28/15	SOE, EHDOH	464.00
08/28/15	STEINER, JOSEPH	3,463.69
08/28/15	SYPNIEWSKI, WILLIAM	3,066.73
08/28/15	TAUZELL, BRIAN	3,198.37
08/28/15	THEISEN, PAUL	3,300.09
08/28/15	THIENES, PAUL	3,813.72
08/28/15	VANG, PAM	2,218.08
08/28/15	WENZEL, JAY	3,129.33
08/28/15	XIONG, KAO	3,317.35
08/28/15	ZAPPA, ANDREW	2,045.61
08/28/15	ANDERSON, BRIAN	340.81
08/28/15	BAHL, DAVID	300.00
08/28/15	BAUMAN, ANDREW	5,438.25
08/28/15	BOURQUIN, RON	1,076.16
08/28/15	CAPISTRANT, JACOB	234.71
08/28/15	CAPISTRANT, JOHN	453.75
08/28/15	COREY, ROBERT	633.37
08/28/15	CRAWFORD - JR, RAYMOND	5,159.00
08/28/15	CRUMMY, CHARLES	32.15
08/28/15	DABRUZZI, THOMAS	3,804.57
08/28/15	DAWSON, RICHARD	4,695.25
08/28/15	EVERSON, PAUL	4,397.71
08/28/15	HALE, JOSEPH	457.50
08/28/15	HALWEG, JODI	4,054.06
08/28/15	HAWTHORNE, ROCHELLE	4,686.87
08/28/15	HUTCHINSON, JAMES	457.50
08/28/15	IMM, TRACY	237.92
08/28/15	JANSEN, CHAD	321.51
08/28/15	JUREK, GREGORY	308.66

08/28/15	KANE, ROBERT	600.00
08/28/15	KARRAS, JAMIE	385.82
08/28/15	KERSKA, JOSEPH	925.95
08/28/15	KONDER, RONALD	617.32
08/28/15	KUBAT, ERIC	4,405.50
08/28/15	LINDER, TIMOTHY	5,031.81
08/28/15	LOCHEN, MICHAEL	746.04
08/28/15	MERKATORIS, BRETT	257.22
08/28/15	MONDOR, MICHAEL	4,149.79
08/28/15	MONSON, PETER	263.64
08/28/15	MORGAN, JEFFERY	473.63
08/28/15	NIELSEN, KENNETH	375.00
08/28/15	NOVAK, JEROME	5,234.09
08/28/15	NOWICKI, PAUL	350.44
08/28/15	OLSON, JAMES	5,656.81
08/28/15	OPHEIM, JOHN	198.75
08/28/15	PACHECO, ALPHONSE	286.15
08/28/15	PARROW, JOSHUA	437.25
08/28/15	PETERSON, MARK	360.00
08/28/15	PETERSON, ROBERT	4,383.96
08/28/15	POWERS, KENNETH	411.53
08/28/15	RANGEL, DERRICK	469.41
08/28/15	RANK, PAUL	1,543.22
08/28/15	RICE, CHRISTOPHER	102.88
08/28/15	RODDY, BRETT	498.34
08/28/15	SEDLACEK, JEFFREY	4,081.81
08/28/15	STREFF, MICHAEL	4,573.80
08/28/15	SVENDSEN, RONALD	4,443.82
08/28/15	GERVAIS-JR, CLARENCE	4,239.86
08/28/15	LUKIN, STEVEN	4,939.44
08/28/15	ZWIEG, SUSAN	1,238.02
08/28/15	CORTESI, LUANNE	1,463.96
08/28/15	SINDT, ANDREA	2,654.60
08/28/15	BRINK, TROY	2,532.67
08/28/15	BUCKLEY, BRENT	2,467.49
08/28/15	DEBILZAN, THOMAS	2,305.49
08/28/15	EDGE, DOUGLAS	2,272.10
08/28/15	JONES, DONALD	2,305.49
08/28/15	MEISSNER, BRENT	2,300.27
08/28/15	NAGEL, BRYAN	3,803.10
08/28/15	OSWALD, ERICK	2,374.52
08/28/15	RUIZ, RICARDO	1,902.67
08/28/15	RUNNING, ROBERT	2,532.67
08/28/15	TEVLIN, TODD	2,300.27
08/28/15	BURLINGAME, NATHAN	2,463.20
08/28/15	DUCHARME, JOHN	2,915.03
08/28/15	ENGSTROM, ANDREW	2,989.42
08/28/15	JAROSCH, JONATHAN	3,287.57
08/28/15	LINDBLOM, RANDAL	3,022.11
08/28/15	LOVE, STEVEN	3,929.38
08/28/15	THOMPSON, MICHAEL	4,952.44
08/28/15	ZIEMAN, SCOTT	384.00
08/28/15	JANASZAK, MEGHAN	1,985.97
08/28/15	KONEWKO, DUWAYNE	4,722.81
08/28/15	DELISLE JR, JACQUES	616.00
08/28/15	HAMRE, MILES	1,852.00
08/28/15	HAYS, TAMARA	1,719.47
08/28/15	HINNENKAMP, GARY	3,015.38
08/28/15	NAUGHTON, JOHN	2,561.93
08/28/15	NORDQUIST, RICHARD	2,287.20
08/28/15	ORE, JORDAN	1,902.67
08/28/15	RANWEILER, GABRIEL	440.00
08/28/15	SALCHOW, CONNOR	616.00

08/28/15	BIESANZ, OAKLEY	1,917.86
08/28/15	DEAVER, CHARLES	561.46
08/28/15	GERNES, CAROLE	778.77
08/28/15	HAYMAN, JANET	1,000.11
08/28/15	HUTCHINSON, ANN	2,845.81
08/28/15	SOUTTER, CHRISTINE	140.01
08/28/15	WACHAL, KAREN	1,010.19
08/28/15	GAYNOR, VIRGINIA	3,478.53
08/28/15	HOIER, KARA	486.46
08/28/15	JOHNSON, ELIZABETH	1,580.11
08/28/15	KROLL, LISA	2,092.37
08/28/15	FINWALL, SHANN	3,518.07
08/28/15	LORENZ, DANIELA	1,113.75
08/28/15	MARTIN, MICHAEL	3,338.93
08/28/15	BRASH, JASON	2,855.87
08/28/15	CARVER, NICHOLAS	4,473.03
08/28/15	SWAN, DAVID	2,939.57
08/28/15	SWANSON, CHRIS	1,951.57
08/28/15	WEIDNER, JAMES	1,760.00
08/28/15	WELLENS, MOLLY	1,843.98
08/28/15	BALLESTRAZZE, THAD	160.00
08/28/15	BJORK, BRANDON	1,120.00
08/28/15	BRENEMAN, NEIL	2,533.34
08/28/15	ETTER, LAURA	217.00
08/28/15	GORACKI, GERALD	28.50
08/28/15	GUENTHER, THOMAS	702.00
08/28/15	JACOBS, ROCHELLE	135.00
08/28/15	KONEWKO, QUINN	328.50
08/28/15	LARSON, KATELYN	612.81
08/28/15	LARSON, MARIAH	252.00
08/28/15	ROBBINS, AUDRA	3,570.21
08/28/15	RYCHLICKI, NICHOLE	760.00
08/28/15	SIEVERT, ALEXIS	576.00
08/28/15	SLAWIK, VICTORIA	594.00
08/28/15	TAYLOR, JAMES	3,400.88
08/28/15	VUKICH, CANDACE	766.75
08/28/15	ADAMS, DAVID	2,464.30
08/28/15	HAAG, MARK	2,532.67
08/28/15	JENSEN, JOSEPH	1,815.47
08/28/15	SCHULTZ, SCOTT	3,727.15
08/28/15	WILBER, JEFFREY	1,797.97
08/28/15	BARAHONA, FREYA	360.00
08/28/15	CRANDALL, KRISTA	189.01
08/28/15	DIONNE, ANN	601.14
08/28/15	EVANS, CHRISTINE	2,049.31
08/28/15	GIBSON, CHRISTINE	2,130.86
08/28/15	HOFMEISTER, MARY	1,277.60
08/28/15	KRECH, TRAVIS	229.50
08/28/15	KUHN, MATTHEW	270.00
08/28/15	O'CONNER, TERRINA	449.50
08/28/15	RUZICHKA, JANICE	195.00
08/28/15	SKRYPEK, JOSHUA	399.25
08/28/15	SMITH, CORTNEY	255.00
08/28/15	ST SAUVER, CRAIG	388.51
08/28/15	WISTL, MOLLY	848.65
08/28/15	BAUDE, SARAH	14.06
08/28/15	BEAR, AMANDA	141.75
08/28/15	BUTLER, ANGELA	241.83
08/28/15	DEMPSEY, BETH	337.89
08/28/15	ERICKSON-CLARK, CAROL	37.50
08/28/15	GARTNER, DARYL	51.00
08/28/15	GRUENHAGEN, LINDA	211.45
08/28/15	GUSTAFSON, BRENDA	49.00

	08/28/15	HAASCH, ANGELA	85.50
	08/28/15	HOLMBERG, LADONNA	153.76
	08/28/15	JOHNSON, BARBARA	465.35
	08/28/15	MCKILLOP, AMANDA	195.02
	08/28/15	MUSKAT, JULIE	123.26
	08/28/15	NITZ, CARA	257.72
	08/28/15	OHS, CYNTHIA	186.00
	08/28/15	RANEY, COURTNEY	453.95
	08/28/15	REHLING-ANDERSON, LORIE	93.50
	08/28/15	RESENDIZ, LORI	2,809.47
	08/28/15	RICHTER, DANIEL	114.90
	08/28/15	ROLLERSON, TERRANCE	30.38
	08/28/15	SCHERER, KATHLENE	101.01
	08/28/15	SCHREIER, ROSEMARIE	215.90
	08/28/15	SMITH, ANN	124.80
	08/28/15	SMITH, JEROME	108.75
	08/28/15	SMITLEY, SHARON	287.66
	08/28/15	SYME, LAUREN	50.70
	08/28/15	THOMPSON, SARA	71.25
	08/28/15	TREPANIER, TODD	203.45
	08/28/15	TRUONG, CHAU	14.00
	08/28/15	TUPY, HEIDE	46.30
	08/28/15	TUPY, MARCUS	48.00
	08/28/15	WAGNER, JODY	345.00
	08/28/15	WAKEM, CAITLYN	36.00
	08/28/15	YANG, JUDY	88.00
	08/28/15	BILJAN, MERANDA	139.50
	08/28/15	BOSLEY, CAROL	141.75
	08/28/15	BUTLER-MILLER, JADE	42.75
	08/28/15	CHRISTAL, JENNIFER	230.00
	08/28/15	ELLISON, LELIA	141.75
	08/28/15	FRANZMEIER, EILEEN	225.75
	08/28/15	LANGER, CHELSEA	85.50
	08/28/15	MOSLOSKI, JESSICA	51.75
	08/28/15	AUSTIN, CATHERINE	171.00
	08/28/15	CRAWFORD, SHAWN	437.50
	08/28/15	CRAYNE, WILLIAM	207.00
	08/28/15	DOUGLASS, TOM	2,066.28
	08/28/15	DUNKEL, TYLER	234.00
	08/28/15	HEINTZ, JOSHUA	180.00
	08/28/15	KRECH, ELAINE	689.92
	08/28/15	LOONEY, RAYJEANIA	180.00
	08/28/15	MAIDMENT, COLIN	802.58
	08/28/15	MALONEY, SHAUNA	121.50
	08/28/15	PRINS, KELLY	2,003.89
	08/28/15	REILLY, MICHAEL	2,059.39
	08/28/15	STEFFEN, MICHAEL	108.00
	08/28/15	COUNTRYMAN, BRENDA	1,224.00
	08/28/15	PRIEM, STEVEN	2,585.69
	08/28/15	WOEHRLE, MATTHEW	2,484.67
	08/28/15	XIONG, BOON	1,665.07
	08/28/15	BERGO, CHAD	2,907.76
	08/28/15	FOWLDS, MYCHAL	4,096.38
	08/28/15	FRANZEN, NICHOLAS	3,212.56
9995520	08/28/15	CHRISTOPHER, KYLE	627.75
9995521	08/28/15	AUBUCHON, IMAGINARA	149.50
			537,381.39

MEMORANDUM

TO: Melinda Coleman, City Manager
FROM: Karen Haag, Director Citizen Services
DATE: September 3, 2015
SUBJECT: Approval of Temporary Lawful Gambling – Local Permit for the Greater Twin Cities United Way, 3M Center

Introduction

On Thursday, September 3, 2015 Judy Jordan, representing the Greater Twin Cities United Way, submitted an application for a temporary Lawful Gambling – Local permit. The permit will be used for a raffle held by the organization during the 3M United Way annual campaign on October 15, 2015 from 11:00am to 1:00pm.

Proceeds from the event will go to the United Way and their effort in uniting caring people to create pathways out of poverty, and improving individual lives and the community.

Budget Impact

None

Recommendation

Staff recommends that Council approve the temporary Lawful Gambling – Local Permit for the Greater Twin Cities United Way, to be on October 15, 2015 at 3M Center.

MEMORANDUM

TO: Melinda Coleman, City Manager
FROM: Michael Martin, AICP, Economic Development Coordinator
DATE: September 8, 2015
SUBJECT: Approval of a Conditional Use Permit Review – Beaver Lake Town Houses, Maryland Avenue and Lakewood Drive

Introduction

The conditional use permit (CUP) for the planned unit development (PUD) for the Beaver Lake Town Houses is due for its annual review.

Background

On May 28, 2002, the city council made several approvals for the Beaver Lake Town Houses. These included:

1. A conditional use permit (CUP) for a planned unit development (PUD) for a 148-unit housing development. The applicant requested the CUP because Section 44-1250 of the city code (shoreland district regulations) requires a PUD for developments with buildings having more than four units when the site is in the shoreland district of a lake. In this case, the site is in the shoreland district of Beaver Lake and will have a mix of housing with 40 single-family detached townhomes and 108 rental units in 11 8-unit and 5 4-unit buildings. In addition, having a PUD gives the city and developer a chance to be more flexible with site design and development details (such as setbacks and street right-of-way and pavement widths) than the standard city requirements would normally allow. (See the approved site plan attached)
2. Street right-of-way and easement vacations. These were for the unused street right-of-ways and easements on the site.
3. A preliminary plat to create the lots in the development.
4. Authorization for city staff to spend city open space funds and to use a \$150,000 DNR grant to buy about 8.9 acres of the project site for park and open space purposes.

On November 13, 2002, the city council approved the first final plat for the Beaver Lake Town Houses. This plat created six lots for detached town houses along Maryland Avenue, several outlots for future phases of the development and the park area along the creek in the center of the site.

On March 31, 2003, the city council approved the second final plat for the Beaver Lake Town homes. This plat created 16 lots for detached town houses in the area west of Sterling Street

and south of the creek corridor.

On September 8, 2003, the city council approved the Beaver Lake Townhomes Third Addition final plat. This plat created 18 lots for detached town houses in the area west of the creek and east of Lakewood Drive.

On March 24, 2008, the city council approved the final plat for the Beaver Lake Fourth and Fifth Additions. These final plats created new lots for the construction of new units from former outlots.

On June 28, 2004, June 13, 2005, June 26, 2006, June 11, 2007, January 14, 2008, August 10, 2009, August 9, 2010, August 8, 2011, August 13, 2012, August 12, 2013 and August 25, 2014 the city council reviewed the conditional use permit for this property and agreed to review it again in one year.

Discussion

The construction of this development is complete. During a staff visit to the site, all conditions are being met and the landscaping throughout the property is healthy.

Budget Impact

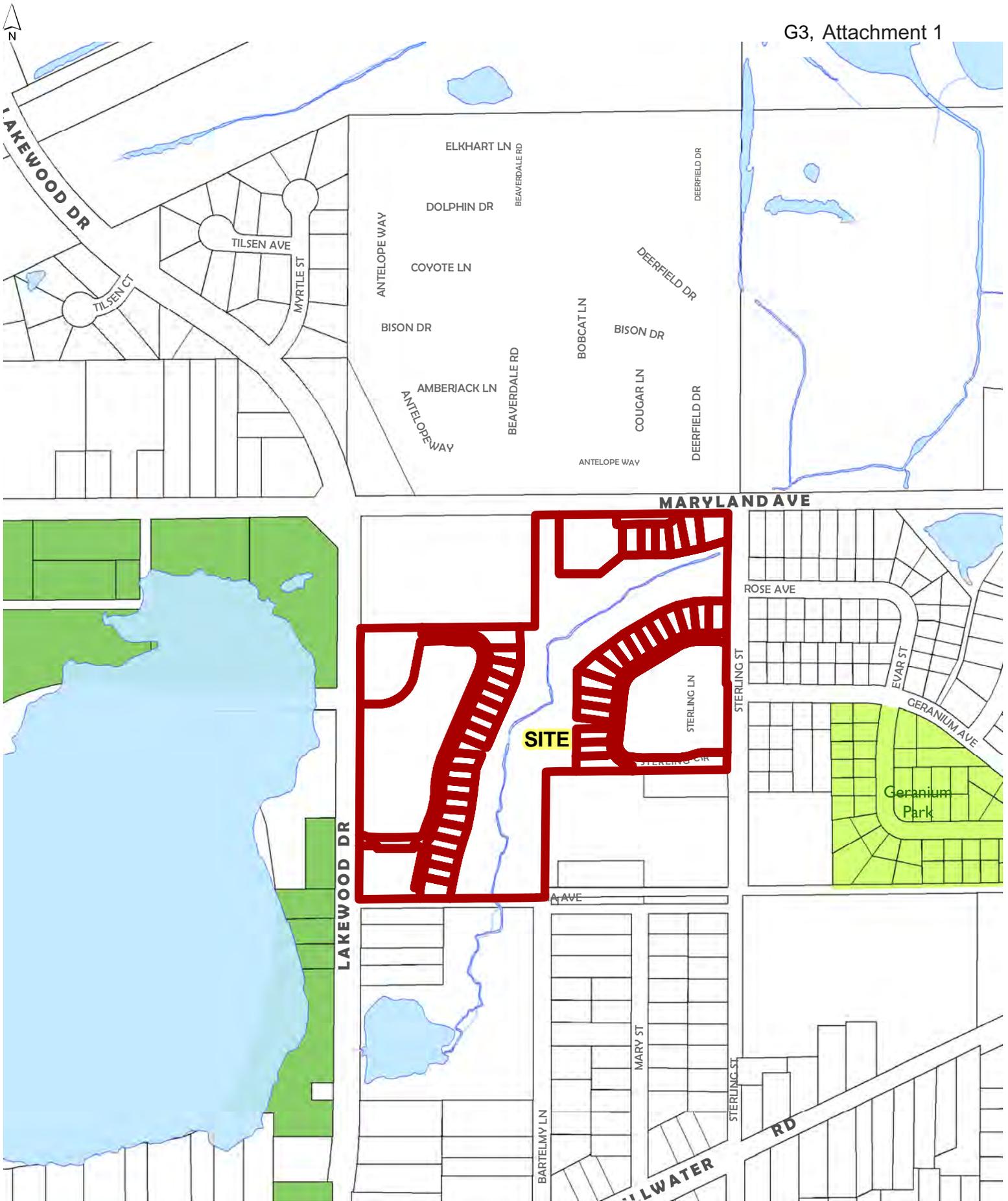
None.

Recommendation

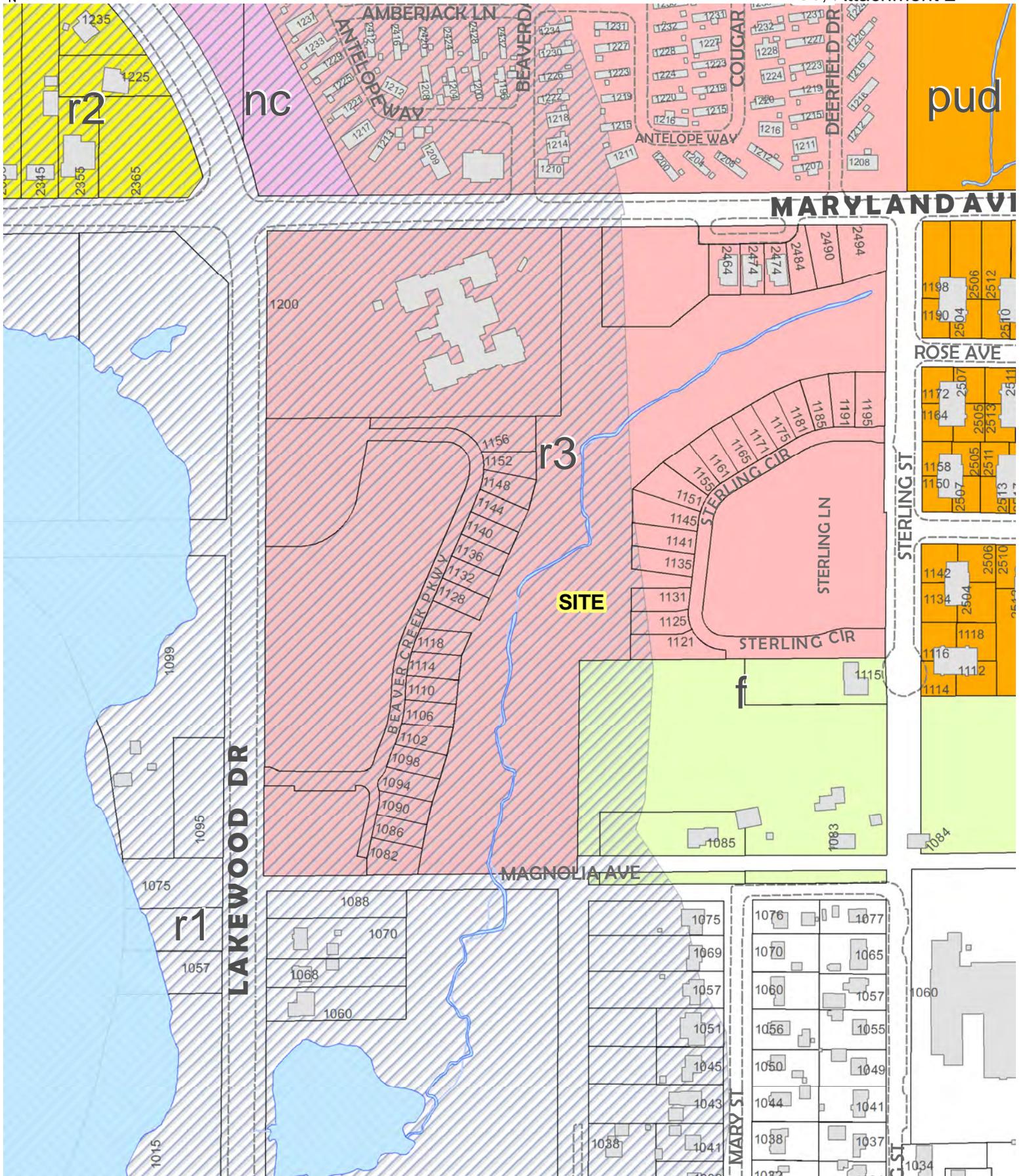
Review the conditional use permit for the planned unit development for the Beaver Lake Town Houses at Maryland Avenue and Lakewood Drive again only if a problem arises or a major change is proposed.

Attachments

1. Location Map
2. Property Line/Zoning Map
3. Site Plan
4. May 28, 2002 City Council Minutes

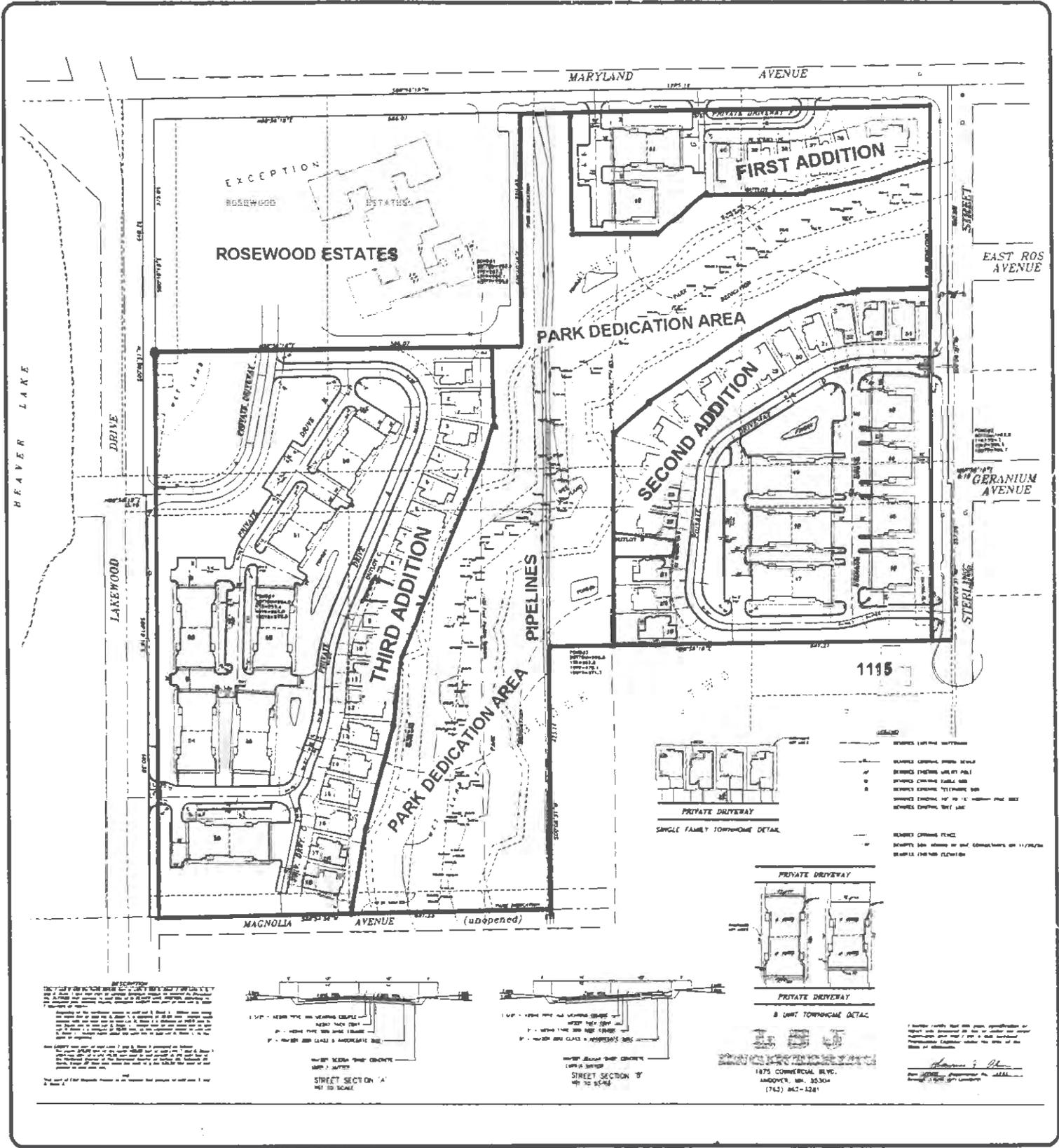


Location Map
Beaver Lake Townhomes



Zoning Map

Beaver Lake Townhomes



SITE PLAN
BEAVER LAKE TOWNHOMES

3-12-02



**MINUTES
MAPLEWOOD CITY COUNCIL
7:00 P.M., Tuesday, May 28, 2002
Council Chambers, Municipal Building
Meeting No. 02-11**

A. CALL TO ORDER:

A meeting of the City Council was held in the Council Chambers, at the Municipal Building, and was called to order at 7:07 P.M. by Mayor Cardinal.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Robert Cardinal, Mayor	Present
Kenneth V. Collins, Councilmember	Present
Kathleen Juenemann, Councilmember	Present
Marvin C. Koppen, Councilmember	Present
Julie A. Wasiluk, Councilmember	Present

- 2. 9:33 Beaver Lake Townhomes (Lakewood Drive and Maryland Avenue)
 - A. Conditional Use Permit for a Planned Unit Development (PUD)
 - B. Street Right-Of-Way and Easement Vacations
 - C. Preliminary Plat

- a. Assistant City Manager Coleman presented the report.
- b. Associate Planner Roberts presented the specifics of the report.
- c. Commissioner Rossbach presented the Planning Commission report.

Councilmember Collins moved to extend the meeting until all agenda items are addressed.

Seconded by Councilmember Juenemann Ayes-All

- d. Mayor Cardinal opened the public hearing, calling for proponents or opponents. The following persons were heard:

Laurence Olson, LSJ Engineering, Representing the Developer of Beaver Lake Townhomes
 Mark Dorling, 1115 Sterling Street North, Maplewood
 Kay Peterson, 1085 Mary Street, Maplewood
 Margaret Lutfey, 1076 Mary Street, Maplewood
 Bob Zick, 1880 E. Shore Drive, Maplewood

Kevin Berglund, 1929 Kingston Avenue, Maplewood
Joan Dorling, 1115 Sterling Street North, Maplewood
Will Rossbach, 1386 E. County Road C, Maplewood
Kay Peterson, Second Appearance
Mark Dorling, Second Appearance
Bob Zick, Second Appearance
Kevin Berglund, Second Appearance

e. Mayor Cardinal closed the public hearing.

Councilmember Koppen moved to adopt the following resolution approving a conditional use permit for a planned unit development for the Beaver Lake Townhome development on the south side of Maryland Avenue between Sterling Street and Lakewood Drive:

RESOLUTION 02-05-098
CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, Mr. Tony Emmerich, representing the AJE Companies, applied for a conditional use permit (CUP) for the Beaver Lake Townhomes residential planned unit development (PUD).

WHEREAS, this permit applies to undeveloped property for the Beaver Lake Townhomes PUD south of Maryland Avenue between Sterling Street and Lakewood Drive in Section 25, Township 29, Range 22, Ramsey County, Minnesota. (PINS 25-29-22-21-0010 and 25-29-22-21-0011.)

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

1. On April 15, 2002, the planning commission recommended that the city council approve this permit.
2. On May 28, 2002, the city council held a public hearing. The city staff published a notice in the paper and sent notices to the surrounding property owners. The council gave everyone at the hearing a chance to speak and present written statements. The council also considered reports and recommendations of the city staff and planning commission. The council tabled action on the development request until May 14, 2001.

NOW, THEREFORE, BE IT RESOLVED that the city council approve the above-described conditional use permit, because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the city's comprehensive plan and code of ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.

4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would generate only minimal vehicular traffic on local streets and would not create traffic congestion or unsafe access on existing or proposed streets.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Approval is subject to the following conditions:

1. All construction shall follow the plans date-stamped March 12, 2002 except for the following changes:
 - a. Revising the grading and site plans to show:
 - (1) No grading or ground disturbance in the park dedication area and in the wetland and stream buffer areas except:
 - (a) As allowed by the watershed district.
 - (b) For the utilities, trails and footbridge.
 - (2) The required trails and sidewalks.
 - (3) Revised storm water pond locations and designs as suggested or required by the watershed district or city engineer. The ponds shall meet the city's design standards.
 - (4) The developer minimizing the loss or removal of natural vegetation including keeping and protecting the grove of coniferous trees (pines) (an area of natural significance) that is in and near the south side of the stream corridor near the rear of proposed buildings 26-34.

- (5) All driveways at least 20 feet wide. If the developer wants to have parking on one side of a driveway, then that driveway must be at least 28 feet wide.
- (6) All parking stalls with a width of at least nine feet and a length of at least 18 feet.
- c. The developer deeding the area labeled "Park Dedication" on the plans to the City of Maplewood. This dedication is to help protect the most sensitive natural features on the site and would protect this part of the site from building, fences, mowing, cutting, filling, grading, dumping or other ground disturbances. This dedication also would help ensure the natural linear or corridor aspect of the site (primarily around the stream) main as it is now. The Parks and Recreation Director shall approve the land or the area(s) for dedication to the city.

The city shall use the Greenways grant from the DNR, while matching the state dollars with city open space money, (as is required) to buy the protected area along the stream and wetlands labeled as Park Dedication on the plan dated March 12, 2002.

The city council may approve major changes to the plans. The director of community development may approve minor changes.

- 2. The proposed construction must be substantially started within one year of council approval or the permit shall end. The council may extend this deadline for one year.
- 3.* Have the city engineer approve final construction and engineering plans. These plans shall:
 - a. Include grading, utility, drainage, erosion control, streets, trails, sidewalks, tree, driveway and parking lot plans.
 - b. Show no grading or ground disturbance (except where utilities or trails are installed) in the:
 - (1) Required wetland and stream buffer areas.
 - (2) Park Dedication area. This land will be for city park and open space purposes. The developer and contractors shall protect the park dedication area, including the grove of coniferous trees (pines) (an area of natural significance) that is in and near the south side of the stream corridor, from encroachment from equipment, grading or filling.

City-required trails are allowed in the buffer and park dedication areas.

- c. Include a storm water management plan for the proposal.
- d. Include a coordinated plan with the public works department for the design and

installation of the sanitary sewer lines or for the repair or realignment of the existing sanitary sewer line that runs through the site.

4. The design of the ponds shall meet Maplewood's design standards and shall be subject to the approval of the city engineer. If needed, the developer shall be responsible for getting any off-site pond and drainage easements.
5. The developer or contractor shall:
 - a. Complete all grading for the site drainage and the ponds, complete all public improvements and meet all city requirements.
 - b.* Place temporary orange safety fencing and signs at the grading limits.
 - c. Install permanent signs around the edge of the wetland buffer easements. These signs shall mark the edge of the easements and shall state there shall be no mowing, vegetation cutting, filling or dumping.
 - d. Install survey monuments along the wetland boundaries.
 - e. Remove any debris, junk or fill from the wetlands, stream corridor, park dedication area and site.
 - f. Install a six-foot-wide concrete sidewalk along the south side of Maryland Avenue between Sterling Street and the west property line of the site. The developer's engineer shall show this sidewalk on the grading and construction plans. The city engineer shall approve the details of these plans.
 - g. Construct an eight-foot-wide paved public walkway and two-rail split-rail fencing in the following locations:
 - (1) From Private Driveway A in the west side of the site between Lots 8 and 9 to near the stream in the center of the site.
 - (2) From Private Driveway D in the east side of the site, between Lots 21 and 22 to near the stream in the center of the site.

The trail must have a surface that is not impervious when the trail is in a wetland or stream buffer area. The developer's engineer shall design the trails to follow the existing property contours and proposed utility corridors to save as many trees as possible and to minimize the amount of grading necessary to install the trails.

- b. Restore all disturbed areas within the stream corridor and park dedication area with a native seed mix approved by the watershed district and by the city engineer.

- 6.* The developer shall give the city wetland easements over the wetlands and the stream. The easements shall cover the wetlands and any land within 50 feet surrounding a wetland. The easements also shall cover the stream and any land within 50 feet of the top of the stream bank. These easements shall prohibit any building, mowing, cutting, filling or dumping within fifty feet of the wetland and the stream or within the wetland itself. The purpose of this easement is to protect the water quality of the wetlands and the stream from fertilizer and to protect the wetland and stream habitat from encroachment.
2. The approved setbacks for the principal structures in the Beaver Lake Townhome PUD shall be:
- a. Front-yard setback (from a private driveway): minimum - 20 feet, maximum - 35 feet
 - b. Front-yard setback (public side street): minimum - 25 feet, maximum - 40 feet
 - c. Rear-yard setback: none
 - d. Side-yard setback (town houses): minimum - 5 feet to a property line and 10 feet minimum between buildings
 - e. Side yard setbacks (apartments): 20 feet minimum between buildings
8. This approval does not include the design approval for the townhomes or for the apartments. The project design plans, including architectural, site, lighting, tree and landscaping plans, shall be subject to review and approval of the community design review board (CDRB). The projects shall be subject to the following conditions:
- a. Meeting all conditions and changes as required by the city council.
 - b. The buildings in the shoreland district shall have a maximum height of 25 feet (unless the city council approves taller structures).
 - c. The developer shall design the structures to reduce their visibility from the lake. This shall include using vegetation, topography, increased setbacks, color or other means to accomplish the screening. The city may require additional vegetation to help screen these facilities.
 - d. For the driveways:
 - (1) Minimum width - 20 feet.
 - (2) Maximum width - 28 feet.

- (3) All driveways less than 28 feet in width shall be posted for “No Parking” on both sides. Driveways at least 28 feet wide may have parking on one side and shall be posted for no parking on one side.
- e. Showing all changes required by the city as part of the conditional use permit for the planned unit development (PUD).
- 9. The city shall not issue any building permits for construction on an outlot (per city code requirements). The developer must record a final plat to create buildable lots for any outlot in the preliminary plat before the city will issue a building permit.
- 10. The developer paying the city \$94,000 in Park Availability Charges (PAC fees) for this development.
- 11. The city council shall review this permit in one year.

Seconded by Councilmember Wasiluk

Ayes-All

Councilmember Koppen moved to adopt the following resolution approving a street right-of-way and easement vacations for the Beaver Lake Townhomes (Lakewood Drive and Maryland Avenue):

**RESOLUTION 02-05-099
STREET RIGHT-OF-WAY VACATION RESOLUTION**

WHEREAS, Mr. Tony Emmerich, representing the AJE Companies, applied for the vacation of the following described street right-of-ways:

- 1. That part of the Sterling Street right-of-way as a roadway easement according to the document filed with Ramsey County lying within the West 25 feet of the East 58 feet of Lot 5, Block 2, Beaver Lake Addition.
- 2. That part of Magnolia Avenue (formerly known as Cherry Avenue) as platted in Beaver Lake Addition lying between the east right-of-way line of Lakewood Drive (the west line of Lot 8, Block 2, Beaver Lake Addition extended south) and the east property line of Lot 7, Block 2, Beaver Lake Addition extended south.

All in Section 25, Township 29, Range 22 in Ramsey County.

WHEREAS, the history of these vacations is as follows:

- 1. On April 15, 2002, the planning commission recommended that the city council approve these street vacations.

2. On May 28, 2002, the city council held a public hearing. City staff published a notice in the Maplewood Review and sent notices to the abutting property owners. The Council gave everyone at the hearing a chance to speak and present written statements. The council also considered reports and recommendations from the city staff and planning commission. The council tabled action on the development request until May 14, 2001.

WHEREAS, after the city approves this vacation, public interest in the property will go to the following abutting properties:

1. Lot 5, Block 2, Beaver Lake Addition (PIN 25-29-22-21-0010)
2. Lots 7 and 8, Block 2, Beaver Lake Addition (PIN 25-29-22-21-0011)
3. The North 161.83 feet of the West 1/4 of the SE 1/4 of the NW 1/4 (subject to roads) of Section 25, Township 29, Range 22 (1070 Lakewood Drive North) (PIN 25-29-22-24-0072)
4. Except the North 290.66 feet of the West 1/2 North 677.06 feet of the West 1/2 of the SE 1/4 of the NW 1/4 (Subject to roads and easement) in SEC 25, TN 29, RN 22 (PIN 25-29-22-24-0073)

All in Section 25, Township 29, Range 22, Maplewood, Ramsey County, Minnesota.

NOW, THEREFORE, BE IT RESOLVED that the city council approved the above-described vacation since it is in the public interest based on the following reasons:

2. The adjacent properties have adequate street access.
3. These right-of-ways are not needed for the public purpose of street construction.
4. The developer will be building private streets and driveways in the project.

**RESOLUTION 02-05-100
EASEMENT VACATION RESOLUTION**

WHEREAS, Mr. Tony Emmerich, representing the AJE Companies, applied for the vacation of the following-described easements:

That part of the following sanitary sewer easement according to document number 1504484 lying within Lots 7 and 8, Block 2, Beaver Lake Addition, described as follows:

Beginning on the West line of the Northeast quarter of the Northwest quarter of Section 25, Township 29, Range 22, a distance of 603 feet South of the Northwest corner of said Northeast quarter of Northwest quarter; thence East 153 feet; thence South 185 feet; thence South 85 degrees, 03 minutes East 172.9 feet; thence South 1 degree 38 minutes 30 seconds West a distance of 80 feet; thence South 88 degrees 21 minutes, 30 seconds East a distance of 170.25 feet more or less to a point on the West line of the 50 foot sewer easement hereinafter

described, all of the foregoing being over Lot 8, Block 1 and Lots 7 and 8, Block 2, Beaver Lake Addition.

All lying south of Maryland Avenue and between Lakewood Drive and Sterling Street in Section 25, Township 29, Range 22, Maplewood, Minnesota.

WHEREAS, the history of this vacation is as follows:

1. On April 15, 2002, the planning commission recommended that the city council approve these vacations.
2. On May 28, 2002, the city council held a public hearing. The city staff published a notice in the Maplewood Review and sent a notice to the abutting property owners. The council gave everyone at the hearing a chance to speak and present written statements. The council also considered reports and recommendations from the city staff and planning commission. The council tabled action on the development request until May 14, 2001.

WHEREAS, after the city approves these vacations, public interest in the property will go to the following abutting property:

Lot 8, Block 1, Beaver Lake Addition and Lots 7 and 8, Block 2, Beaver Lake Addition (PIN 25-29-22-21-0011)

All in Section 25, Township 29, Range 22, Ramsey County, Minnesota

NOW, THEREFORE, BE IT RESOLVED that the city council approve the above-described vacations for the following reasons:

1. It is in the public interest.
2. The city and the adjacent property owners have no plans to build a street or utilities in these locations.
3. The adjacent properties have access to public streets and utilities.

Seconded by Councilmember Collins

Ayes-All

Councilmember Koppen moved to adopt the preliminary plat for Beaver Lake Townhome development on the south side of Maryland Avenue between Sterling Street and Lakewood Drive. The developer shall complete the following before the city council approves the final plat:

1. Sign an agreement with the city that guarantees that the developer or contractor will:

- a. Complete all grading for overall site drainage, complete all public improvements and meet all city requirements.
- b.* Place temporary orange safety fencing and signs at the grading limits.
- c. Have Xcel Energy install Group V rate street lights in at least 15 locations - primarily at street and driveway intersections and street or driveway curves. The exact style and location shall be subject to the city engineer's approval.
- d. Pay the city for the cost of traffic-control, street identification and no parking signs.
- e. Provide all required and necessary easements.
- f. Cap, seal and abandon any wells that may be on the site, subject to Minnesota rules and guidelines.
- g. Complete and replace as necessary all curb and gutter on Sterling Street and on Maryland Avenue. This is to replace the existing driveways and driveway aprons on these streets. This shall include the repair of the pavement and the restoration and sodding of the boulevards.
- h. For the trails and sidewalks, complete the following:
 - (1) Construct an eight-foot-wide paved public walkway and two-rail split-rail fencing in the following locations:
 - a. From Private Drive A in the west side of the site between Lots 8 and 9 to near the stream in the center of the site.
 - b. From Private Drive D in the east side of the site, between Lots 21 and 22 to near the stream.All trails between lots shall be in a publicly-owned pedestrian way or outlot.
 - (2) The developer also shall build a six-foot-wide sidewalk along the south side of Maryland Avenue between Sterling Street and the west property line of the site.
 - (3) The developer shall install a two-rail split-rail fence on both sides of each trail and posts at the end of the trails to prevent motorized vehicles from using the trail.
 - (4) The developer shall build the trails, sidewalks and fencing with the driveways and streets before the city approves a final plat.
 - (5) The city engineer must approve these plans.

- i. Install permanent signs around the edge of the wetland and stream buffer easements. These signs shall mark the edge of the easements and shall state there shall be no mowing, vegetation cutting, filling, grading or dumping beyond this point. City staff shall approve the sign design and location before the contractor installs them. The developer or contractor shall install these signs before the city issues building permits in this plat.
 - j. Install survey monuments along the wetland boundaries.
 - k. Install survey monuments and signs along the edges of the area labeled “Park Dedication.” These signs shall explain that the area beyond the signs is a public park area and that there shall be no building, fences, mowing, cutting, filling, dumping or other ground disturbance in that area. The developer or contractor shall install these signs before the city issues building permits in this plat.
 - b. Install signs where the driveways for the apartments and for the town houses intersect the public streets indicating that they are private driveways.
- 2.* Have the city engineer approve final construction and engineering plans. These plans shall include grading, utility, drainage, erosion control, tree, trail, sidewalk, driveway and street plans. The plans shall meet the following conditions:
- a. The erosion control plans shall be consistent with the city code.
 - b. The grading plan shall show:
 - (1) The proposed building pad elevation and contour information for each building site. The lot lines on this plan shall follow the approved preliminary plat.
 - (3) Contour information for all the land that the construction will disturb.
 - (4) Building pads that reduce the grading on site where the developer can save large trees.
 - (5) The street, driveway and trail grades as allowed by the city engineer.
 - (5) All proposed slopes on the construction plans. The city engineer shall approve the plans, specifications and management practices for any slopes steeper than 3:1. On slopes steeper than 3:1, the developer shall prepare and implement a stabilization and planting plan. These slopes shall be protected with wood fiber blanket, be seeded with a no-maintenance vegetation and be stabilized before the city approves the final plat.

- (6) All retaining walls on the plans. Any retaining walls taller than four feet require a building permit from the city. The developer shall install a protective rail or fence on top of any retaining wall that is taller than four feet.
- (2) Sedimentation basins or ponds as required by the watershed board or by the city engineer.
- (3) No grading beyond the plat boundary without temporary grading easements from the affected property owner(s).
- (4) Additional information for the property south of the project site. This shall include elevations of the existing ditch, culverts and catch basins and enough information about the storm water flow path from the proposed ponds.
- (5) Emergency overflows between Lots 8 and 9, Lots 21 and 22 and south of proposed building 42 (out of proposed ponds 1, 3 and 4). The overflow swales shall be protected with permanent soil-stabilization blankets.
- (11) Restoration in the stream corridor and park dedication area being done with native seed mix or vegetation as approved by the city engineer and by the watershed district.

c.* The tree plan shall:

- (1) Be approved, along with the landscaping, by the Community Design Review Board (CDRB) before site grading or final plat approval.
- (2) Show where the developer will remove, save or replace large trees. This plan shall include an inventory of all existing large trees on the site.

- (3) Show the size, species and location of the replacement and screening trees. The deciduous trees shall be at least two and one half (2 ½) inches in diameter and shall be a mix of red and white oaks, ash, lindens, sugar maples or other native species. The coniferous trees shall be at least eight (8) feet tall and shall be a mix of Black Hills Spruce, Austrian pine and other species.
- (4) Show no tree removal in the buffer zones, park dedication areas or beyond the approved grading and tree limits.
- (5) Include for city staff a detailed tree planting plan and material list.
- (6) Group the new trees together. These planting areas shall be:
 - (a) near the ponding areas
 - (b) on the slopes
 - (c) along the trails
 - (d) along the east side of Lakewood Drive to screen the proposed buildings from Beaver Lake
 - (e) along the south side of the site (west of Sterling Street) to screen the development from the existing house to the south

The developer may use the tree groupings to separate the different types of residences.

- (7) Show the planting of at least 270 trees after the site grading is done.

d. The street, trail, sidewalk and utility plans shall show:

- (1) An eight-foot-wide paved public walkway and two-rail split-rail fencing in the following locations:
 - a. From Private Drive A in the west side of the site between Lots 8 and 9 to near the stream in the center of the site.
 - b. From Private Drive D in the east side of the site, between Lots 21 and 22 to near the stream.

The parks and recreation director shall approve their locations and design.

- (2) The public streets and driveways shall be a 9-ton design with a maximum street grade of eight percent and the maximum street grade within 75 feet of all intersections at two percent.
- (3) All the streets, parking areas and driveways with continuous concrete curb and gutter except where the city engineer decides that it is not needed for drainage purposes.

- (4) The removal of the unused driveways and driveway aprons and the completion of the curb and gutter on Sterling Street and on Maryland Avenue and the restoration and sodding of the boulevards.
 - (5) The coordination of the water main locations, alignments and sizing with the standards and requirements of the Saint Paul Regional Water Services (SPRWS). Fire flow requirements and hydrant locations shall be verified with the Maplewood Fire Department.
 - (6) All utility excavations located within the proposed right-of-ways or within easements. The developer shall acquire easements for all utilities that would be outside the project area.
 - (7) The plan and profiles of the proposed utilities.
 - (8) Details of the ponds and the pond outlets. The outlets shall be protected to prevent erosion.
 - (9) A coordinated sewer realignment and reconstruction plan. The city engineer must approve the sanitary sewer realignment plans.
 - (10) A six-foot-wide concrete sidewalk along the south side of Maryland Avenue between Sterling Street and the west property line of the site.
- e. The drainage plan shall ensure that there is no increase in the rate of storm water run-off leaving the site above the current (predevelopment) levels. The developer's engineer shall:
- (1) Verify inlet and pipe capacities.
 - (2) Have the city engineer verify the drainage design calculations.
3. Pay the costs related to the engineering department's review of the construction plans.
4. Change the plat as follows:
- a. Show drainage and utility easements along all property lines on the final plat. These easements shall be ten feet wide along the front and rear property lines and five feet wide along the side property lines.
 - b. Show the wetland boundaries on the final plat as approved by the watershed district.
 - c. Show the park dedication boundary and area on the final plat.
 - d. Make as many of the property lines as is reasonably possible radial to the cul-de-sacs or perpendicular to the driveways and street right-of-ways.
 - e. Show street names for the driveways as follows:
 - (1) Private Driveway A in the west one-half of the site shall be called "Beaver Creek Parkway."
 - (2) Private Driveway B in the west one-half of the site shall be called "Beaver Creek Lane."
 - (3) Private Driveway D in the east one-half of the site shall be called "Sterling Circle."

(4) Private Driveway E in the east one-half of the site shall be called “Sterling Lane.”

f. Show the existing pipelines and pipeline easements on the final plat.

g. If necessary, increase the lot widths for the lots next to the pipeline to ensure that the building pads will be at least 100 feet away from the pipeline. (code requirement)

h. Label the common areas as outlots.

B. Show the trails in publicly owned property or easements.

j. Show the area between buildings 8 and 9 and buildings 21 and 22 as separate outlots and dedicate each of these to the city.

5. Secure and provide all required easements for the development. These shall include:

C. Any off-site drainage and utility easements.

D. Wetland and stream easements over the wetlands and any land within 50 feet surrounding a wetland and a stream. The easement shall prohibit any building or structures within 50 feet of the wetland or stream or any mowing, cutting, filling, grading or dumping within 50 feet of the stream, wetland or within the wetland itself.

c. A stream buffer easement that is at least 50 feet wide on each side of the stream that crosses the site. The easement shall prohibit any building, structures or any mowing, filling, cutting, grading or dumping within 50 feet of the ordinary high water mark (OHWM) of the stream.

The purpose of these easements is to protect the water quality of the stream and wetlands from fertilizer and runoff. They also are to protect the stream and wetland habitat from encroachment.

d. Any easements the city needs for the realignment of the sanitary sewer through the site.

6. Sign a developer’s agreement with the city that guarantees that the developer or contractor will:

a. Complete all grading for overall site drainage, complete all public improvements and meet all city requirements.

b.* Place temporary orange safety fencing and signs at the grading limits.

c. Provide for the repair of Lakewood Drive, Maryland Avenue and Sterling Street (street, curb and gutter and boulevard) after the developer connects to the public utilities and builds the driveways.

d. Work with the city as necessary for the realignment of the sanitary sewer through the site. This sewer project also will require an assessment agreement between the developer and the city to compensate the city for the benefit that the developer receives from the city sewer construction.

7. Record the following with the final plat:

- a. All homeowners' association documents.
 - b. A covenant or deed restriction that prohibits any additional driveways (besides the one new driveway shown on the project plans) from going onto Lakewood Drive and onto Maryland Avenue.
 - c. A deed restriction prohibiting the construction of a dwelling or its attachments within 100 feet of the Williams Brothers pipeline. This affects Lots 1 through 3, Lots 19 through 24 and buildings 41 and 42 of the proposed preliminary plan the city received on March 12, 2002. The developer also shall notify the purchasers of the pipeline location.
 - d. A deed dedicating a stream buffer easement (50 feet from the top of each stream bank) for the stream that crosses the site.
 - e. Deeds for the stream and wetland buffer easements surrounding the stream and the wetlands.
 - f. A covenant or deed restriction that prohibits any further subdivision or splitting of the lots or parcels in the plat that would create additional building sites unless approved by the city council.
- E. A deed that transfers the ownership of the park dedication area to Maplewood.
- F. Deeds that transfer the ownership of the outlots between buildings 8 and 9 and buildings 21 and 22 to the city.

The applicant shall submit the language for these dedications and restrictions to the city for approval before recording.

8. Submit the homeowners' association bylaws and rules to the Director of Community Development. These are to assure that there will be one responsible party for the maintenance of the private utilities, driveways and structures.
9. Show the wetland boundaries on the plat as approved by the Watershed District. A trained and qualified person must delineate the wetlands. This person shall prepare a wetland delineation report. The developer shall submit this wetland information to the Watershed District office. The Watershed District must approve this information before the city approves a final plat. If needed, the developer shall change the plat to meet wetland regulations.
10. The developer shall complete all grading for public improvements and overall site drainage. The city engineer shall include in the developer's agreement any grading that the developer or contractor has not completed before final plat approval.
11. Obtain a permit from the Ramsey-Washington Metro Watershed District for grading.

If the developer decides to final plat part of the preliminary plat, the director of community development may waive any conditions that do not apply to the final plat.

*The developer must complete these conditions before the city issues a grading permit or approves the final plat.

Seconded by Councilmember Collins

Ayes-Mayor Cardinal, Councilmembers
Collins, Koppen, Wasiluk
Nays-Councilmember Juenemann

Councilmember Koppen moved to adopt the following resolution approving the on street parking standards for the Beaver Lake Townhome development:

**RESOLUTION 02-05-101
NO PARKING RESOLUTION**

WHEREAS, Maplewood has approved a residential PUD and preliminary plat known as Beaver Lake Townhomes.

WHEREAS, the developer wants to have reduced street right-of-way widths, reduced street pavement widths and reduced private driveway widths in this development.

WHEREAS, the city has approved reduced street right-of-way widths, reduced street pavement widths and reduced driveway widths in the development, subject to on-street parking restrictions.

WHEREAS, Section 29-52(b) of the city code allows variations from the city code standards if they do not affect the general purpose of the city code.

NOW, THEREFORE, IT IS HEREBY RESOLVED that Maplewood prohibits the parking of motor vehicles on both sides of all public streets and driveways less than 28 feet wide and prohibits parking on one side of the public streets and driveways that are 28 feet to 32 feet wide in the Beaver Lake Townhome PUD south of Maryland Avenue between Sterling Street and Lakewood Drive in Section 25-29-22.

Seconded by Councilmember Collins

Ayes-Mayor Cardinal, Councilmembers
Collins, Wasiluk, Koppen
Nays-Councilmember Juenemann

Councilmember Koppen moved to authorize city staff to spend up to \$400,000 of the open space funds for the 8.9 acres which would include the \$150,00 matching grant form the DNR Greenways Program. Staff was also directed to make the developer aware that the city would like to see his participation in the open space program.

Seconded by Councilmember Collins

Ayes-All

MEMORANDUM

TO: Melinda Coleman, City Manager
FROM: Michael Martin, AICP, Economic Development Coordinator
DATE: August 26, 2015
SUBJECT: Approval of a Conditional Use Permit Review – Keller Golf Course, 2166 Maplewood Drive

Introduction

The conditional use permit for Keller Golf Course is due for its annual review.

Background

On August 13, 2012, the city council approved a conditional use permit amendment, design review and a wetland map amendment for the redevelopment of the Keller Golf Course.

On August 26, 2013 and August 25, 2014, the city council reviewed the conditional use permit for Keller Golf Course and agreed to review it again in one year.

Discussion

This is the second full summer since construction of the new clubhouse and pro shop buildings were completed. Staff is not aware of any neighborhood complaints or concerns.

Budget Impact

None.

Recommendation

Review the conditional use permit for the Keller Golf Course at 2166 Maplewood Drive again only if a problem arises or a major change is proposed.

Attachments

1. Location Map
2. Site Plan
3. City Council Minutes, dated August 13, 2012



2166 Maplewood Drive Keller Golf Course

Location Map

Senior Planner Ekstrand presented the staff report and answered questions of the council. Planning Commissioner Arbuckel was present and addressed the council. Scott Yonke, Director of Planning and Development with Ramsey County Parks addressed the council and answered questions of the council. Kevin Finley, Director of Golf with Ramsey County Parks and Recreation addressed the council and answered questions of the council.

Mayor Rossbach moved to approve the Resolution approving the conditional use permit amendment for Keller Golf Course located at 2166 Maplewood Drive with changes to item #4 which would indicate that the use of 9 foot parking spaces is approved for employee parking and 9.5 foot shall be used for all patron parking.

RESOLUTION 12-8-778
CONDITIONAL USE PERMIT RESOLUTION

WHEREAS, Ramsey County applied for a conditional use permit amendment to renovate and reconstruct its Keller Golf Course.

WHEREAS, Section 44-1092(1) of the city code requires a conditional use permit for any public service or public building use.

WHEREAS, this permit applies to the property located at 2166 Maplewood Drive. The legal description is:

SUBJ TO HWY 61 & FROST AVE & EX STATE OF MINNESOTA R/W; W ½ OF NW ¼ OF NE ¼ & TRIANGULAR PART IN SW COR OF E ½ OF NW ¼ OF NE ¼ MEAS 208.71 FT ON WL & 297.26 FT ON SL THEREOF ALSO PART OF SW ¼ OF NE ¼ LYING NLY OF STATE OF MINNESOTA R/W ALSO PART OF NE ¼ OF NW ¼ LYING ELY OF HWY 61 & ELY OF AL DESC AS COM AT PT ON NL OF & 1830.5 FT E OF NW COR OF NW ¼ TH S 40 DEG 15 MIN W FOR 790 FT TO WL OF NE ¼ OF NW ¼ TH S ON SD WL FOR 310 FT TH S 43 DEG 15 MIN E FOR 160 FT TO PT OF BEG TH S 10 DEG E FOR 300 FT TO SL OF NE ¼ OF NW ¼ & THERE TERM ALSO PART OF SE ¼ OF NW ¼ LYING NLY OF STATE OF MINNESOTA R/W

ALSO PART OF SW ¼ OF NW ¼ LYING ELY & SLY OF AL BEG ON EL OF & 366 FT S FROM NE COR OF SW ¼ OF NW ¼ TH N 72 DEG 18 MIN W FOR 119 FT TH WLY ALONG CURVE TO LEFT RAD 215 FT FOR 185 FT TH S 66 DEG 34 MIN W FOR 195 FT TH S 48 DEG 40 MIN W FOR 320 FT TH S 440 FT TH S 46 DEG 45 MIN E FOR 400 FT TO SL OF SW ¼ OF NW ¼ & THERE TERM ALSO PART OF NW ¼ OF SW ¼ LYING ELY & NLY OF PART OWNED BY CITY OF ST PAUL ALSO W 330 FT OF GOVT. LOT 2 IN NE ¼ OF SW ¼ LYING ELY & NLY OF PART OWNED BY CITY OF ST PAUL ALSO PART OF E 10 ACRES OF W 20 ACRES OF SD GOVT. LOT 2 LYING NLY OF STATE OF MINNESOTA R/W; ALL IN SECTION 16, TOWNSHIP 29, RANGE 22.

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

1. On July 27, 2012, the planning commission held a public hearing. The city staff published a notice in the paper and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council approve this permit.
2. On August 13, 2012, the city council considered this application. The council also considered reports and recommendations of the city staff and planning commission.

NOW, THEREFORE, BE IT RESOLVED that the city council approved the above-described conditional use permit amendment, because:

1. All construction shall follow the site plan approved by the city. Staff may approve minor changes.
2. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and this Code.
3. The use would not change the existing or planned character of the surrounding area.
4. The use would not depreciate property values.
5. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
6. The use would not exceed the design standards of any affected street.
7. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
8. The use would not create excessive additional costs for public facilities or services.
9. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
10. The use would cause no more than minimal adverse environmental effects.

Approval is subject to the following conditions (additions are underlined and deletions are crossed out:

1. All construction shall follow the approved site plan. The director of community development may approve minor changes.
2. The applicant must begin construction within one year after the council approves this permit or the permit shall end. The city council may extend this deadline for one year.
3. The city council shall review this permit in one year.
4. The use of 9 foot parking spaces is approved for employee parking and 9.5 foot shall be used for all patron parking is approved as an expansion of a legal, non-conforming use.
5. Applicant must provide six foot tall, 80 percent opaque screening between the new parking lot near County Road B East and the single family dwellings to the east. Current vegetation meets this requirement but if existing trees are ever removed or die new screening must be installed.

The Maplewood City Council approved this resolution on August 13, 2012.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

Mayor Rossbach moved to approve the plans date-stamped June 22, 2012 for the proposed renovations of the Keller Golf Course located at 2166 Maplewood Drive, based on the findings required by the code.

Seconded by Councilmember Juenemann

Ayes – All

The motion passed.

Mayor Rossbach moved to approve the Amended Resolution for the Wetland Map.

RESOLUTION 12-8-779
Changes to the Maplewood Wetland Map

WHEREAS, on December 14, 2009, the Maplewood City Council adopted a wetland ordinance (Ordinance No. 895) dealing with wetland regulations.

WHEREAS, as part of the ordinance the City Council adopted a wetland classification map. The map is based on wetland classifications from Minnesota Routine Assessment Method (MnRAM) wetland studies and assigned by the applicable watershed districts.

WHEREAS, the ordinance states that the City Council will adopt changes to the wetland map which are based on MnRAM and other studies conducted and approved by watershed districts.

WHEREAS, in 2012 Ramsey County had wetlands delineated on Keller Golf Course (refer to May 22, 2012, wetland delineation report).

WHEREAS, the wetland delineation report found that Wetlands 1 through 3 were manmade ponds developed for the management of stormwater and Wetlands 7 and 10 were developed incidentally (nonhistoric wetlands).

WHEREAS, in May 2012 the Local Governmental Unit (Ramsey-Washington Metro Watershed District) reviewed the delineation report and agreed with the above-mentioned wetland assessment and authorized the following changes to their wetland classification map:

- a. Wetlands 1 and 2 were added to the wetland map and classified as stormwater ponds.
- b. Wetland 3 was downgraded from a Manage B wetland to a stormwater pond.
- c. Wetlands 7 and 10 were removed from the wetland map as they have been shown to be incidental wetlands.

WHEREAS, On July 16, 2012, the Maplewood Environmental and Natural Resources Commission reviewed the Ramsey-Washington Metro Watershed District's decision to make the above-mentioned wetland classification map changes. The Commission recommended approval of the changes to the wetland classification map.

NOW, THEREFORE, BE IT RESOLVED that the City Council approves the above-described wetland map change because Wetlands 1 through 3 were manmade ponds developed for the management of stormwater and Wetlands 7 and 10 were developed incidentally (nonhistoric wetlands) and the Ramsey-Washington Metro Watershed District will be making changes to the wetlands on their wetland classification map.

The Maplewood City Council approved this resolution on August 13, 2012.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

4. Review of Gun Range Acoustical Study

City Manager Antonen presented the staff report and answered questions of the council. The following people spoke:

1. Mark Bradley, Maplewood Resident

Mayor Rossbach moved to approve the City Manager to enter into an agreement with Erich Thalheimer for acoustical engineering services as determined not to exceed \$12,000 with the City of Maplewood's share not to exceed \$4,000. The City Council further authorizes the city share to be appropriated out of the contractual services portion of the City Council program budget.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

5. Approval of an Off-Sale Intoxicating Liquor License for Maddie's Liquor, 1690 McKnight Road

City Clerk Guilfoile presented the staff report and answered questions of the council. Owner Roger Samarani was present and addressed the council.

Councilmember Koppen moved to approve the Off-Sale Intoxicating Liquor License for Maddie's Liquor located at 1690 McKnight Road.

Seconded by Mayor Rossbach Ayes – All

The motion passed.

6. Approval of Wetland Buffer Waiver for Restoration at the Former Maplewood Dump West of Rolling Hills Manufactured Home Park

Environmental Planner Finwall presented the staff report and answered questions of the council. The following people spoke:

1. Bob Zick, North St. Paul Resident

Councilmember Koppen moved to approve the wetland buffer waiver with the conditions outlined in the staff report.

Seconded by Mayor Rossbach Ayes – All

The motion passed.

Mayor Rossbach called for 10 minutes recess.

7. Approval of Settlement Agreement of Litigation for Flooding at Properties at 1665 and 1673 Lark Avenue
a. Declaration of Intent to Close Meeting – Attorney-Client Privilege (Minn. Stat 13D.05, Subd. 3(b))

MEMORANDUM

TO: Melinda Coleman, City Manager
FROM: Michael Martin, AICP, Economic Development Coordinator
DATE: September 8, 2015
SUBJECT: Approval of a Conditional Use Permit Review – LCS Lawn Service, 1177 Century Avenue

Introduction

The conditional use permit (CUP) for 1177 Century Avenue, LCS Lawn Service, is up for its annual review.

Background

This property was the site of Maplewood Fire Station No. 1. It was placed for sale due to its replacement with the new fire station on McKnight Road. The city council approved a purchase agreement from LCS Lawn Service to purchase this property from the city.

On August 25, 2014 the city council approved a comprehensive plan amendment to allow for the property to move from government (G) use to commercial (C) use and a conditional use permit to allow for exterior storage on the property and agreed to review it in one year.

Discussion

Upon staff's site visit, all conditions of approval are being met. There were no building modifications related to this approval.

Budget Impact

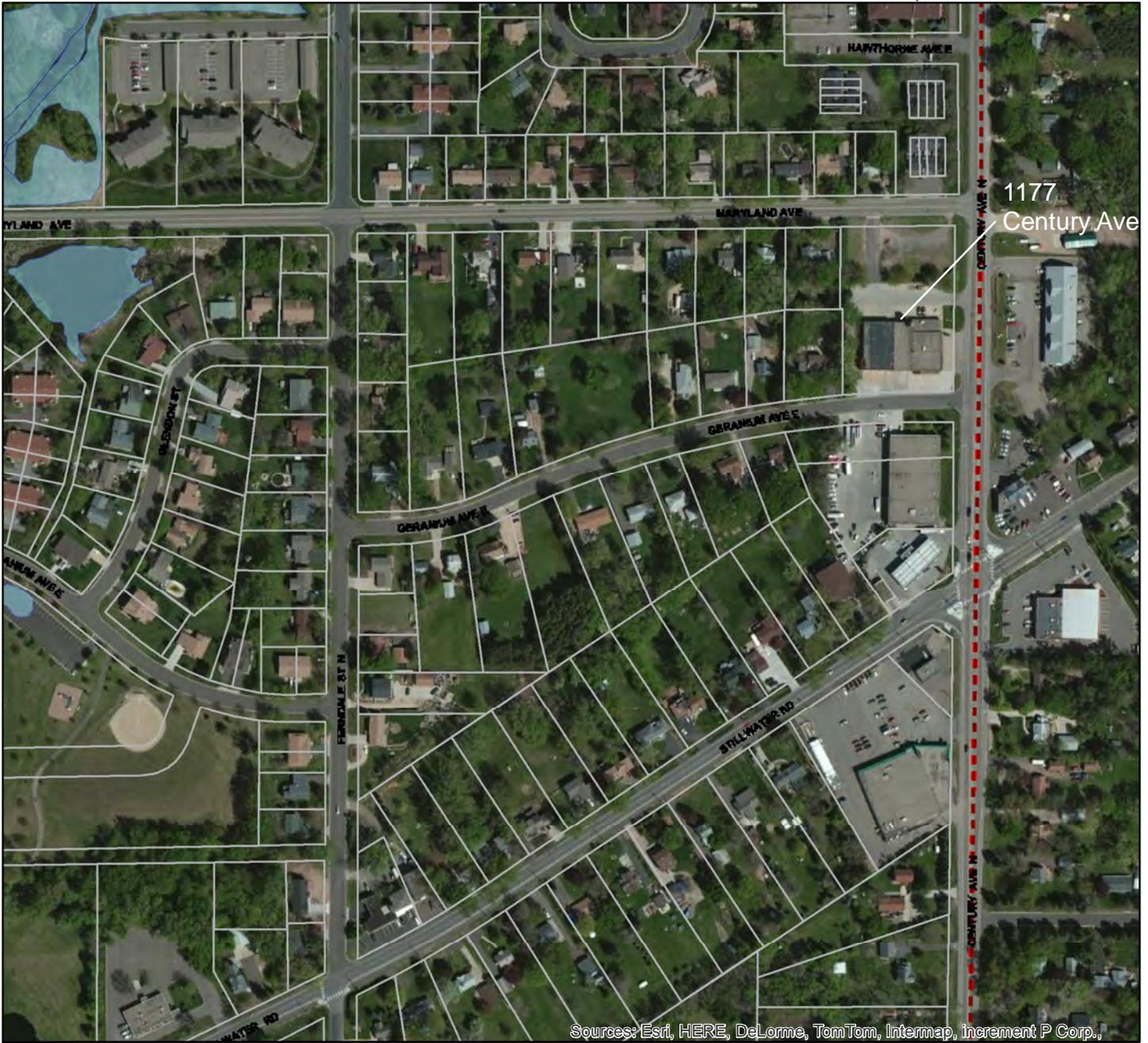
None

Recommendations

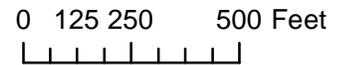
Review the conditional use permit for 1177 Century Avenue again only if a problem arises or a major change is proposed.

Attachments

1. Aerial and Location Map
2. Land Use Map
3. August 25, 2014 City Council Minutes



Sources: Esri, HERE, DeLorme, TomTom, Intermap, Increment P Corp.,



1177 Century Avenue North - Comprehensive Plan Amendment and Conditional Use Permit Request

Aerial and Location Map





**1177 Century Avenue North -
Comprehensive Plan Amendment and Conditional Use Permit Request**

Future Land Use Map

Legend

- | | | | |
|--|-------------------------------|---|------------|
|  | Low Density Residential |  | Open Space |
|  | Rural/Low Density Residential |  | Government |
|  | Medium Density Residential |  | Mixed Use |
|  | High Density Residential |  | Commercial |
|  | Park |  | Industrial |
|  | Institution | | |



MINUTES
MAPLEWOOD CITY COUNCIL
7:00 p.m., Monday, August 25, 2014
Council Chambers, City Hall
Meeting No. 15-14

1. **Approval of the Following Requests for LCS Lawn Service Inc at the Former Maplewood Fire Station, 1177 Century Avenue:**
 - a. **Approval of a Resolution for a Comprehensive Plan Amendment**
 - b. **Approval of a Resolution for a Conditional Use Permit for Exterior Storage**

City Planner Martin gave the staff report. Planning Commissioner Allan Ige addressed the council and gave the report from the planning commission. Jeff Meyer, applicant from LCS Lawn Service addressed and answered questions of the council.

Councilmember Koppen moved to approve the resolution adopting a comprehensive land use plan amendment from G (government) to C (commercial) for 1177 Century Avenue North. Approval is based on the following reasons:

1. The property is presently dormant and is proposed to be sold to and utilized by a private business which would be compatible with a land use classification of C (commercial).
2. The site is already zoned business commercial which is compatible with the land use designation of C (commercial) and the other commercial properties to the south.

This action is subject to the approval of a comprehensive plan amendment by the Metropolitan Council.

Resolution 14-8-1113
Comprehensive Plan Amendment

WHEREAS, Jeff Meyer, of LCS Lawn Service, has requested a change to the City of Maplewood's land use plan from G (government) to C (commercial) for consistency between the plan and actual use of the land.

WHEREAS, this change applies to the property located at 1177 Century Avenue North. The property identification number is:

25-29-22-11-0059

WHEREAS, the history of this change is as follows:

1. On August 19, 2014, the planning commission held a public hearing. The city staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council approve the land use plan change.
2. On August 25, 2014 the city council discussed the land use plan change. They

considered reports and recommendations from the planning commission and city staff.

NOW, THEREFORE, BE IT RESOLVED that the city council approve the above described change for the following reasons:

1. The property is presently dormant and is proposed to be sold to and utilized by a private business which would be compatible with a land use classification of C (commercial).
2. The site is already zoned business commercial which is compatible with the land use designation of C (commercial) and the other commercial properties to the south. This action is subject to the approval of this land use plan amendment by the Metropolitan Council.

The Maplewood City Council approved this resolution on August 25, 2014.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

Councilmember Juenemann moved to approve the Resolution Approving a Conditional Use Permit for exterior storage at 1177 Century Avenue. The storage area will be located directly west of the building. Approval is subject to the findings required by ordinance and subject to the following conditions:

1. All exterior storage must be contained to the area indicated by the site plan, date-stamped July 21, 2014. Staff may approve minor changes.
2. The city council shall review this permit in one year.
3. The proposed use must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.
4. The proposed fence must be 100 percent opaque and be built with either cedar boards or a maintenance-free vinyl material.
5. Broken or knocked down fence portions shall be repaired.
6. Comply with the building permit requirements of the city's building inspection department.
7. The applicant shall work with the building official, fire marshal and environmental planner to ensure compliance with applicable codes.
8. The open area to the north of the building shall not be used for any exterior storage purposes.
9. Any future changes to the site or building will require design review by the city.

Resolution 14-8-1114
Conditional Use Permit

WHEREAS, Jeff Meyer, of LCS Lawn Service, has applied for a conditional use permit for exterior storage within the business commercial zoning district for a lawn service business;

WHEREAS, this permit applies to the property located at 1177 Century Avenue North. The property identification number is:

25-29-22-11-0059

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

1. On August 19, 2014, the planning commission held a public hearing. The city staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council approve the conditional use permit.
2. On August 25, 2014 the city council discussed the conditional use permit. They considered reports and recommendations from the planning commission and city staff.

NOW, THEREFORE, BE IT RESOLVED that the city council approve the above-described conditional use permit, because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and this Code.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would not exceed the design standards of any affected street.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause no more than minimal adverse environmental effects.

Approval is subject to the following conditions:

1. All exterior storage must be contained to the area indicated by the site plan, date-stamped July 21, 2014. Staff may approve minor changes.
2. The city council shall review this permit in one year.
3. The proposed use must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.
4. The proposed fence must be 100 percent opaque and be built with either cedar boards or a maintenance-free vinyl material.
5. Broken or knocked down fence portions shall be repaired.
6. Comply with the building permit requirements of the city's building inspection department.
7. The applicant shall work with the building official, fire marshal and environmental planner to ensure compliance with applicable codes.
8. The open area to the north of the building shall not be used for any exterior storage purposes.
9. Any future changes to the site or building will require design review by the city.

The Maplewood City Council approved this resolution on August 25, 2014.

Seconded by Councilmember Koppen

Ayes – All

The motion passed.

MEMORANDUM

TO: Melinda Coleman, City Manager
FROM: Michael Martin, AICP, Economic Development Coordinator
DATE: September 8, 2015
SUBJECT: Approval of a Conditional Use Permit Review – Used-Car Sales at Maplewood Office Park, 1705 Cope Avenue

Introduction

The conditional use permit (CUP) for used auto sales at 1705 Cope Avenue is up for its annual review. Dennis Newcomb, of 4 Seasons Auto Sales, sought approval of a conditional use permit (CUP) to sell used cars out of the rental office in the northerly space of the easterly building.

Background

April 8, 1976: The city council approved the development plans for the Maplewood Office Park.

June 9, 2014: the city council approved a CUP to allow for used auto sales.

Discussion

When the city council approved the CUP last year it required the following site improvements:

- Remove brush/debris pile along the west side of the property.
- Remove all unapproved signs immediately.
- Install a trash enclosure with a closeable (100 percent opaque) gate.
- Restore existing “Maplewood Office Park” signage to visually presentable condition.

Staff has worked with both the property owner and the applicant, Mr. Newcomb, throughout the last year to address these issues. The debris has been cleared and a trash enclosure has been built. Temporary signs have been an on-going issue – not with Mr. Newcomb but with other tenants in the office park. The main freestanding sign facing Highway 36 is in the middle of being restored but the “Maplewood Office Park” lettering has not been returned. In addition, staff has received complaints throughout the last year of cars for sale being parked on the grass. When brought to Mr. Newcomb’s attention the issue in the past the issue is taken care of but this has tended to be a reoccurring theme.

Overall the site is being improved incrementally. Staff would like to see these issues taken care of quicker but enough progress has been made over the last year that staff would like to use the next year to continue to work with the property owner and applicant to address the remaining issues.

Budget Impact

None

Recommendations

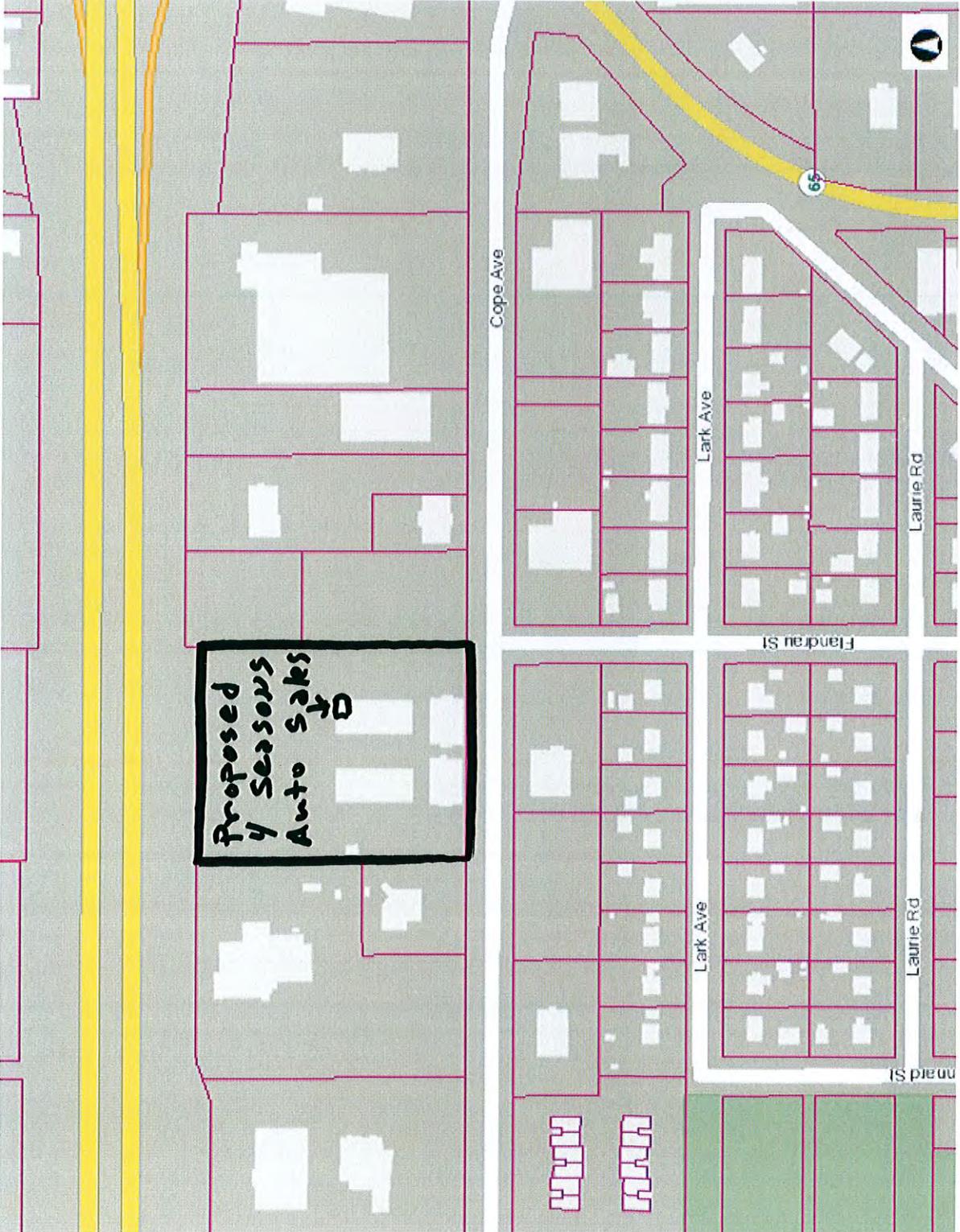
Review the conditional use permit for 1705 Cope Avenue again in one year.

Attachments

1. Location Map
2. June 9, 2014 City Council Minutes



LOCATION MAP



Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

Notes

Enter Map Description

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

452.7

0

226.37

452.7 Feet

NAD_1983_HARN_Adj_MIN_Ramsey_Feet
 © Ramsey County Enterprise GIS Division

Seconded by Councilmember Cardinal

Ayes – All

The motion passed.

5. Approval of a Conditional Use Permit for Used-Car Sales at the Maplewood Office Park, 1705 Cope Avenue

City Planner Martin gave the staff report and answered questions of the council. Planning Commissioner Trippler addressed the council to give the Planning Commission report. Applicant Dennis Newcomb addressed the council to give additional information and answer questions of the council.

Councilmember Koppen moved to approve to approve the conditional use permit resolution to allow a used-car sales business located at 1705 Cope Avenue. Approval is based on the findings required by ordinance and subject to the following conditions:

1. All construction shall follow the site plan date-stamped April 14, 2014 approved by the city. Staff may approve minor changes.
2. The proposed use must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year after review and good-cause is shown.
3. The city council shall review this permit in one year.
4. The property owner shall prepare the site in the following manner to accommodate the added attention and traffic to the area (completed no later than 180 days from approval unless otherwise noted):
 - Remove brush/debris pile along the west side of the property.
 - Remove all unapproved signs immediately.
 - Install a trash enclosure with a closeable (100 percent opaque) gate.
 - Restore existing “Maplewood Office Park” signage to visually presentable condition.
5. New signs, if not in compliance with the comprehensive sign plan, shall be submitted to the community design review board as an amendment to the current sign plan. This approval must be obtained prior to the installation of any signs that do not comply with the current sign criteria.
6. No use of attention-getting advertising devices including, but not limited to: banners, flags, stingers, streamers or similar (unless they are allowed by the city’s sign ordinance).
7. A maximum of ten cars for sale at any one time.
8. All vehicles and the site shall always be kept in neat, clean and orderly condition.

9. The allowed hours of operation shall be as follows: Monday through Friday from 10 a.m. to seven p.m.; Saturdays from 10 a.m. to six p.m. and Sundays closed.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

6. Approval of the Following Requests for a Holiday Station Store, 1285 Cope Avenue East

- a. **Approval of a Resolution for a Conditional Use Permit Revision to Allow a Motor Fuel Station to be Open 24 hours a Day and to Have a Reduced Proximity to a Residential District**
- b. **Approval of a Resolution for Building and Parking Lot Setback Variances**
- c. **Approval of Design Plans**

City Planner Martin gave the staff report and answered questions of the council. Planning Commissioner Trippler gave the Planning Commission report. Applicant Stephen Lins of Linn Companies addressed the council to give additional information and answer questions of the council. Public Works Director Thompson answered additional questions of the council.

The following people spoke:

1. Ann Cleland, Maplewood Resident
2. Roger Franz, Maplewood Resident
3. Bob Zick, North St. Paul Resident

Councilmember Cardinal moved to approve:

1. Adopt the resolution approving a conditional use permit revision for a major motor fuel station to be located at 1285 Cope Avenue. This CUP allows the Holiday Station Store to be open 24 hours a day and to be constructed closer than 350 feet to a residential district. Approval is based on the findings required by ordinance and subject to the following conditions (additions are underlined and deletions are crossed out):
 - a. Adherence to the site plan, ~~dated May 27, 1988~~ date-stamped April 25, 2014, unless a change is approved by the ~~City's Community Design Review Board~~ City Council. Staff may approve minor changes.
 - b. The right-turn lane proposed along English Street shall be subject to the City Engineer's and MnDOT's approval.
 - c. The applicant shall ~~restripe~~ repair any damage to the sidewalk and curbs along English Street and Cope Avenue, and ~~widen it if necessary, to provide a left turn lane for west-bound Highway 36~~, subject to the MnDOT's and the City Engineer's approval.

MEMORANDUM

TO: City Manager Melinda Coleman
FROM: Chief of Police Paul P. Schnell
DATE: September 8, 2015
SUBJECT: Approval of School Resource Officer Agreement with Independent School District 622

Introduction

The City of Maplewood Police Department would like to enter into a contract with North St. Paul-Maplewood-Oakdale School District 622 to provide School Resource Officer services, and City Council approval is required.

Background

For the past several decades, the Maplewood Police Department has provided School Resource Officer services to School District 622. The School District, in return, has paid the City of Maplewood part of the salary costs for the officer assigned to this position.

City Council approval is requested to enter into a Contract for Services with School District 622 for School Resource Officer services from September 1, 2015, through August 30, 2016. The School District will pay \$65,000 over the term of this agreement. The contract is for the officer's salary only and does not include any fringe benefits, unemployment compensation, or Workers Comp. Both parties have the right to cancel the contract at any time should funding for this position cease for any reason. The agreement also provides for reimbursable special event overtime of up to 30 hours at a rate of \$75.00 per hour.

Budget Impact

The City will receive a minimum payment of \$65,000 for the 2015-2016 academic year for School Resource Officer services to School District 622.

Recommendation

It is recommended that the City Council approve the agreement between the City of Maplewood and North St. Paul-Maplewood-Oakdale School District 622 for School Resource Officer services and that the Finance Director be authorized to make any necessary budget adjustments.

Attachments

School District 622 School Resource Officer Agreement.



School District 622

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SCHOOL RESOURCE OFFICER AGREEMENT

This School Resource Officer Agreement (the “Agreement”) dated September 1, 2015 is by and between the City of Maplewood and Independent School District No. 622 (“School District”).

RECITALS

WHEREAS, the School District and the City are both corporate bodies politic under the Laws of the State of Minnesota; and

WHEREAS, both the City and District desire to enter this agreement for the provision of law enforcement services by the Maplewood to the District; and

WHEREAS, this Agreement is authorized and provided for by Minn. Stat. § 471.59.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Agreement, the School District and City agree as follows:

1. Purpose

The City and School District will collaborate on a law enforcement services provided by a School Resource Officer. Both the City and School District have determined that the law enforcement provided by the SRO is beneficial to school and community safety and promotes collaboration between the City, District, parents and students. This Agreement is intended, in part, to set forth the terms and conditions, to create, fund, and implement the position of a police School Resource Officer (“SRO”).

The SRO reports to Maplewood designated Police Supervisor in collaboration with school administrators.

2. Job Duties

The SRO will work towards carrying out the mission of the Maplewood Police Department within the school community as per the City’s job description for the position [INSERT JOB DESCRIPTION AS EXHIBIT A]. The SRO will act in their capacity and authority as a Police Officer for the City of Maplewood Police Department to provide a safe learning environment, to prevent crime, and to investigate and solve crimes.



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3. Funding – SRO Program

The City is responsible for hiring the SRO and paying his or her salary, benefits and training costs and the District will contribute \$65,000 to the city for those costs. Overtime for special events as may be required for the safety of students, staff, and visitors to School District facilities.

4. Services

- a. The City shall provide the services of one primary police officer to assist the School District. The School District agrees to provide adequate office space, telephone access, computer and printer for use by the SRO(s). The SRO will be on duty during regular school hours in the school district all student contact days and also comply with the City of Maplewood job description [see EXHIBIT A]. While on duty with the school district, the SRO is primarily engaged in school district services; however, the Police Chief has the authority to redeploy the SRO should a specific emergency or public safety necessity require such deployment. The SRO will respond to calls to all schools in the City of Maplewood although maybe based primarily at one school in the city.
- b. Selection of SRO. The City will assign someone who already is currently employed by the City to the SRO position and the District will provide input on the assignment, with the Chief having final authority to select the SRO. The City of Maplewood has the authority of determining the rotation of the SRO assignment.
- c. Dress Code: The SRO may wear Police Department issued uniform or civilian clothing attire in compliance with the Police Department Uniforms and Appearance Policy.

5. Performance Issues:

The School District shall promptly report to the Chief of Police any issues or concerns it has regarding the assigned officer's work performance. The School District may also provide annual input to the Chief of Police regarding the officer's work performance.

6. Incidents:

Incidents occurring on or about school premises that require police intervention, should be primarily investigated by the SRO. The assigned and/or participating officer shall prepare



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customary police incident report(s) and perform investigations in accord with Maplewood Police Department Policy and Procedure.

7. School Discipline Rules:

The SRO shall not enforce any school disciplinary rules or policies.

8. Coordinating Representatives:

Representatives of the City, the Police Department and School District will meet as necessary to discuss, coordinate and recommend revisions, if necessary, to the SRO services/agreement.

9. Payment

The City shall provide billing statements to the School district for services provided herein on a semi-annual basis on June 30 and January 1 of each year. Such statements will be due and payable by the School District to the City no more than thirty (30) days after receipt of the same. The billing to the School district shall be done so in arrears of service provision (January billing shall cover the immediately preceding period of July 1 through December 31).

10. Term

This Agreement shall commence on the 1st day of September 2015, and shall end on the 31st day of August, 2016.

11. Independent Contractor

The City, through its Chief of Police, will remain free to exercise judgment in this Agreement. The City acknowledges that no withholding for state or federal benefits or taxes will be made from the payments due the City by the School District. The City also acknowledges that it has the sole obligation to comply with state, local and federal tax provisions with regard to these services and the employees hired by the City to perform services described herein, including workers compensation laws.

12. Scheduling

The SRO will be on duty during regular school hours in the school district all days while school is in session and also comply with the City of Maplewood job description [see EXHIBIT A].



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During non-student contact days during the school year and during the summer months the SRO's schedule will be determined by the Chief of Police.

Overtime

As requested by the school district with the approval of the Chief of Police and/or his/her Designee, the SRO is authorized to work special events (prom, homecoming, school dances, special athletic events, etc.) outside of the regular schedule to promote public safety and enhance safety for students, staff, and visitors. Recognizing the joint nature of the SRO program, and the desire to provide the School District with a fixed cost of the SRO program, the City shall invoice the School District up to 30 hours of special event overtime at a flat rate of \$75 per hour. Any additional overtime needed would be the responsibility of the individual school organization to cover the costs. Scheduling of police coverage for special events will be completed between the police department and the Athletic/Activities Director at the respective school.

13. Termination of this Agreement

Either party may terminate this Agreement by providing written notice to the other party no less than six months prior to the effective termination date.

14. Temporary Emergency Reassignment

If, in the discretion of the Chief of Police, it becomes necessary to remove the SRO from the district, whenever possible, the Chief of Police will inform the School District officials in advance of such action.

15. Security/Linking

The SRO(s) office will be locked and secured by a key issued only to the SRO(s). The SRO(s) will be provided a suitable computer, monitor, and printer and any other items or services necessary, at the expense of the School District, so that the SRO will have full access to the City email and network system and the School District's email and network system at all times the SRO(s) is working pursuant to this Agreement. Any additional equipment costs to be borne by the City.

16. Indemnity and Hold Harmless

The District and the City agree that they will be responsible for their own acts and omissions and those of their officials, employees, representatives and agents in carrying out the terms of this



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Agreement and the results thereof to the extent authorized by law and shall not be responsible for the acts or omissions of the other party and the results thereof.

It is understood and agreed that each party's liability shall be limited by the provisions of Minnesota Statutes, Chapter 466 (Tort Liability, Political Subdivisions) or other applicable law. Nothing contained in this Agreement shall waive or amend, nor shall be construed to waive or amend any defense or immunity that either party, their respective officials and employees, may have under said Chapter 466, or any common-law immunity or limitation of liability, all of which are hereby reserved by the District and the City.

17. Complete Agreement

It is understood and agreed that this is the entire agreement between the parties and this Agreement supersedes all oral agreements and negotiations between the parties relating to this subject matter.

18. Amendments

This Agreement contains the full understanding and agreement between the parties and may not be amended except in writing agreed to and executed by both parties. If any provision of this Agreement is found invalid by a court or agency, it shall not invalidate any remaining provisions.

19. Data Practices

Sharing of data will be done only pursuant to the Minnesota Government Data Practices Act and the Family Educational Rights and Privacy Act. Any data shared between the two parties to this Agreement will be maintained in accordance with state and federal law. Because the City and the officer (s) are not employees of the School District, any violation of state or federal law in this regard is the sole responsibility of the City and the officer and each agrees to hold the School District harmless if a claim or action arises because of the City's action or omissions. City shall provide reasonable data privacy training to all SRO's.

20. Discrimination

The City and School District agree not to discriminate in providing services under this Agreement on the basis of race, sex, creed, nation origin, age or religion. The parties agree not to discriminate as required by state and federal laws.



School District 622

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21. Interpretation

This Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by counsel for one of the parties, it being recognized that both the City and the School District have contributed substantially and materially to the preparation of this Agreement.

22. Construction

The headings of the sections and subsections of this Agreement are for convenience and reference only and do not form a part hereof; and in no way interpret or construe such sections and subsections. Wherever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable. It is agreed that nothing herein contained is intended or should be construed in any manner as creating or establishing the relationship as co-partners, joint venture, or joint enterprise between the parties hereto or as constituting either party as an agent, representative or employee of the other for any purpose or in any manner whatsoever, excluding any agency relationship that may exist for purposes of educational data practices.

23. Parties in Interest

This Agreement shall be binding open upon and inure to the benefit of the parties' respective heirs, representatives, successors, and assignees. This Agreement is for the sole benefit of City and the School District (including a permitted assignee), and no third party is intended to be a beneficiary of or have the right to enforce this Agreement.

24. Attorney's Fees

In the event of litigation between the parties in connection with this Agreement, the prevailing party (i.e. the party whose position is substantially upheld by the court) shall be entitled to recover its reasonable attorney's fees and costs from the non-prevailing party. The obligation in the immediately preceding sentence shall survive any termination of this Agreement or the closing.

25. Definitions

If any date herein set forth for the performance of any obligations by the parties or for the delivery of any instrument or notice as herein provided should be on a Saturday, Sunday or legal holiday, the compliance with obligations or delivery shall be deemed acceptable on the next business day following such Saturday, Sunday or legal holiday. As used in this Section, the term



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“legal holiday” means any state or federal holiday for which financial institutions or post offices are generally closed in the State of Minnesota. The term “including” shall mean including, as an example, without limiting the generality of the foregoing.

26. Counterparts

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same document. A signature page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature pages.

27. Governing Law

This Agreement shall be construed as to both validity and performance enforcement in accordance with and governed by the laws of the State of Minnesota.

28. Heading

The headings contained herein are for convenience of reference only and do not affect, define, describe or limit the scope or intent of this Agreement or any of its provisions.

29. Notices

Notice to City provided for herein shall be sufficient if sent by the regular United States Mail, postage prepaid, addressed to City of Maplewood, City Administrator, 1830 County Road B East Maplewood, MN 55109. Notices sent to School District shall be sufficient if sent by the regular United State Mail, postage prepaid, addressed to ISD 622, Attention, Superintendent, 2520 East 12th Avenue, North St. Paul, MN 55109. Either party may designate to each other in writing from time to time a different address for notice.



School District 622

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IN WITNESS WHEREOF, the parties have executed this agreement as of the day and year first written above.

City of Maplewood

Mayor

Date

City Administrator

Date

Independent School District 622

Randy Anderson
Director of Business Services

Date

Cory McIntyre, Director of Student
Support Services, ISD 622

Date

MEMORANDUM

TO: Melinda Coleman, City Manager
FROM: Karen Haag, Director Citizen Services
DATE: September 3, 2015
SUBJECT: Approval of an On-Sale Intoxicating Liquor License for ARKAK, LLC – the Tiki Hut, 1820 Rice Street

Introduction

An application for an On-Sale Intoxicating liquor license was submitted by Andrew Kelbe, owner and manager of ARKAK, LLC – the Tiki Hut (formerly “Freddy’s Tiki Hut”), located at 1820 Rice Street.

Background

For the purposes of these license applications, a background investigation was conducted Mr. Kelbe. Nothing has been indentified that would prohibit the issuance of this licenses.

City staff has met with Mr. Kelbe, and will be making periodic onsite visits to ensure compliance to eliminate the sale of alcoholic beverages to underage persons, and compliance with the City’s code of ordinances. In addition, the applicant has received a copy of the City Code and has familiarized himself with the provisions contained within it.

Budget Impact

None

Recommendation

It is recommended that the Council approve an On-Sale Intoxicating Liquor license for ARKAK, LLC – the Tiki Hut, 1820 Rice Street.

MEMORANDUM

TO: Melinda Coleman, City Manager

FROM: Karen Haag, Director of Citizen Services
Regan Beggs, Business License Specialist

DATE: September 09, 2015

SUBJECT: Consider Approval of Amendments to the Ordinance Pertaining to Intoxicating Liquor Served at the Maplewood Community Center and Resolution Establishing a Temporary Liquor Service Permit Fee - First Reading

Introduction and Background

Chapter 6, Article III, Division 5 pertains to on-sale liquor served at the Maplewood Community Center (MCC) and has been in place since September 26, 1994, shortly before the MCC opened its doors in October of the same year. The ordinance regulates how liquor is served at the MCC, and by whom. Specifically, requirements are in place that any liquor sold at the MCC must be done by a holder of a liquor license, issued by the City of Maplewood. For this reason, current practice requires that any MCC contracted caterer which provides liquor service obtain an annual liquor license.

Recently, the MCC has moved away from the RFP process to contract for catering services, and instead will offer an open catering system that allows clientele the freedom to choose their own caterer—provided they are properly licensed to conduct such service. As many competitors in the area still have a preferred list of caterers, allowing the client this freedom will make the MCC a more attractive option when deciding on a facility for their event.

With this new direction, staff has reviewed the current ordinance and is proposing amendments that will continue to closely regulate liquor service at the MCC, but will allow caterers providing liquor service the ability to do so without obtaining an annual license from the City.

Discussion

The proposed ordinance amendment combines sections 6-3116, 6-317, 6-318 of Chapter 6, Article III, Division 5 into one section that addresses the sale of wine, 3.2 percent beer and intoxicating liquor. In addition, amendments have also been proposed to remove language pertaining to the requirement that liquor may only be dispensed by a holder of a retail liquor license issued by the City, and replaces it with language that requires liquor caterers obtain a permit on a per-event basis.

Replacing the requirement of an annual license with a per-event permit continues to be in line with State Statute, MN §340A.404 subd.4, allowing a city to authorize a retail on-sale licensee within the city or an adjacent municipality to dispense intoxicating liquor at any convention, banquet, conference, meeting or social affair conducted on the premise of a sports, convention or cultural facility owned by the city without requiring that license holder to obtain an additional license for service at the facility.

The permit fee for each liquor caterer will be determined by the caterer's business location.: Caterers based in Maplewood will incur a fee of \$50 per event and caterers based in adjacent municipalities will incur a fee of \$100 per event. In addition, applicants will be required to provide proof that they hold the appropriate license(s) and liability insurance, and are authorized to provide liquor service at the MCC.

Recommendation

Staff recommends Council approve the first reading of the amended ordinance pertaining to Intoxicating Liquor served at the Maplewood Community Center and Resolution establishing a Temporary Liquor Service permit fee

Attachments

1. Amended Ordinance Pertaining to Liquor Served at the Maplewood Community Center
2. Resolution Establishing a Temporary MCC Liquor Service Permit Fee

DIVISION 5. - MAPLEWOOD COMMUNITY CENTER**Sec. 6-316 – Sale of wine, 3.2 percent malt liquor and intoxicating liquor.**

The City may authorize the holder of an on sale wine, 3.2 percent malt liquor, or intoxicating liquor license issued by the City of Maplewood or a municipality adjacent to the City of Maplewood and will allow the licensee to dispense wine not exceeding 14 percent alcohol by volume, 3.2 percent malt liquor, or intoxicating liquor at any convention, banquet, conference, meeting of social affair conducted on the premises of the Maplewood Community Center.

The sale of wine not exceeding 14 percent by volume, 3.2 percent malt liquor, and intoxicating liquor may be served in the Maplewood Community Center under the following conditions:

- (1) The licensee is engaged to dispense wine, 3.2 percent malt liquor and intoxicating liquor at an event by a person or organization permitted to use the designated room of the Maplewood Community Center.
- (2) Wine, 3.2 percent malt liquor and intoxicating liquor is dispensed only to persons attending the event in the designated room for which the room was rented and such dispensing is done only in the room which was rented.
- (3) The licensee shall serve wine, 3.2 percent malt liquor and intoxicating liquor according to this chapter and other city ordinances.
- (4) The licensee delivers to the city a certificate of insurance providing off-premises liquor liability coverage naming the city, in the amount of statutory limits, as an additional named insured.
- (5) All parties consuming wine, 3.2 percent malt liquor and intoxicating liquor in the Maplewood Community Center shall be required to conform to state liquor laws and all rules and regulations regulating the serving or consumption of wine, 3.2 percent malt liquor or intoxicating liquor as established by the city.
- (6) Wine, 3.2 percent malt liquor and intoxicating liquor may only be served until 12:00 midnight on all evenings, Sunday—Saturday.
- (7) Licensees seeking authorization to dispense wine, 3.2 percent malt liquor, or intoxicating liquor in the Maplewood Community Center shall apply to the city clerk for a per event permit on a form prescribed by the City.
- (8) Whenever it is determined that a specific event for which the licensee will be providing on-sale wine, 3.2 percent malt liquor, or intoxicating liquor requires special or unique conditions, the City Council may impose such additional conditions. Compliance with these additional conditions shall be a requirement of the permit.

~~Sec. 6-316. – Sale of intoxicating liquors.~~

~~Intoxicating liquor may be sold in the Maplewood Community Center only under the following conditions:~~

- ~~(1) By the holder of a retail on-sale intoxicating liquor license issued by the city.~~

- ~~(2) The licensee is engaged to dispense intoxicating liquor at an event by a person or organization permitted to use a designated room in the Maplewood Community Center.~~
- ~~(3) Liquor is dispensed only to persons attending the event in the designated, room for which the room was rented and such dispensing is done only in the room which was rented.~~
- ~~(4) The licensee delivers to the city a certificate of insurance providing off-premises liquor liability coverage naming the city, to the full extent of statutory coverage, as an additional named insured.~~
- ~~(5) All other rules and regulations established by the city relating to the sale or dispensing of intoxicating liquor in the community center are complied with.~~
- ~~(6) Beer, wine, and intoxicating liquor may only be served until 12:00 midnight on all evenings, Sunday through Saturday.~~

~~(Code 1982, § 5-156)~~

~~Sec. 6-317. – Wine licenses.~~

~~The sale of wine not exceeding 14 percent alcohol by volume for consumption may be sold in the Maplewood Community Center only under the following conditions:~~

- ~~(1) By the holder of an on-sale wine license issued by the city.~~
- ~~(2) The licensee is engaged to dispense wine at an event by a person or organization permitted to use the designated room of the Maplewood Community Center.~~
- ~~(3) Wine is dispensed only to persons attending the event in the designated room for which the room was rented and such dispensing is done only in the room which was rented. The licensee shall serve wine according to this chapter and other city ordinances.~~
- ~~(4) The licensee delivers to the city a certificate of insurance providing off-premises liquor liability coverage naming the city, in the amount of statutory limits, as an additional named insured.~~
- ~~(5) All other rules and regulations established by the city relating to the dispensing of wine in the community center are complied with. The hours of service shall be according to this chapter or other city ordinances.~~
- ~~(6) Beer, wine, and intoxicating liquor may only be served until 12:00 midnight on all evenings, Sunday—Saturday.~~

~~(Code 1982, § 5-157)~~

~~Sec. 6-318. – Wine, 3.2 percent malt liquor and intoxicating liquor.~~

~~Wine, 3.2 percent malt liquor, and intoxicating liquor may be served in the Maplewood Community Center under the following conditions:~~

- ~~(1) If served pursuant to sections 6-316 and 6-317 as stated.~~
- ~~(2) Service and consumption of wine, 3.2 percent malt liquor or intoxicating liquor is by the person or organization permitted to use the Maplewood Community Center and the wine, 3.2 percent malt liquor or intoxicating liquor must be provided by the person hosting the activity or event.~~
- ~~(3) No compensation of any nature may be exchanged for the 3.2 percent malt liquor, wine or intoxicating liquor. Compensation for purposes of this section includes donations, advanced sales of tickets and tips and the payment of any kind or nature to the host in~~

~~exchange for the wine, 3.2 percent malt liquor and intoxicating liquor, which may only be served according to the time elements established by this chapter.~~

~~(4) All parties consuming 3.2 percent malt liquor, wine or intoxicating liquor in the Maplewood Community Center shall be required to conform to all state liquor laws with any and all rules and regulations regulating the serving or consumption of 3.2 percent malt liquor, wine or intoxicating liquor as established by the city.~~

~~(5) The wine, 3.2 percent malt liquor or intoxicating liquor provided by the person hosting the activity or event must be served by a designated bartender registered with the city.~~

~~(6) Wine, 3.2 percent malt liquor or intoxicating liquor is dispensed and consumed only to persons attending the event in the designated room for which the room was rented, and such dispensing and consuming is done only in the room which was rented.~~

~~(Code 1982, § 5-158)~~

RESOLUTION NO _____

BE IT HEREBY RESOLVED, by the City Council of Maplewood, Minnesota, that the fee for a Temporary MCC Liquor Service permit be \$50.00 for Maplewood-based providers, and \$100.00 for providers from an adjacent municipality.

MEMORANDUM

TO: Melinda Coleman, City Manager
FROM: Michael Martin, AICP, Economic Development Coordinator
DATE: September 8, 2015
SUBJECT: Consideration of Vacation of Public Easement, Jack Schwartz, 2105 English Street North

Introduction

Jack Schwartz is requesting a vacation of a public drainage and utility easement that runs through his property at 2105 English Street. The drainage and utility easement is five feet wide and is north of a 32.5 foot gas pipeline easement.

Request

Vacate drainage and utility easement on this property, which is located at 2105 English Street.

Findings for Approval

To vacate an easement, the city council must find that it is in the public interest. Vacations require a four-fifths vote from the city council to approve.

Discussion

Mr. Schwartz is requesting the city vacate an existing drainage and utility easement that runs under a small portion of the garage on the property he owns at 2105 English Street. The issue with the easement is causing difficulties with Mr. Schwartz's ability to refinance his mortgage. The Magellan Pipeline Company maintains a 32.5 foot easement across the south boundary of his lot. Magellan has confirmed with the city its' plans to vacate the portion of their easement that the garage lies over.

Commission Actions

August 18, 2015: The planning commission reviewed the proposed easement vacation and recommended approval.

Budget Impact

None.

Recommendations

A. Adopt the resolution vacating the drainage and utility easement, since:

1. It is in the public interest.
2. There are no utilities located in the easement and it is not being utilized.

This vacation is conditioned upon the following:

1. The applicant meets all and any conditions within Steve Love's July 30, 2015 report.

Reference Information**Site Description**

Site Size: 0.3 Acres
Existing Land Use: Single family home

Surrounding Land Uses

North: Single family homes
South: Single family homes
East: Single family homes
West: Single family homes

Planning

Existing Land Use: Low Density Residential
Existing Zoning: Single Dwelling (r1)

Attachments

1. Drainage and Utility Easement Vacation Resolution
2. Location Map
3. Certificate of Survey
4. Applicant Letter
5. Assistant City Engineer Steve Love's July 30, 2015 Report
6. Draft Planning Commission Minutes, August 18, 2015

EASEMENT VACATION RESOLUTION

WHEREAS, Jack Schwartz, applied for the vacation of a five foot wide drainage and utility easement at his property located at 2105 English Street North. The property's legal description is:

Lot 13, Block 4, Hills and Dales

WHEREAS, on August 18, 2015, the planning commission held a public hearing. The city staff published a notice in the Maplewood Review and sent a notice to the abutting property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission also considered reports and recommendations from the city staff. The planning commission recommended that the city council _____ this request.

WHEREAS, on _____, 2015, the city council reviewed this request after considering the recommendations of staff and the planning commission.

WHEREAS, after the city _____ this vacation, the public interest in the property will go to the adjoining property.

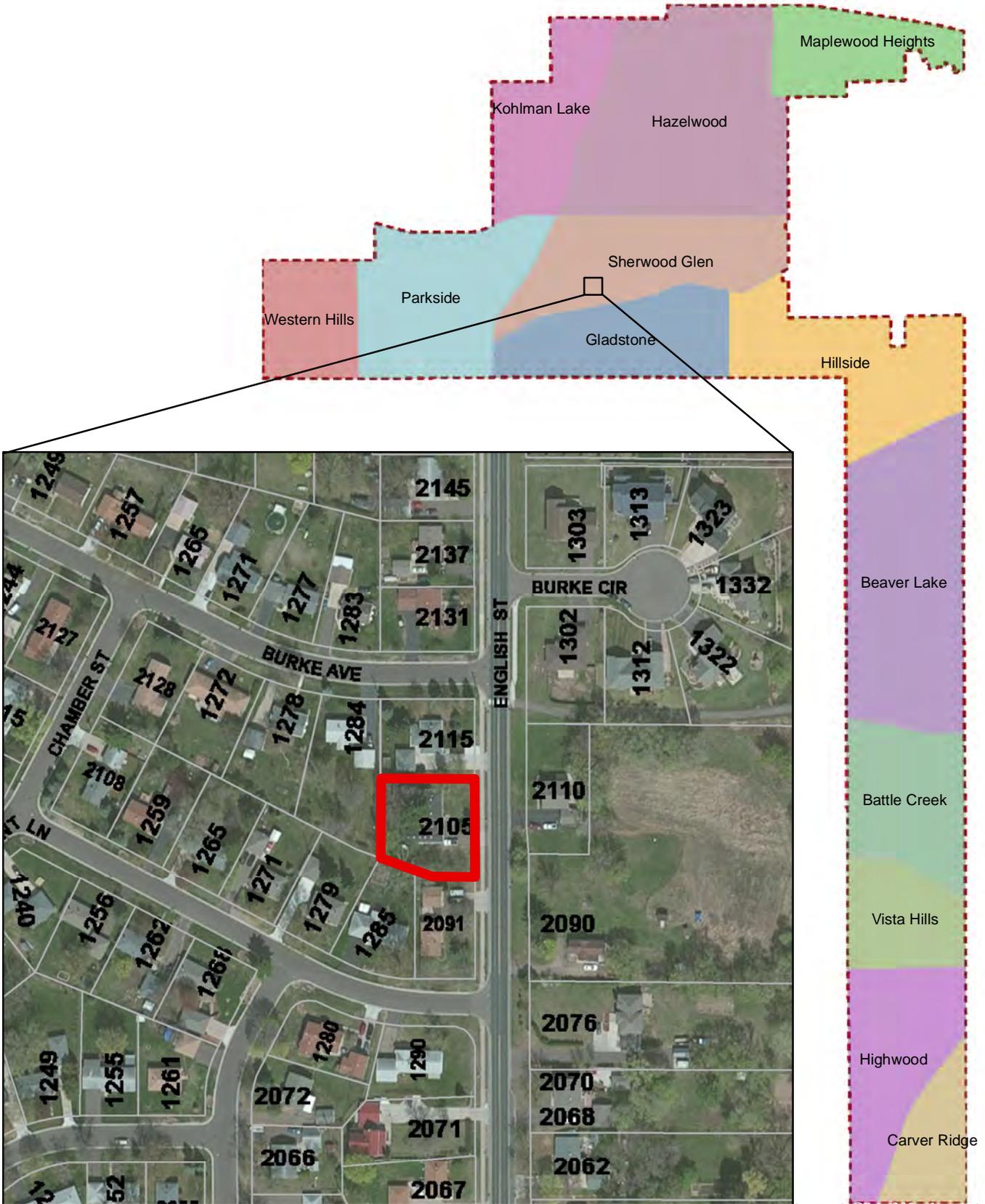
NOW, THEREFORE, BE IT RESOLVED that the city council _____ the above-described vacation because:

1. It is in the public interest.
2. There are no utilities located in the easement and it is not being utilized.

This vacation is conditioned upon the following:

1. The applicant meets all and any conditions within Steve Love's July 30, 2015 report.

The Maplewood City Council _____ this resolution on _____, 2015.



2105 English Street - Public Easement Vacation

Overview Map

Mr. Michael Martin
City of Maplewood
1902 County Road B East
Maplewood, MN 55109

Re: Vacating an easement at 2105 English Street, Maplewood, MN 55109

Dear Mr. Martin:

My name is Jack (John) Schwartz and I live at 2105 English Street. I have lived here since December of 1985. I am 81 years old and have a variety of medical problems and have lost $\frac{1}{2}$ of my retirement income. The application fee is beyond my means to pay.

The easement I am asking to have vacated is a 5' utility easement that runs thru my yard and cuts thru part of my garage. I have enclosed a drawing for reference. I don't believe my request impacts any of my neighbors or any utilities.

I am trying to remortgage my house on which I presently owe \$52,000. I need approval from FHA and they won't cooperate unless the 5' easement is vacated. I will lose my home if I don't get this refinancing completed.

As I mentioned above, I don't believe the easement has any purpose. The easement may have been here before the house was built. I have spent \$1,460 to have a survey done by M&P Civil Engineering and that took most of my resources. On the drawing you will see that there is a pipeline easement also and David Means of Magellan Pipeline visited my home and indicated they will vacate the portion of their easement that cuts through the corner of my garage.

Thank you for your consideration of my request. If you would like to discuss this matter on the phone, please feel free to call me at 651-483-5367. Or, if you would like to view the situation, in person, feel free to come by 2105 English.

Sincerely,

A handwritten signature in cursive script that reads "John Schwartz". The signature is written in black ink and is positioned below the word "Sincerely,".

John (Jack) Schwartz

Engineering Vacation Review

PROJECT: 2105 English Street
COMMENTS BY: Steven W. Love, Assistant City Engineer
DATE: 7-30-2015

The applicant is requesting a vacation of a 5.0 foot wide drainage and utility easement that was dedicated to the public over Lot 13, Block 4, as part of the HILLS AND DALES plat. This property is located at 2105 English Street. The following are engineering review comments for requested vacation:

Comments

The south 32.5 feet of the property is covered by an existing gas pipeline easement. The 5.0 foot wide drainage and utility easement lies northerly of and adjacent to the gas pipeline easement. The request is being made because the resident is trying to refinance the mortgage on the existing house. A survey was done that shows the small portion of the garage was built over the drainage and utility easement and into the gas pipeline easement (see attached survey). Prior to the title company approving the refinance they are requiring the issue with the garage being within an easement to be cleaned up.

Staff spoke with Megellan Pipeline Company and confirmed that Megellan plans to vacate the portion of their easement that the garage lies over. There are no existing public utilities within the 5.0 wide drainage and utility easement.

Therefore, it is recommended that the city proceeds with vacating the existing 5.0 foot wide drainage and utility easement over Lot 13, Block 4, as established by the HILLS AND DALES plat.

- END COMMENTS -

DRAFT
MINUTES OF THE MAPLEWOOD PLANNING COMMISSION
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
TUESDAY, AUGUST 18, 2015

5. PUBLIC HEARING

a. 7:00 p.m. or later: Consideration of Vacation of Public Easement, Jack Schwartz, 2105 English street North

- i. Economic Development Coordinator, Michael Martin gave the report on the Consideration of Vacation of Public Easement for Jack Schwartz, 2105 English Street North.
- ii. The applicant, Jack Schwartz, 2105 English Street North addressed the commission about his request for the Vacation of Public Easement.

Acting Chairperson Tripler opened the public hearing.

Acting Chairperson Tripler closed the public hearing.

Commissioner Ige moved to adopt the resolution vacating the drainage and utility easement, since:

1. It is in the public interest.
2. There are no utilities located in the easement and it is not being utilized.
3. This vacation is conditioned upon the following:
 1. The applicant meets all and any conditions within Steve Love's July 30, 2015 report.

Seconded by Commissioner Dahm.

Ayes - All

The motion passed.

This item goes to the city council on September 14, 2015.

MEMORANDUM

TO: Melinda Coleman, City Manager

FROM: Michael Martin, AICP, Economic Development Coordinator

DATE: September 8, 2015

SUBJECT: Consideration of Conifer Ridge Apartments, County Road D East, between Hazelwood Street North and Kennard Street

- A. Comprehensive Plan Amendment (Four Votes Required for Approval)
- B. Planned Unit Development Revision
- C. Public Easement Vacations
- D. Lot Division
- E. Design Review

Introduction

Project Description

Peter Stalland of Conifer Ridge Apartments, LLC is proposing to build three, three-story 50-unit apartment buildings on the north end of the Legacy Village development. According to the developer, the 150 units will be upscale, market rate residential apartment units with underground parking with each building.

Request

The applicant is requesting the city council approve a comprehensive plan amendment, a revision to the planned unit development (PUD), vacation of two storm sewer easements, a lot division and design review.

Background

July 14, 2003: The city council approved the Legacy Village PUD, comprehensive plan amendment, tax-abatement plan and preliminary plat for Legacy Village.

September 8, 2003: The city council approved the final plat for Legacy Village.

October 23, 2006: The city council approved a preliminary plat for townhomes on this site. The plat consisted of 91 lots. The plat was never finalized or recorded.

Legacy Village Development History

Since the council approved the Legacy Village PUD, the following projects have been approved or built:

- Heritage Square Townhomes (220 units)
- Heritage Square 2nd Addition (81 units)
- Wyngate Townhomes (50 units)
- The Seasons Seniors Apartment (150 units)
- Ashley Furniture (completed)
- Kennard Professional Building (completed)
- Maplewood Legacy Park (completed)
- Ramsey County Library (completed)
- Legacy Shoppes Retail (pending)

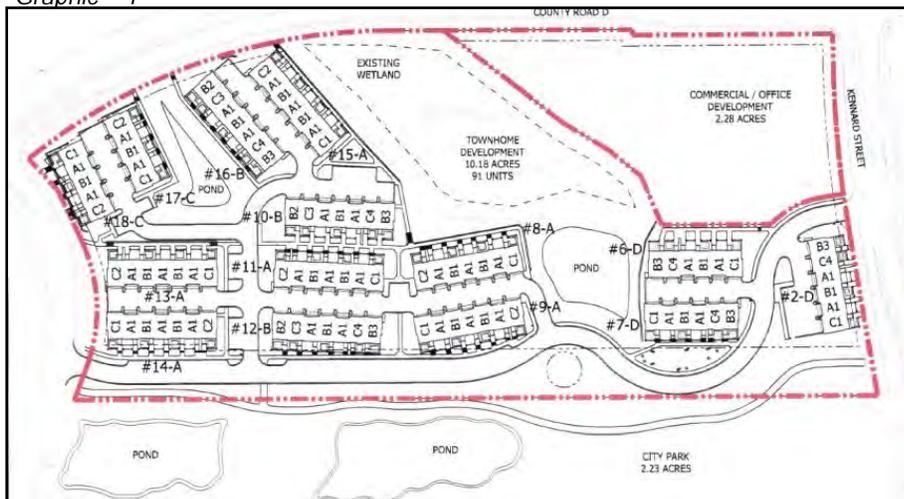
Discussion

Comprehensive Plan Amendment

Compatibility of Uses

The proposed land use plan change from medium density residential (6.1 to 10.0 units per net acre) to high density residential (10.1 to 25.0 units per net acre) is compatible with the surrounding areas. The original 2003 approval, slated this site for 96 townhome units and an office building to be located on 1.5 acres in the northeast corner of the site. While the office site fits the original “mixed-use” concept of the Legacy Village PUD, development of this use has yet to be proposed since the 2003 approval. In 2006, the city council approved a 91-unit preliminary plat for townhomes but that developer left the project and final plat was never approved. The proposed use of market-rate apartment buildings provides an additional housing choice to Legacy Villages while maintaining densities consistent with the rest of the area and clustering development to preserve a large percentage of the site’s natural features.

Graphic – 1



2006 – City Council approved preliminary plat, above

Density

This site is 12.5 acres, of which 11.2 acres are considered developable. For 150 units, the net density of this site would be 13.4 units per acre (UPA). This density is consistent with nearby development. In addition, Sec. 44-300(1) of the city’s zoning ordinance provides density credits for underground parking. The net acreage for calculating density is allowed to be increased by 300 square feet for each parking space that is provided under the principal use structure. With 150 underground spaces being provided, 45,000 square feet can be added to the site’s net acreage. This would technically put the developable area for this site at 12.2 acres with a net density of 12.3 UPA.

Displayed in the table below are densities for surrounding housing developments – for comparison purposes no density credits have been factored in. A map illustrating this table has also been attached to this report.

Table – 1

Residential Plat Name	Units	Net Acres	UPA (Density)
*Cardinal Pointe	108	6.4	16.8
*Mapleridge Apts	100	4.9	20.2
*Emerald Townhomes	12	1.2	10.1
*Pineview Estates	72	5.7	12.6
PROPOSED Conifer Ridge	150	11.2	13.4
Cottages at Legacy	33	4.2	7.9
Heritage Square	220	16.2	13.6
Seasons Senior	150	3.0	50.8
Heritage Square II	131	10.3	12.7
LEGACY VILLAGE TOTAL	534	33.6	15.9
AREA TOTAL	976	63.0	15.5

*Indicates non-Legacy Village development

Land Use Plan Change Summary

In consideration of the compatibility of uses with the proposed change and with the little affect on the overall density, staff supports the proposed comprehensive plan revision.

Planned Unit Development Revision

Past Proposals

As stated, the original 2003 PUD approval slated this site for 96 townhome units and an office building to be located on 1.5 acres in the northeast corner of the site. The closest this approved concept came to moving forward was in 2006 when a preliminary plat was approved by the city council. Since 2006, no official applications have been made regarding this site until now. In 2008, the original developer brought before the planning commission and city council for discussion a revised concept for this site which included:

- A four-story, 113-room hotel
- A three-story, 49 unit multi-family housing structure (rental or ownership not defined)

- An 18-unit townhome project
- A 15,500-square-foot day care facility

This concept was never forwarded for official city review. In 2013, a different developer brought before the planning commission for discussion the idea of developing workforce housing on this site. Again this concept was never submitted for official city review.

Impacts on Neighboring Property Values

Many of the neighborhood responses regarding this project were concerned about a negative impact on surrounding property values. Staff contacted Stephen Baker Ramsey County's Assessor for a response. Mr. Baker had his residential appraiser Thomas Larson review this proposed project. Mr. Larson's comments are below.

The properties adjacent to the proposed Conifer Ridge Apartments are all detached townhouses or attached townhouse style condominiums. In the area of the study, there is external obsolescence from the nearby commercial properties, highway noise and overhead power lines. The proposed construction appears to be similar in usage to existing, in that it is higher density residential, and similar in construction grade to what already exists in the area.

While it is impossible to predict with complete accuracy whether construction of upscale, market rent apartments will impact valuation of existing properties, we can note examples that have already occurred in the past.

An example that the Maplewood city planner is likely already aware of is the Beaver Lake Townhomes project located just east of Beaver Lake. This project was built prior to the (residential) pullback that started in 2007. Prior to completion of this phased project, the developer asked the city for a variance that allowed for the construction of upscale rentals on the remaining, unbuilt sites. At the time, townhomes owners objected that it would have a detrimental impact on their valuations, especially in light of the fact that the proposed apartments would block the view of Beaver Lake for some of the townhomes owners. A review of the recent sales in the Beaver Lake Townhomes project shows that values have declined approximately 15-20% from prior to construction of the apartments to the present, which is similar to the loss in value for the market in general during this time period. Townhomes and condo units near the proposed Conifer Ridge Apts., where no apartments have been yet constructed have realized a similar loss in value over that same time period. In this case, the apartment construction near the Beaver Lake Townhomes project appears to have had very little impact on the valuation of existing property.

Ordinance Review

1. *Storage Space:* Ordinance requires a minimum indoor storage space of 120 cubic feet per unit. The applicant's plans have indicated the three underground parking garages will each have 20 storage units that will be at least 5 feet by 5 feet – each unit would be approximately 200 cubic feet in size. Staff would encourage the applicant to reconfigure the storage space areas of each building to maximize the number of units that would have access to these spaces.

2. *Visitor Parking:* Ordinance requires a minimum parking requirement of two parking spaces per unit, with half being covered spaces. The applicant's plans meet this requirement. However, while city ordinance does not have any requirements for visitor parking previous Legacy Village PUD approvals have required one visitor parking space for every two units. The applicant submitted a letter on August 28, 2015, following the planning commission and community design review board meetings, stating the city's multi-family parking ordinance provides enough parking for his project and additional parking should not be required. Staff concedes 75 spaces of visitor parking likely exceeds what this project requires but would like to see the applicant at least submit an option for proof of parking in case visitor parking becomes an issue for this site in the coming years.
3. *Unit Sizes:* In the applicant's letter, he states that each building would have 29 two-bedroom units, 20 one-bedroom units and one studio unit. The two- and one-bedroom units meet city ordinance for minimum unit size. The proposed studio unit would be 544 square feet where ordinance requires minimum unit sizes of 580 square feet for efficiency or one-bedroom units. It is recommended that studio units be at least 580 square feet in size.

A planned unit development allows the city council to approve flexibility from the requirements above.

Planned Unit Development Revision Summary

Staff does not have any overall concerns with the proposed PUD revision to approve the site for three apartment buildings. The PUD conditions for the *townhomes and office/clubhouse* must be revised, however, if the council approves the change to apartment buildings for this site.

Public Easement Vacations

The applicant is requesting approval to vacate two existing storm sewer easements. These two easements were aligned to support the 2003 and 2006 approvals. Unless the exact 2003 or 2006 townhome concept was built on this site, vacations are likely needed regardless of what is developed on this site. The developer would dedicate new storm sewer easements to support this development. See the attached engineer's report for more information.

Lot Division

The applicant is requesting the property be divided in three to create a parcel for each building. The proposed lot division does not create any issues with the city's comprehensive plan or zoning ordinance. The two parcels containing the buildings accessed from Hazelwood Street will require cross access easements.

Design Review

Architectural

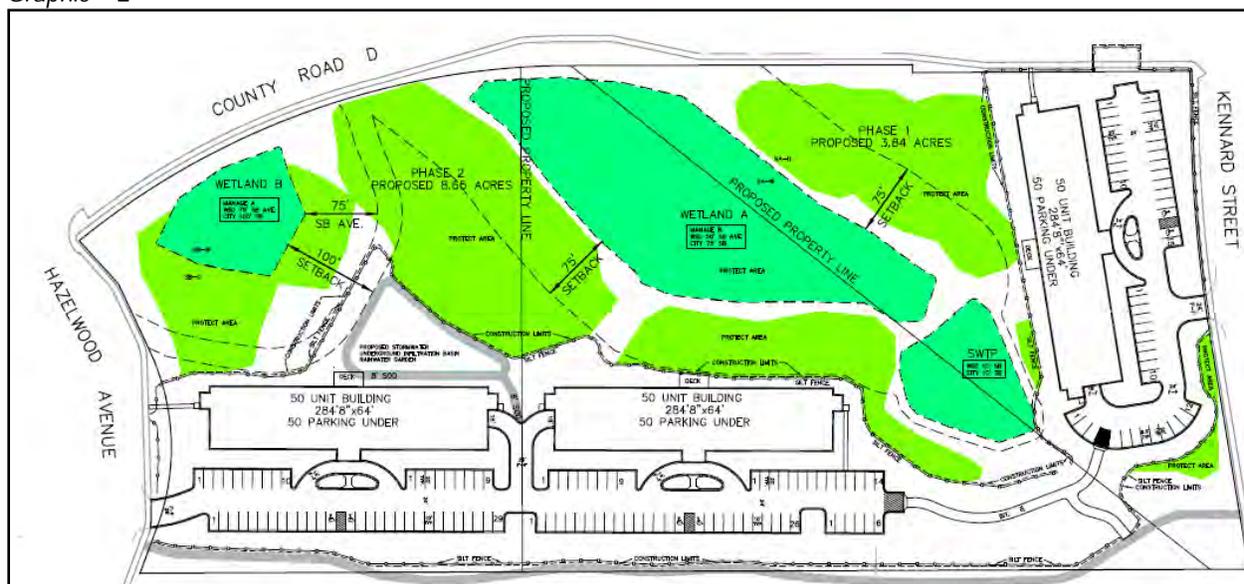
The proposed apartment buildings would be attractively designed but staff would like to see more effort put into matching some of the design elements found elsewhere in Legacy Village. The applicant's plans propose the use of cement board lap siding for the upper two floors and board and batten cement board for the lower floor. Staff would recommend the applicant add brick or stone into the elevations to match design elements found in the nearby townhomes. In

addition, some type of architectural feature should be added to the gable areas on the buildings' third level.

Building Setbacks

The proposed building setbacks meet city ordinance requirements but are not consistent with the reduced-setback concept approved for the rest of Legacy Village. However, density and massing has been a stated neighborhood concern regarding this development and pushing the development away from the front property lines will help alleviate this issue. In addition, the applicant worked with the natural features of the site, including meeting the minimum setback requirements from the wetlands on site, so this worked to dictate building placement. After the planning commission meeting the applicant revised the site plan to push the parking lots and buildings near the south lot line 10 feet north to provide additional setback. The two buildings on the south end of the site will be approximately 290 feet away from the nearest residential structure. The building on east side of the site would be setback approximately 190 feet from the nearest residential structure.

Graphic – 2



2015 – Proposed site plan, above

Sidewalks

The existing sidewalks along Hazelwood Street, Kennard Street and County Road D East are to remain in place. As would the trail along the south property line of the site.

Wetland Setbacks

In an effort to protect the natural features located on the site, the applicant has designed the site with full wetland setbacks instead of averaging the setback dimensions which is permitted by city code. There is a Manage A and a Manage B wetland located on the northern end of the property. According to the city's wetland ordinance Manage A wetlands require, at minimum, a 100 foot setback from any structure and Manage B wetlands require, at minimum, a 75 foot

setback from any structure. According to the applicant's plan the site meets all required minimum setbacks. For more information regarding the wetland setbacks please refer to Shann Finwall's environmental report, dated September 8, 2015, attached to this report.

Soils

During previous reviews of this site a stated neighborhood concern was that there were poor soils on this property. Determining soil quality for construction is a function of the building department's review when permits are applied for. The provision of a detailed soils analysis should be provided to the building official prior to construction beginning on this project. If poor soils are found for construction, corrective measures must be taken or the site plan must be revised regarding building and possibly driveway placement.

Landscaping

In order to be consistent with the original 2003 Legacy Village approvals, overstory trees must be planted along the west side of Kennard Street and the east side of Hazelwood Street at an average of 30'-40' on center. In addition, screening, either with a fence or landscaping, must be provided between the parking lots and the adjacent property lines. The ordinance requires screening to be at least 6 feet tall and 80 percent opaque and landscape screening can be done with a mixture of berming and vegetation.

The landscape plan calls for 148 replacement trees, 900 native screening and foundation plants, and several other non-native shrubs that don't count toward the tree replacement requirement. Overall, the applicant is replacing 895 caliper inches of trees on the site, with 694.30 caliper inches of replacement trees remaining. To mitigate the trees further, the applicant has agreed to remove all of the buckthorn from the site and pay for the management of that buckthorn over a three-year period.

Department Comments

Engineering

Please see Jon Jarosch's engineering report, dated August 10, 2015, attached to this report.

Environmental

Please see Shann Finwall's environmental report, dated September 8, 2015, attached to this report.

Building Official, Nick Carver

Applicant must meet all Minnesota State Building Code requirements.

Fire Department, Fire Marshall Butch Gervais

Fire protection and alarm system will be required and the alarm system would be required to be monitored. Fire Department Lockbox would be required. Fire Department access road would be needed and can be a discussion issue when it gets to the permitting of the parking lots.

Police Department, Chief Paul Schnell

No issues

Parks Department, Jim Taylor

This project falls into the apartments with 5+ units category, meaning it does not matter on a bedroom mix. Therefore the park availability charge for this development would be as follows:

150 Units X \$1,980.00 = \$297,000

Commission Review

August 18, 2015: The planning commission reviewed this project and recommended approval. The planning commission did recommend the development's three studio apartment units meet the city's minimum square foot requirements.

August 25, 2015: The community design review board reviewed this project and recommended approval. The board did recommend brick or stone elements be added to the building and the applicant should work with staff to address visitor parking.

Budget Impact

None.

Recommendations

- A. Adopt the resolution approving the comprehensive land use plan amendment from MDR (medium density residential) to HDR (high density residential) for the 12.5-acre parcel in Legacy Village. Approval is based on the following reasons:
1. The proposed development is compatible in density and in character with the adjacent residential developments.
 2. A goal of the Maplewood 2030 Comprehensive Plan is to strive for a variety of housing types for people of all stages of the life cycle.

This action is subject to the approval of a comprehensive plan amendment by the Metropolitan Council.

- B. Adopt the resolution approving a revision to the Legacy Village planned unit development as it relates to the previously-approved rental townhomes and executive-office suites and clubhouse sites. Approval of this revision is based on the findings required by the ordinance and subject to the following conditions (additions are underlined and deletions are crossed out):
1. The development shall follow the plans date-stamped ~~May 11, 2006~~ September 8, 2015, except where the city requires changes. The director of ~~community~~

- ~~development~~ environmental and economic development may approve minor changes.
2. The proposed construction must be substantially started within one year of council approval or the permit shall end. The council may extend this deadline for one year.
 3. The city council shall review this permit in one year.
 4. The applicant shall comply with the requirements in the engineer's report dated ~~June 1, 2006~~ August 10, 2015 and the environmental report dated September 8, 2015.
 5. ~~The applicant shall provide a copy of the homeowner's association documents to staff for approval.~~
 5. Prior to the issuance of a grading permit, the applicant must contribute \$20,000 to the city's tree preservation fund in order to comply with city ordinance.
 6. The following changes are hereby made to the approved PUD conditions: ~~Rental Townhomes and Office/Clubhouse~~ Apartments:
 - a. The project will be constructed according to the plans ~~from Hartford Group dated 6/2/03~~ dated September 8, 2015 in all details, except as specifically modified by these conditions;
 - b. ~~A sidewalk will be provided continuously on the north or west side of Street A between Kennard Street and Hazelwood Drive, including the segment between the office/clubhouse parking lot and townhome buildings 11 and 12;~~
 - c. ~~Sidewalk connections will be added connecting the power line trail to the curb of Street A opposite townhome buildings 6 and 8;~~
 - d. ~~The sidewalks serving the fronts of townhome buildings 13, 16, 17, 18, 19, and 20 will be extended south to connect with the power line trail;~~
 - e. ~~Street B and Street C serving the townhomes will be constructed in their entirety with the townhomes, regardless of the status of the multi-family and commercial parcels to the east;~~
 - f. ~~Parking spaces will be provided at the ends of the driveways at the rear of buildings 1, 2, 3, 4; 13/14; 15/16; 17/18; 19/20; 21/22; 23/24; 25/26. Sidewalks will be provided from those parking spaces to the front sidewalks of each building;~~
 - g. ~~The infiltration trenches on the south sides of buildings 13/14, 15/16, and 19/20 will be modified to accommodate a revised alignment for the power line trail, provided that reasonable grades are provided for the trail and any sidewalks connecting to it, and approval of the city engineer concerning the size and function of the trenches;~~
 - h. ~~A 6' wide sidewalk should be provided if at all possible on the south side of County Road D for the entire length of the project from Hazelwood Drive to~~

Southlawn Drive, through continued discussion between the city and Hartford, focusing on exact sidewalk width, location, and right-of-way needs for turn lanes and other features of the County Road D project;

- i. ~~A sidewalk will be provided on the south side of County Road D and sidewalks will be provided out to that sidewalk from the north side of buildings 1, 4, 21, 22, 23, 24, and 25, as well as to the clubhouse front entry and the clubhouse parking lot;~~
- j. ~~The grades of the power line trail and all sidewalks will meet ADA guidelines for slope;~~
- b. ~~Overstory trees will be planted along Hazelwood Street and Kennard Street at an average of 30'-40' on center instead of the average 70' spacing shown on the plans;~~
- e. ~~Overstory trees will be planted along both sides of Street B and on the west side of Street C at an average of 30'-40' on center instead of the sometimes 100' spacing shown on the plans, such additional tree islands to be coordinated with modified parking bays that might be added to this street;~~
- d. ~~Overstory trees will be planted along both sides of Kennard Street in front of the townhomes at an average of 30'-40' on center instead of the average 50'-80' spacing shown on the plans;~~
- e. ~~The curve in the middle of Street A opposite buildings 10 and 12 will be flattened as much as possible to limit headlights aimed into the front of the units;~~
- f. ~~Front building setbacks (clubhouse and buildings 1, 4, 5, 14, 15, 21, 22, 23, 24, 25, and 26) to Hazelwood Drive, Kennard Street, and County Road D that are less than required by the Zoning Code are specifically approved within this PUD as shown on the site plan, down to a minimum of 5' for the clubhouse and 15' for the townhome buildings, in order to enhance the urban character of the streets and intersections;~~
- g. ~~Side yard building setbacks for all buildings that are less than required by the Zoning Code are specifically approved within this PUD as shown on the site plan;~~
- c. ~~Visitor parking spaces for the rental townhomes apartments will be added or modified as follows:~~
 - i. ~~Parking spaces or proof of parking spaces will be added so there is a total of at least 48 spaces on the west side of Kennard and at least 51 spaces on the east side of Kennard, such that the front door of no unit is more than 200 feet from a group of at least 5 spaces 40 spaces to serve all three buildings.~~
 - ii. ~~Street A will be widened to 26' curb-to-curb and on-street parallel parking will be added along the north and west sides of the street except for within 100' of the pavement of Hazelwood Drive and Kennard Street.~~

- iii. ~~The private drive immediately south of buildings 2 and 3 will be widened to 26' curb-to-curb and on-street parallel parking will be added along the north side of the drive.~~
 - iv. ~~Parking areas will be added behind buildings 1 and 4 where the driveway abuts the ponding area, consistent with the recommendation of the city engineer on providing adequate grading and functioning of the pond.~~
 - v. ~~Parking areas will be added behind buildings 15/16, 19/20, 21/22, and 25/26 to meet the parking and distance criteria cited here.~~
 - vi. ~~Street B will be widened to 26' curb-to-curb and parallel parking will be added along the north and west sides of the street, or additional angled parking will be added to meet the criteria for parking spaces cited here.~~
- d. ~~The parking lot for the clubhouse/office building will be modified to add "proof of parking" spaces in the green area north and east of the swimming pool, for a total of 91 spaces possible in the lot. Such spaces will only be constructed if the owner believes they are needed, or if they are needed in the future to address parking problems at the building in the opinion of the community development director, who can order the spaces to be constructed. Such spaces will maintain a sidewalk connection between the swimming pool and clubhouse building in an island in the middle of the parking bays as shown on the plans;~~
 - d. The storage space areas of each building shall be reconfigured to allow as many units as possible to have at least 120 cubic feet for storage.
 - e. One studio apartment is allowed in each building with a minimum floor area of 580 square feet.
 - f. An easement over the power line trail on this parcel will be provided to the city for access and maintenance.
- C. Adopt the resolution vacating two storm sewer easements on this site, since:
- 1. The easements would serve no public purpose after the applicant redevelops the property into Conifer Ridge.
- This vacation is conditioned upon the following:
- 1. Provide the city with legal descriptions of the easement areas to be vacated and for the new areas to be dedicated for storm sewer purposes.
 - 2. The applicant meets all and any conditions within Jon Jarosch's August 10, 2015 report.
- D. Approve the lot division for Conifer Ridge, subject to the following conditions:
- 1. The applicant shall comply with the requirements in the city's engineering report dated August 10, 2015.

2. The applicant shall sign a developer's agreement with the city engineer before the issuance of a grading permit.
 3. The applicant shall dedicate any easements and provide any written agreements that the city engineer may require as part of this lot division.
 4. The applicant shall pay the city escrow for any documents, easements and agreements that the city engineer may require.
 5. A cross access easement agreement shall be submitted to city staff covering the two parcels accessed from Hazelwood Street.
- E. Approve the plans date-stamped September 8, 2015, for the Conifer Ridge apartment development. Approval is subject to the developer complying with the following conditions:
1. Obtain city council approval of a comprehensive land use plan amendment from MDR (medium density residential) to HDR (high density residential) to build apartments on this site.
 2. Obtain city council approval of a revision to the previously-approved planned unit development for this project.
 3. Obtain city council approval of the lot division for this project.
 4. All requirements of the fire marshal and building official must be met.
 5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
 6. All driveways and parking lots shall have continuous concrete curbing.
 7. All requirements of the city engineer, or his consultants working for the city, shall be met regarding grading, drainage, erosion control, utilities and the dedication of any easements found to be needed. All conditions of the Maplewood engineering report dated August 10, 2015 must be complied with.
 8. Repeat this review in two years if the city has not issued a building permit for this project by that time.
 9. Any identification signs for the project must meet the requirements of the city sign ordinance and the PUD approval.
 10. The setbacks are approved as proposed.
 11. The applicant shall:
 - Install reflectorized stop signs at all driveway connections to Hazelwood Street and Kennard Street.
 - Install and maintain an in-ground lawn irrigation system for all landscaped areas.

- Install all required trails, sidewalks and carriage walks.
 - Install any traffic signage within the site that may be required by staff.
 - Provide a revised landscaping plan for staff approval which include the required overstory trees along Hazelwood Street and Kennard Street and detailing how screening requirements are being met for the parking lots facing residential areas.
 - Provide revised building elevations for staff approval incorporating design elements at the foundation and first floor level of brick or stone into the buildings and adding architectural features to the gable areas of the buildings.
 - Provide a screening plan to staff for approval for any visible utility meters on the outside of the building.
 - Provide a detailed soils analysis to the building official and city engineer prior to applying for building permits to ensure that there is proper soil stability for construction.
 - The applicant will provide two additional quotes for buckthorn removal to be done by a licensed contractor with a licensed herbicide applicator. If chemicals are used it should be done by a licensed herbicide applicator through the Department of Agriculture.
12. The applicant shall ensure that site lights do not exceed a .4-foot-candle spillover at all property lines.
13. The applicant shall provide the city with cash escrow or an irrevocable letter of credit for the exterior landscaping and site improvements prior to getting a building permit for the development. Staff shall determine the dollar amount of the escrow.
14. All work shall follow the approved plans. The director of environmental and economic development may approve minor changes.
15. The applicant shall work with staff to maximize the amount of additional parking to be shown on the site plan.

Citizen Comments

Staff surveyed the 407 surrounding property owners within 500 feet of the proposed site for their opinion about this proposal. Staff received 78 responses – 67 against, 7 had comments, 2 were for and 2 had no comments. All neighborhood comments are included as an attachment to this report. Below is a summary of the areas of concerns gathered from the responses.

Citizen Comment Trends

- Loss of green space/natural area-46 mentions
- Traffic Concerns- 35 mentions
- Property Value Decrease Concerns-31 mentions

- Density/Over Crowding Concerns- 22 mentions
- Emphasis on Homeowners-17 mentions
- Safety/Crime Concerns - 13 mentions
- Changes Area's Character-11 mentions
- Rental Concerns-9 mentions
- Run-off/Storm water concerns- 6 mentions
- Market saturation-5 mentions
- Change in placement of parking spaces-5 mentions
- Disruptions-4 mentions
- Overdevelopment- 4 mentions
- Design Concerns-3 mentions
- Environmental Impacts (includes comments about trash)-3 mentions
- Need for Community Space-1 mention
- Privacy-1
- Lighting-1

Reference Information

Site Description

Site Size: 12.5 Acres
Existing Land Use: Vacant Land

Surrounding Land Uses

North: County Road D/ Townhomes of Pineview and a Stormwater Pond
South: Heritage Square
East: Heritage Square II
West: Vacant Commercial land

Planning

Existing Land Use: Medium Density Residential
Existing Zoning: Planned Unit Development (PUD)

Application Date

The city deemed the applicant's applications complete on August 3, 2015. The 60-day review deadline for a decision is October 2, 2015. As stated in Minnesota State Statute 15.99, the city is allowed to take an additional 60 days if necessary in order to complete the review of the application.

Attachments

1. Comprehensive Plan Amendment Resolution
2. Planned Unit Development Revision Resolution
3. Public Easements Vacation Resolution
4. Location Map
5. Land Use Map
6. Zoning Map
7. Neighborhood Density Map
8. 2003 Legacy Village Concept Plan
9. 2006 Approved Plat Plan
10. Site Plan
11. Landscape Plan
12. Building Elevations
13. Applicant's Narrative (three letters)
14. Applicant's Engineer's Cover Letter
15. Jon Jarosch, engineering comments, dated August 10, 2015
16. Shann Finwall, environmental comments, dated September 8, 2015
17. Neighborhood Comments
18. Article on Rental Properties and Home Values, submitted by resident
19. Draft planning commission minutes, August 18, 2015
20. Draft community design review board minutes, August 25, 2015
21. Applicant's plan set (separate attachment)
22. Address map (separate attachment)

COMPREHENSIVE PLAN AMENDMENT RESOLUTION

WHEREAS, Peter Stalland of Conifer Ridge Apartments, LLC, has requested a change to the City of Maplewood's land use plan from MDR (medium density residential) to HDR (high density residential) for his proposed apartment complex.

WHEREAS, this permit applies to the 12.5-acre site in Legacy Village lying south of County Road D East between Hazelwood Street and Kennard Street. The property's legal description is:

Lot 1 Block 1, Legacy Village of Maplewood

WHEREAS, the history of this change is as follows:

1. On August 18, 2015, the planning commission held a public hearing. The city staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council _____ the land use plan change.
2. On September 14, 2015 the city council discussed the land use plan change. They considered reports and recommendations from the planning commission and city staff.

NOW, THEREFORE, BE IT RESOLVED that the city council _____ the above described change for the following reasons:

1. The proposed development is compatible in density and in character with the adjacent residential developments.
2. A goal of the Maplewood 2030 Comprehensive Plan is to strive for a variety of housing types for people of all stages of the life cycle.

This action is subject to the approval of this land use plan amendment by the Metropolitan Council.

The Maplewood City Council _____ this resolution on September 14, 2015.

**CONDITIONAL USE PERMIT REVISION RESOLUTION
FOR A PLANNED UNIT DEVELOPMENT**

WHEREAS, Peter Stalland of Conifer Ridge Apartments, LLC applied for a conditional use permit to revise the Legacy Village planned unit development by eliminating the use of a 1.5-acre commercial building site and 11-acre townhomes development and propose instead an apartment complex.

WHEREAS, this permit applies to the 12.5-acre site in Legacy Village lying south of County Road D East between Hazelwood Street and Kennard Street. The legal description is:

Lot 1 Block 1, Legacy Village of Maplewood

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

1. On August 18, 2015, the planning commission held a public hearing. The city staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council _____ the land use plan change.
2. On September 14, 2015 the city council discussed the conditional use permit revision. They considered reports and recommendations from the planning commission and city staff.

NOW, THEREFORE, BE IT RESOLVED that the city council _____ the above-described conditional use permit revision because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would not exceed the design standards of any affected street.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.

7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Approval is subject to the following conditions (**additions are underlined and deletions are crossed out**):

1. The development shall follow the plans date-stamped ~~May 11, 2006~~ September 8, 2015, except where the city requires changes. The director of ~~community development~~ environmental and economic development may approve minor changes.
2. The proposed construction must be substantially started within one year of council approval or the permit shall end. The council may extend this deadline for one year.
3. The city council shall review this permit in one year.
4. The applicant shall comply with the requirements in the engineer's report dated ~~June 4, 2006~~ August 10, 2015 and the environmental report dated September 8, 2015.
5. ~~The applicant shall provide a copy of the homeowner's association documents to staff for approval.~~
5. Prior to the issuance of a grading permit, the applicant must contribute \$20,000 to the city's tree preservation fund in order to comply with city ordinance.
6. The following changes are hereby made to the approved PUD conditions: ~~Rental Townhomes and Office/Clubhouse~~ Apartments:
 - a. The project will be constructed according to the plans ~~from Hartford Group dated 6/2/03~~ dated September 8, 2015 in all details, except as specifically modified by these conditions;
 - b. ~~A sidewalk will be provided continuously on the north or west side of Street A between Kennard Street and Hazelwood Drive, including the segment between the office/clubhouse parking lot and townhome buildings 11 and 12;~~
 - c. ~~Sidewalk connections will be added connecting the power line trail to the curb of Street A opposite townhome buildings 6 and 8;~~
 - d. ~~The sidewalks serving the fronts of townhome buildings 13, 16, 17, 18, 19, and 20 will be extended south to connect with the power line trail;~~
 - e. ~~Street B and Street C serving the townhomes will be constructed in their entirety with the townhomes, regardless of the status of the multi-family and commercial parcels to the east;~~

- ~~f. Parking spaces will be provided at the ends of the driveways at the rear of buildings 1, 2, 3, 4; 13/14; 15/16; 17/18; 19/20; 21/22; 23/24; 25/26. Sidewalks will be provided from these parking spaces to the front sidewalks of each building;~~
- ~~g. The infiltration trenches on the south sides of buildings 13/14, 15/16, and 19/20 will be modified to accommodate a revised alignment for the power line trail, provided that reasonable grades are provided for the trail and any sidewalks connecting to it, and approval of the city engineer concerning the size and function of the trenches;~~
- ~~h. A 6'-wide sidewalk should be provided if at all possible on the south side of County Road D for the entire length of the project from Hazelwood Drive to Southlawn Drive, through continued discussion between the city and Hartford, focusing on exact sidewalk width, location, and right-of-way needs for turn lanes and other features of the County Road D project;~~
- ~~i. A sidewalk will be provided on the south side of County Road D and sidewalks will be provided out to that sidewalk from the north side of buildings 1, 4, 21, 22, 23, 24, and 25, as well as to the clubhouse front entry and the clubhouse parking lot;~~
- ~~j. The grades of the power line trail and all sidewalks will meet ADA guidelines for slope;~~
- b. Overstory trees will be planted along Hazelwood Street and Kennard Street at an average of 30'-40' on center instead of the average 70' spacing shown on the plans;
- e. Overstory trees will be planted along both sides of Street B and on the west side of Street C at an average of 30'-40' on center instead of the sometimes 100' spacing shown on the plans, such additional tree islands to be coordinated with modified parking bays that might be added to this street;
- d. Overstory trees will be planted along both sides of Kennard Street in front of the townhomes at an average of 30'-40' on center instead of the average 50'-80' spacing shown on the plans;
- e. The curve in the middle of Street A opposite buildings 10 and 12 will be flattened as much as possible to limit headlights aimed into the front of the units;
- f. Front building setbacks (clubhouse and buildings 1, 4, 5, 14, 15, 21, 22, 23, 24, 25, and 26) to Hazelwood Drive, Kennard Street, and County Road D that are less than required by the Zoning Code are specifically approved within this PUD as shown on the site plan, down to a minimum of 5' for the clubhouse and 15' for the townhome buildings, in order to enhance the urban character of the streets and intersections;
- g. Side yard building setbacks for all buildings that are less than required by the Zoning Code are specifically approved within this PUD as shown on the site plan;

- c. Visitor parking spaces for the rental townhomes apartments will be added or modified as follows:
- i. ~~Parking spaces or proof of parking spaces will be added so there is a total of at least 48 spaces on the west side of Kennard and at least 51 spaces on the east side of Kennard, such that the front door of no unit is more than 200 feet from a group of at least 5 spaces 40 spaces to serve all three buildings.~~
 - ii. ~~Street A will be widened to 26' curb-to-curb and on-street parallel parking will be added along the north and west sides of the street except for within 100' of the pavement of Hazelwood Drive and Kennard Street.~~
 - iii. ~~The private drive immediately south of buildings 2 and 3 will be widened to 26' curb-to-curb and on-street parallel parking will be added along the north side of the drive.~~
 - iv. ~~Parking areas will be added behind buildings 1 and 4 where the driveway abuts the ponding area, consistent with the recommendation of the city engineer on providing adequate grading and functioning of the pond.~~
 - v. ~~Parking areas will be added behind buildings 15/16, 19/20, 21/22, and 25/26 to meet the parking and distance criteria cited here.~~
 - vi. ~~Street B will be widened to 26' curb-to-curb and parallel parking will be added along the north and west sides of the street, or additional angled parking will be added to meet the criteria for parking spaces cited here.~~
- d. ~~The parking lot for the clubhouse/office building will be modified to add "proof of parking" spaces in the green area north and east of the swimming pool, for a total of 91 spaces possible in the lot. Such spaces will only be constructed if the owner believes they are needed, or if they are needed in the future to address parking problems at the building in the opinion of the community development director, who can order the spaces to be constructed. Such spaces will maintain a sidewalk connection between the swimming pool and clubhouse building in an island in the middle of the parking bays as shown on the plans;~~
- d. The storage space areas of each building shall be reconfigured to allow as many units as possible to have at least 120 cubic feet for storage.
- e. One studio apartment is allowed in each building with a minimum floor area of 580 square feet.
- f. An easement over the power line trail on this parcel will be provided to the city for access and maintenance.

The Maplewood City Council _____ this resolution on September 14, 2015.

PUBLIC EASEMENT VACATIONS RESOLUTION

WHEREAS, Peter Stalland of Conifer Ridge Apartments, LLC applied for the vacation of two existing storm sewer easements.

WHEREAS, this request applies to the 12.5-acre site in Legacy Village lying south of County Road D East between Hazelwood Street and Kennard Street. The legal description is:

Lot 1 Block 1, Legacy Village of Maplewood

WHEREAS, the history of this vacation is as follows:

1. On August 18, 2015, the planning commission held a public hearing. The city staff published a hearing notice in the Maplewood Review and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council _____ the land use plan change.
2. On September 14, 2015 the city council discussed the public easement vacations. They considered reports and recommendations from the planning commission and city staff.

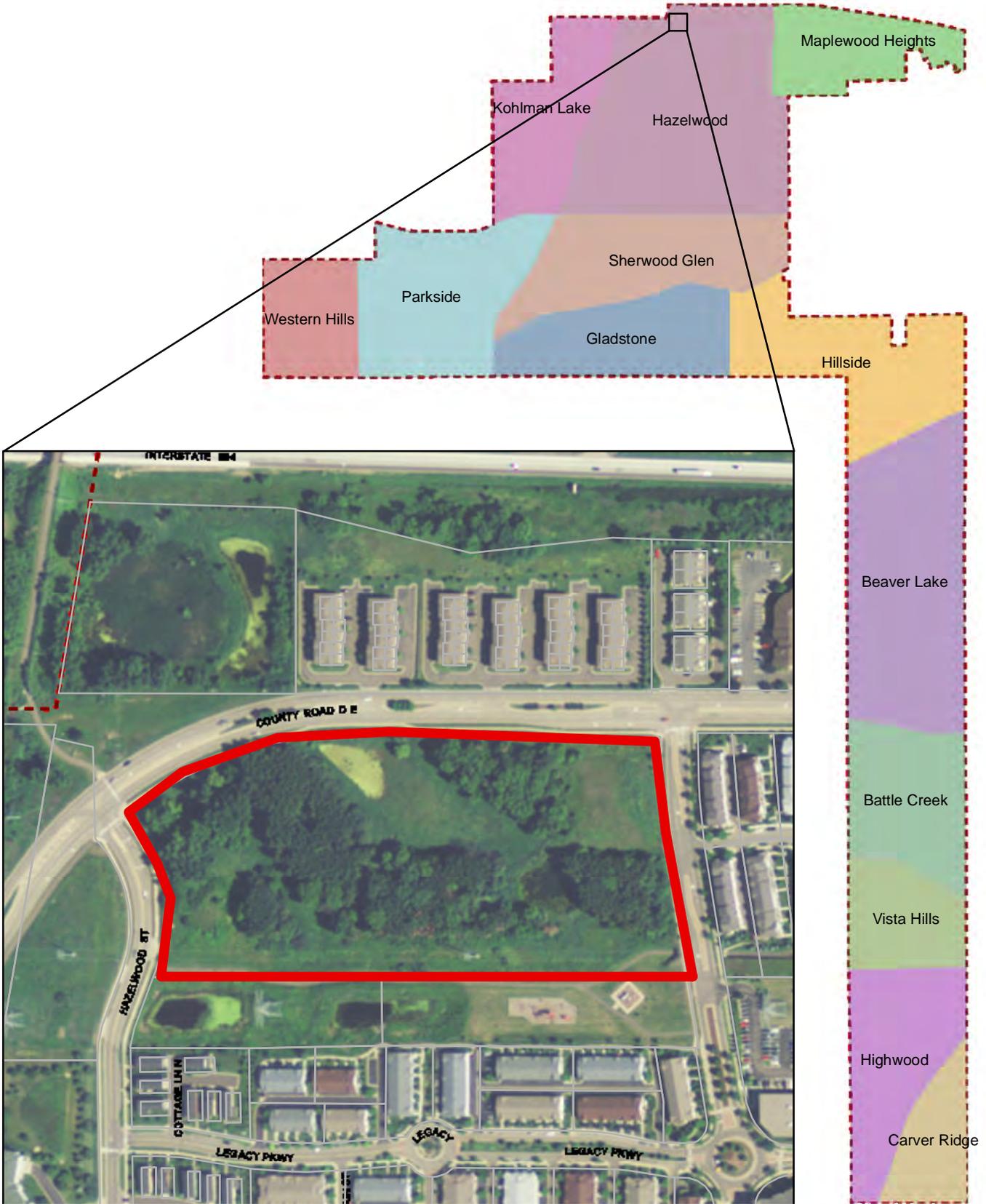
NOW, THEREFORE, BE IT RESOLVED that the city council _____ the above-described vacations for the following reasons:

1. The easements would serve no public purpose after the applicant redevelops the property into Conifer Ridge.

This vacation is subject to:

1. Provide the city with legal descriptions of the easement areas to be vacated and for the new areas to be dedicated for storm sewer purposes.
2. The applicant meets all and any conditions within Jon Jarosch's August 10, 2015 report.

The Maplewood City Council _____ this resolution on September 14, 2015.



Conifer Ridge Apartments

Project Review - Overview Map



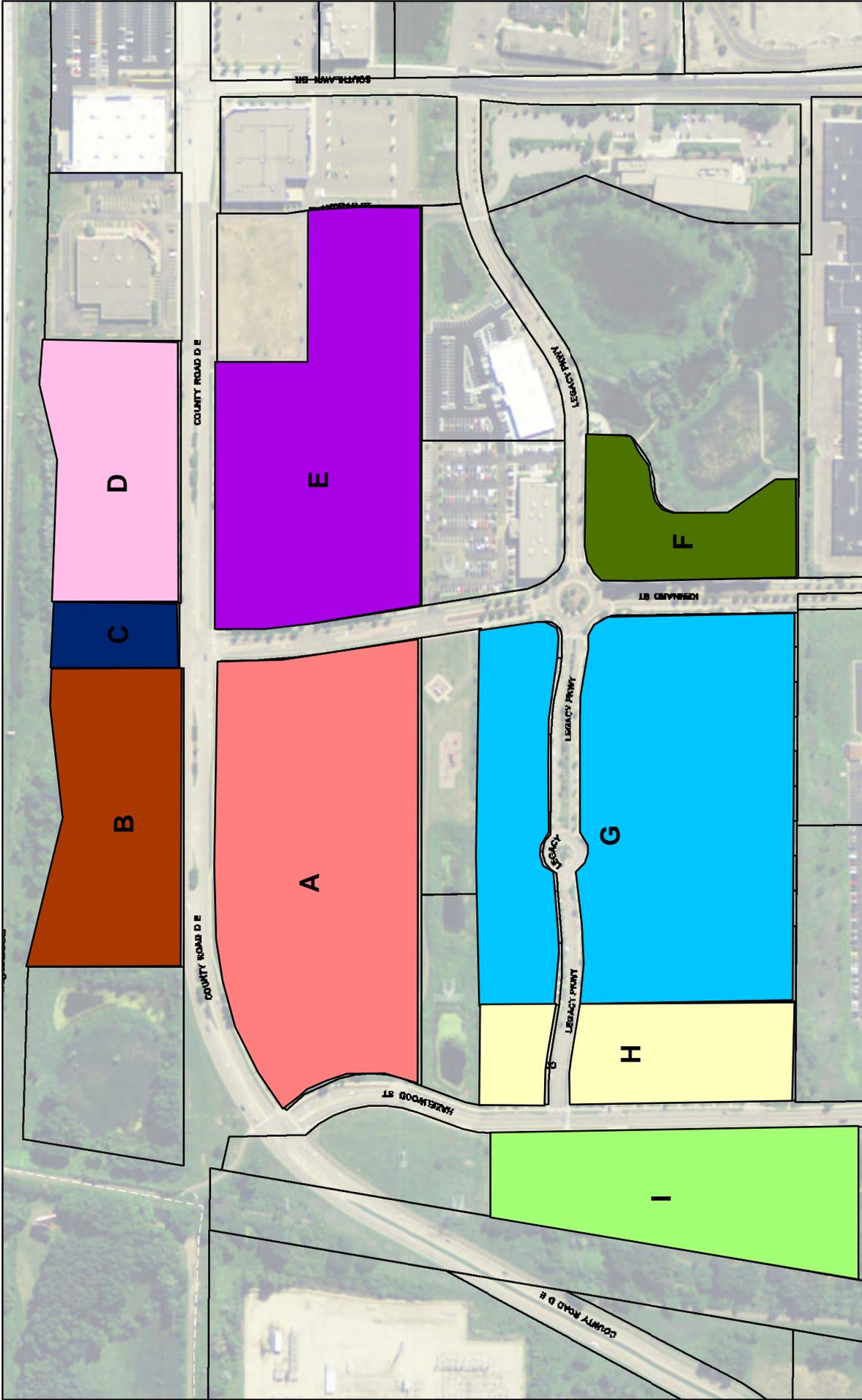
Conifer Ridge Apartments

Project Review - Zoning Map

- Planned Unit Development (pud)
- Multiple Dwelling (r3)

Legend

- Light Manufacturing (m1)
- Business Commercial (bc)



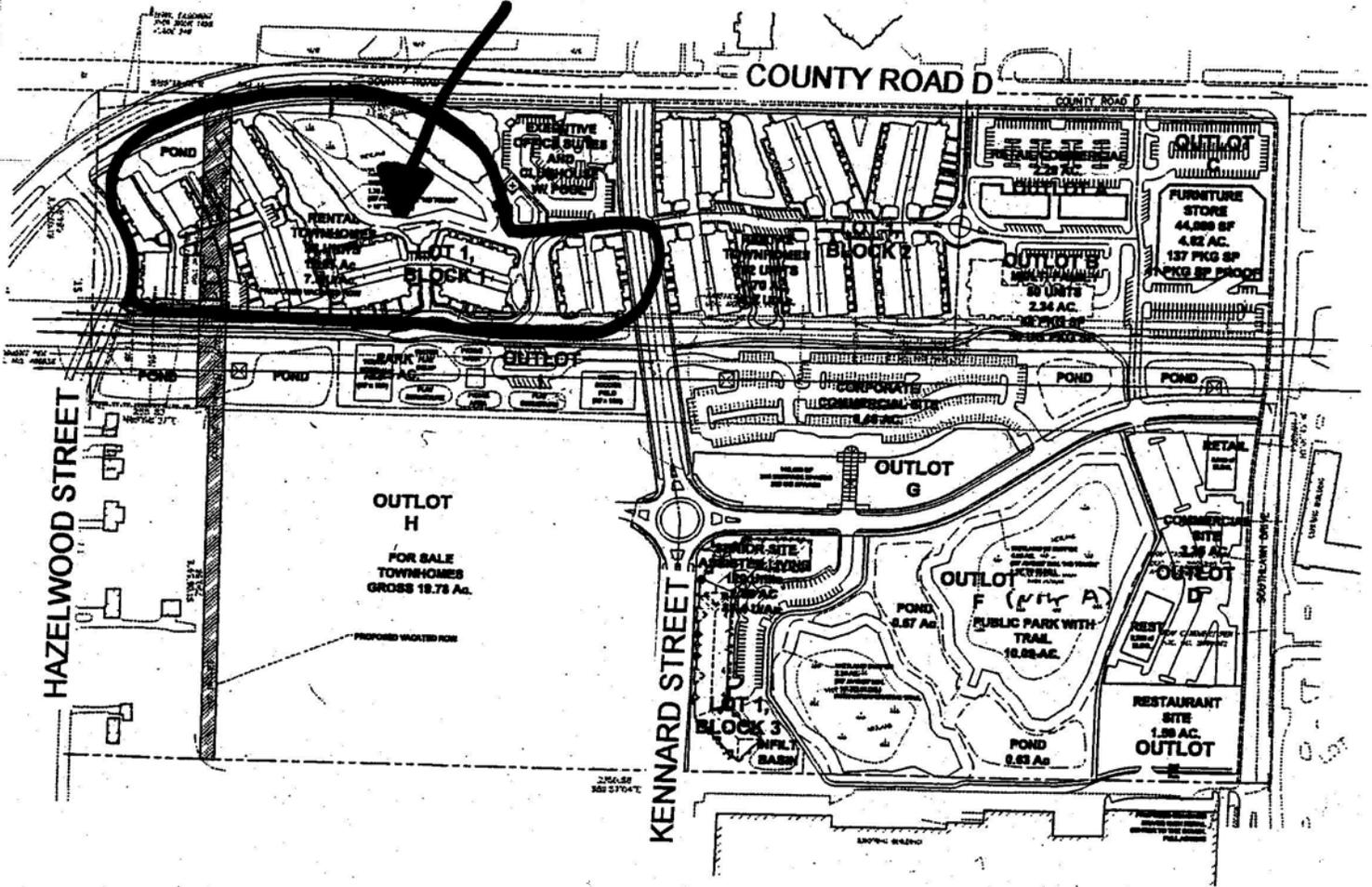
Residential Densities by Plat

- A - PROPOSED Conifer Ridge - 150 Units - 11.2 Net Acres - 13.4 UPA
- B - Pineview Estates - 72 Units - 5.7 Net Acres - 12.6 UPA
- C - Emerald Townhomes - 12 Units - 1.2 Net Acres - 10.1 UPA
- D - Maple Ridge - 100 Units - 4.9 Net Acres - 20.2 UPA
- E - Heritage Square II - 131 Units - 10.3 Net Acres - 12.7 UPA
- F - Seasons at Legacy - 150 Units - 2.9 Net Acres - 50.8 UPA
- G - Heritage Square - 220 Units - 16.2 Net Acres - 13.6 UPA
- H - Cottages at Legacy - 33 Units - 4.2 Net Acres - 7.9 UPA
- I - Cardinal Pointe - 108 Units - 6.4 Net Acres - 16.8 UPA

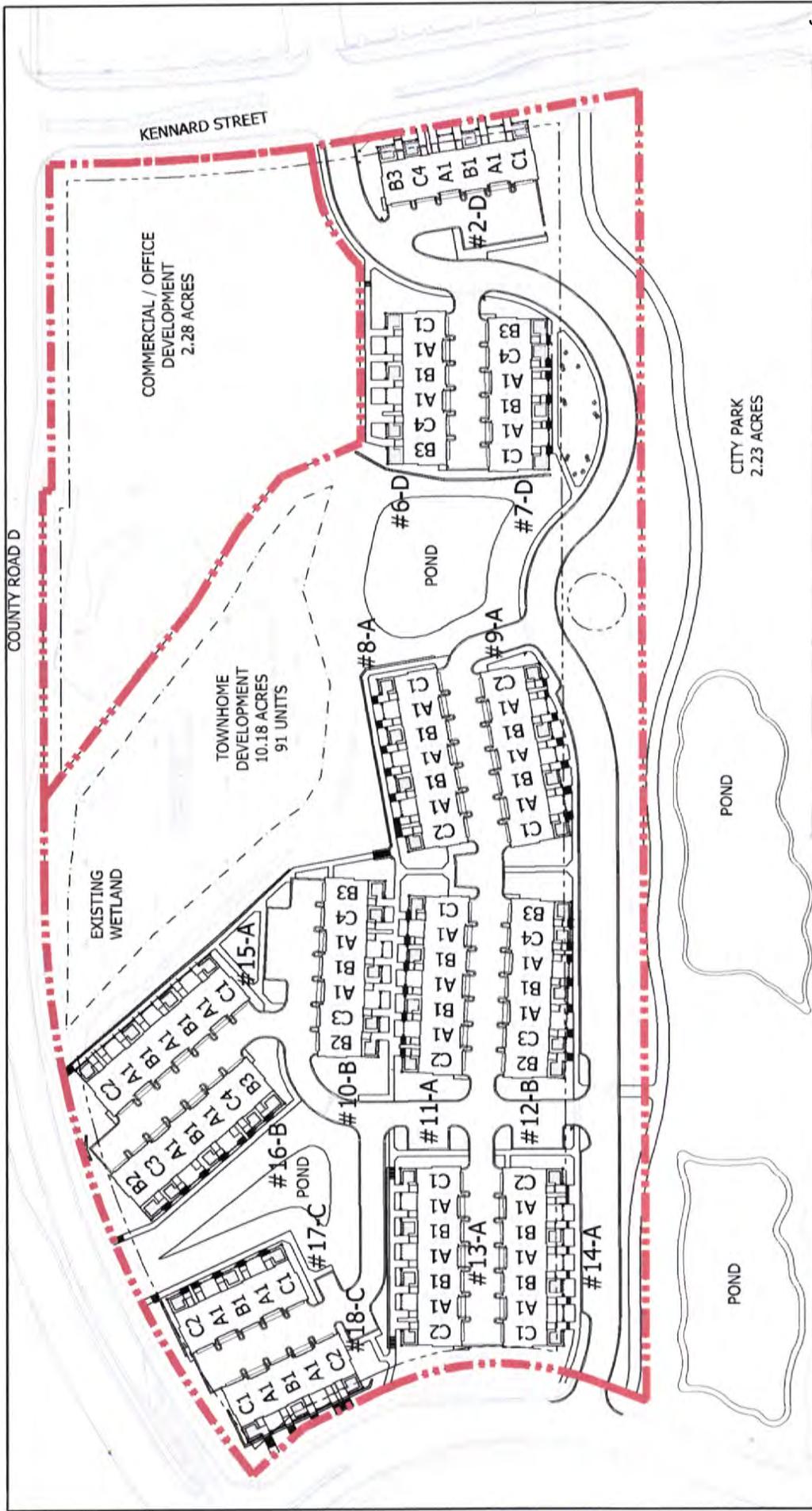
UPA = units per acre Does not factor any density bonuses (i.e. for underground parking)

LEGACY VILLAGE AT MAPLEWOOD

PROPOSED TOWN HOMES



**APPROVED PUD
DEVELOPMENT-CONCEPT PLAN
JULY 14, 2003**



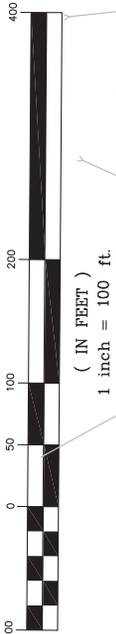
Project No.: MW01-THM0
 Date: 07/14/2006
 Page No: G201

REVISED OVERALL SITE WITH OFFICE / COMMERCIAL DEVELOPMENT

Project Title:
**LEGACY TOWNHOMES
 LEGACY VILLAGE**

HARTFORD GROUP A/E, INC.
 1300 Wells Fargo Plaza, 7900 Niemes Ave. South
 Bloomington, MN 55431 Ph: (952) 838-2400 Fax: (952) 838-3401

GRAPHIC SCALE



NATIVE SCREENING PLANTING SCHEDULE

KEY QTY	COMMON/BOTANICAL NAME	SIZE	SPACING	NOTES
N 100	Cornus sericea - red twig dogwood	#3 POT	5'	plant in groups of 5 to 10
N 100	Physocarpus opulifolius - nitelark	#3 POT	5'	plant in groups of 5 to 10
N 100	Viburnum lentago - nannyberry	#3 POT	5'	plant in groups of 5 to 10

NATIVE SCREENING 1500 LIN. FT.



TREE AND BUSH PLANTING AND SCHEDULE

KEY QTY	COMMON/BOTANICAL NAME	SIZE	SPACING	NOTES
M 7	RED MAPLE	2.5 caliper inch	45'	= 2.5 caliper inch
B 9	WITESPIRE BIRCH	1.5 caliper inch	45'	= 2.5 caliper inch
C 3	FLOWERING CRABAPPLE	2 caliper inch	as shown	= 2.0 caliper inch
S 38	COLORADO SPRUCE	6" ht	15'	= 2.5 caliper inch
L 7	GREENSPRING LINDEN	2 caliper inch	45'	= 2.0 caliper inch
A 18	Swain Juniper	3" ht	5'	= 0.5 caliper inch
H 5	CANADIAN HEMLOCK	6" ht	10'	= 2.5 caliper inch
R 80	RED CEDAR	6" ht	15'	= 2.5 caliper inch
	Juniperus virginiana	6" ht	15'	= 2.5 caliper inch

NATIVE FOUNDATION PLANTING SCHEDULE

KEY QTY	COMMON/BOTANICAL NAME	SIZE	SPACING	NOTES
F 150	Symphoricarpos racinosus	#3 POT	3'	plant in groups of 10 to 20
F 150	Symphoricarpos albus	#3 POT	3'	plant in groups of 10 to 20
F 150	Ribes odoratum	#3 POT	3'	plant in groups of 10 to 20
F 150	Saxifraga oppositifolia	#3 POT	3'	plant in groups of 10 to 20

FOUNDATION AREA = 0.13 ACRES PER BUILDING, 200 PLANTS PER BUILDING

RAINWATER GARDEN "W" BOTTOM SHALL BE SEEDED WITH SUNNY WET SEED MIXTURE AS LISTED IN THE CITY OF MAPLEWOOD RAINWATER PLANTING GUIDE.

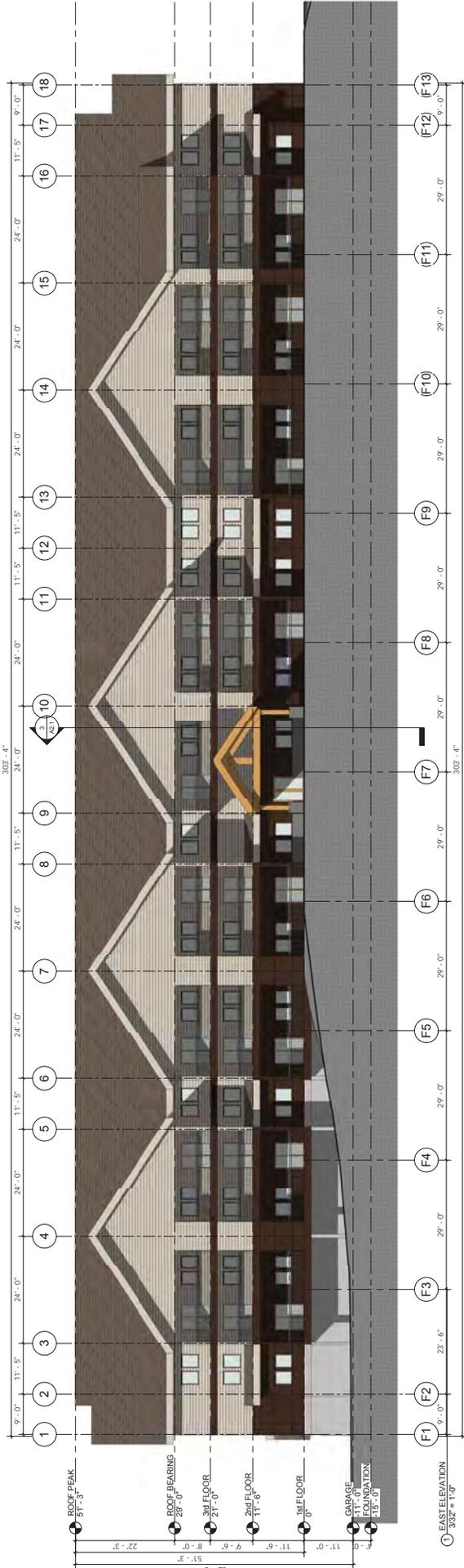
WETLAND "W" AREA = 0.4 ACRES UPLAND "U" AREA = 0.9 ACRES

LANDSCAPE NOTES:

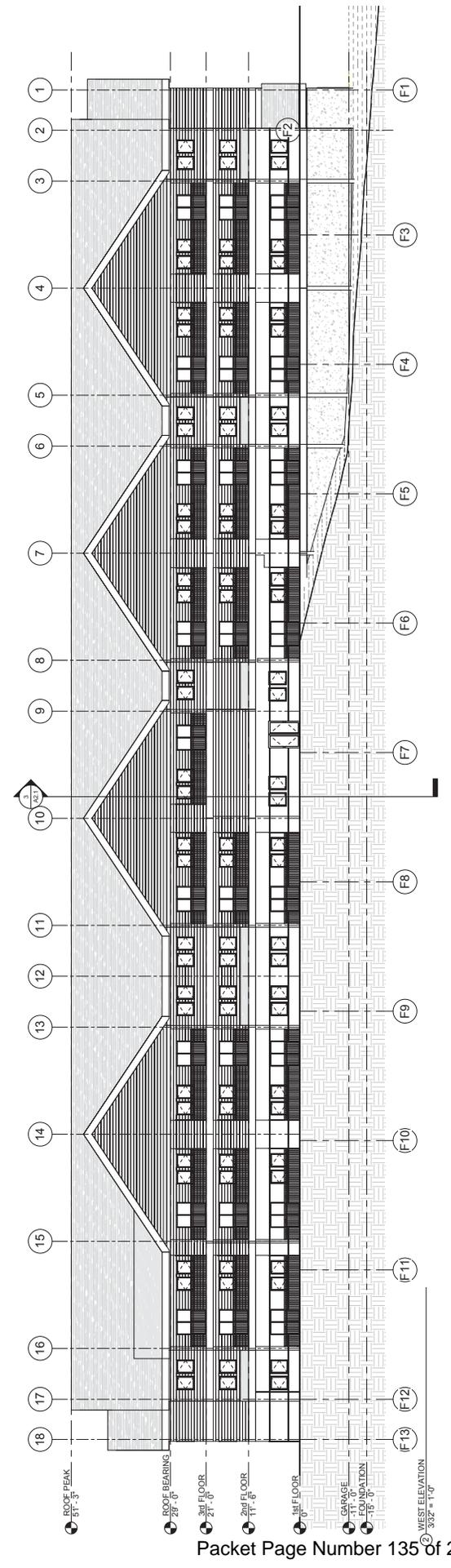
- INDIVIDUAL PLANTS SHALL HAVE WOOD CHIP MULCH.
 - PLANTING BEDS SHALL HAVE EDGING WITH 3/4" WASHED RIVER ROCK WITH GEOTEXTILE LANDSCAPE FABRIC.
- NOTE:
MAINTAIN 2' CLEAR ZONE FROM BACK OF CURB IN ALL AREAS



<p>G-Cubed Inc. Engineering Planning</p> <p>285 Marlow Drive Maplewood, MN 55129 Tel: 651.283.3474 Fax: 651.463.0949</p>	<p>CITY OF MAPLEWOOD RAMSEY COUNTY, MINNESOTA 2015 CONSTRUCTION</p>	<p>CONIFER RIDGE</p>	<p>LANDSCAPE PLAN</p> <p>SHEET 7 OF 8 SHEETS</p>
<p>DESIGNED: _____ DRAWN: _____ CHECKED: _____</p>	<p>REVISION: 09-03-2015 (A) Revised by: Project Engineer 285 Marlow Court N. Stillwater, MN 55082</p>	<p>LATEST REVISION: 09-03-2015 (A) SPLIT PHASE 2 TO LOTS, MOVED PHASE TWO BUILDINGS AND PARKING LOT 10' NORTH FOR ADDED BUFFER TO EXISTING TRAIL.</p>	<p>FILE NO.: 15-113-Stealand</p>



ROOF - GRAY HEAVY TEXTURE SHINGLE - SHAKE STYLE
 TRIM - CEMENT BOARD MULTI-LAYER PROFILE
 UPPER SIDING - CREAM LAP PROFILE CEMENT BOARD
 MAIN FLOOR SIDING - BROWN REVERSE BOARD AND BATTEN CEMENT BOARD



Conifer Ridge Apartments, LLC
K. Peter Stalland, Esq.
9983 Arcola Court North
Stillwater, MN 55082
Tel#: 651-351-2963
Cell#: 651-245-7222
Fax#: 651-430-3120
Email: peterstalland@hotmail.com

July 6, 2015

Mr. Michael Martin
Planner
City of Maplewood
1830 County Road B East
Maplewood, MN 55109

Re: Conifer Ridge Application Narrative
for Community Design Review Board;
PUD; and Comprehensive Plan Amendment
Applications

Dear Mike,

This letter serves as the narrative requirement for the above-entitled applications to the City of Maplewood. These applications are in regard to a planned 150 unit upscale, market rate residential apartment project called Conifer Ridge Apartments. The site is undeveloped land located in the original Legacy PUD which consists of a variety of land uses: office, retail, and high density residential for sale and rental properties. Surrounding uses to this site also include senior housing projects and medium to high density rental townhomes and large apartment projects. Several blocks to the South from this site is the St. John's Hospital complex and to the Southeast is Maplewood Mall. All utilities and public facilities are located adjacent to the site and are sized appropriately for this project. The project would not create any hazardous activity or nuisance. The site plan provides for two main traffic accesses: one on Kennard Street for the first 50 unit building, and the other on Hazelwood Street to access two, 50 unit buildings. These two access points would generate only minimal vehicular traffic and would not create congestion or unsafe conditions.

One major feature of this site is clearly its unique beauty. Our design starts and ends with preserving and protecting its natural resource of wetlands, hills, and large tree stands. The density of units per gross and developable acreage is where the design of the project starts. The City's tree ordinance states in regard to density: "The City may reduce the maximum allowed density on that part of a development that has a significant natural feature." The clustering of dwellings in the form of apartments and other uses is recommended in order to preserve significant natural features.

To preserve the significant natural features on this site, we chose a higher density design use. To protect the greatest amount of woodlands and wetlands, we have proposed a density of 15 units per acre and preserved and protected 52 percent of the site. (See site plan attached to the applications). When the project is completed, the 12.5 acre site will have 76 percent greenspace and have clustered the development with a finished impervious area of only 3.0 acres. In regard to protecting the wetland areas, we have designed the site using the full wetland setbacks rather than using an averaging of the setback dimensions.

Earlier development proposals to the City for this site essentially stripped all of the trees from the site and graded the site flat, eliminating the wetlands in order to accommodate high density development. Our project has done the opposite by maximizing the natural and scenic features of the site into our design which will benefit the City, the neighbors, and the residents of the project. The exterior elevations of the building and materials have been designed to coordinate with the surrounding residential architecture of the townhomes and senior living facilities in the area.

In summary, the Conifer Ridge Apartment project will not depreciate property values in the neighborhood; will not change the character of the surrounding area; will be consistent with the original Legacy PUD, will create a solid tax revenue for the City and County; and will protect and preserve the natural and scenic beauty of one of the last, remaining undeveloped large sites in Maplewood.

Thank you for the opportunity to present these applications to the City of Maplewood.

Yours truly,



K. Peter Stalland

Owner/Manager, Conifer Ridge Apartments LLC

KPS encl;

Conifer Ridge Apartments, LLC
K. Peter Stalland, Esq.
9983 Arcola Court North
Stillwater, MN 55082
Tel#: 651-351-2963
Cell#: 651-245-7222
Fax#: 651-430-3120
Email: peterstalland@hotmail.com

August 3, 2015

Mr. Michael Martin
Planner
City of Maplewood
1830 County Road B East
Maplewood, MN 55109

Re: Conifer Ridge Application Narrative
for Community Design Review Board;
PUD; and Comprehensive Plan Amendment
Applications

Dear Mike,

Further to my letter of July 6, 2015 to the City regarding my applications, I would like to add some additional information. The overall focus of this project is to provide upscale, elegant rental units for future residents. As you know, this 12.5 acre site is unusual given its natural beauty. To retain the natural surroundings which will enhance the marketability of the project, we have kept the density to only 15 units per acre in the three, fifty unit buildings which resulted in protecting 52 percent of the site. There are very few, if any, rental projects in the suburban metro area that have this type of low density which results in this much open space.

The exterior of the building in materials and design will be similar to those residential townhomes adjacent to the site. A fifty unit, three story building is a relatively small building for an apartment project. This will give the project a more residential feel, almost like a large house, rather than a typical 100 to 200 unit one-building project.

Each building will have underground parking available for each unit. The common area will be a two story, open atrium with floor to ceiling glass at the rear of the building which will open up onto a view of the woods and wetland ponds to the west. The interior will have a lounge, bar area accented with stone, mirrors, and extensive dark woods with brass accents. The second floor will have a fitness room which will have windows open out into the two story atrium. As you enter the building from the front covered entrance, in the middle of the foyer there will be a stone fountain adjacent to the rental office. At

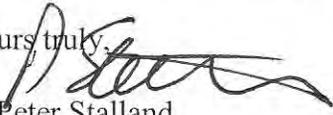
the rear of the common area on the first floor there will be doors leading out to a stone courtyard with a gazebo, outdoor stone fireplace, and seating area.

The interior apartments will have dark wood cabinets ,black appliances, washer/dryer, granite or hard surface countertops, and tile or composite tile/wood floors in the bathrooms, entry, and kitchen. Each unit will have an oversized, covered 22 foot long outdoor deck.

I anticipate the rents to be approximately \$1,600 for the two bedroom, two bath unit of 985 square feet (29 units per building); \$1,225 for the one bedroom, one bath unit of 690 square feet (20 units per building); and \$900 for the studio unit of 544 square feet (one unit per building). These rents are necessary given the high cost of the project. We believe that the typical resident will be a young professional who works on the "east side" of the metro area or empty nesters who want carefree living in a naturally beautiful setting but close to all the services and amenities that Maplewood has to offer.

If you have any questions, please don't hesitate to contact me. Thank you.

Yours truly,


K. Peter Stalland
Owner/Manager, Conifer Ridge Apartments LLC
KPS

Conifer Ridge Apartments, LLC
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August 28, 2015

Mr. Michael Martin
Planner
City of Maplewood
1830 County Road B East
Maplewood, MN 55109

Re: Conifer Ridge Application Narrative
for Community Design Review Board;
PUD; and Comprehensive Plan Amendment
Applications

Dear Mike,

In response to recommendations from the Planning Commission (additional parking spaces) and the previous PUD development agreement (0.5 spaces per unit for visitor parking), I would like to outline why these requirements are not applicable to my project.

A. City of Maplewood's parking ordinance

Section 44-17 (a) (2) requires two spaces for each dwelling unit in a multi-family dwelling. One space is required to be enclosed. I provide for 100 parking spaces per each 50 unit building with one space being underground. If this project were in a currently zoned multi-family district, the parking would comply with the City's ordinance.

B. Legacy PUD development agreement should not apply to my project

The current, existing development agreement requires the developer to provide for 0.5 spaces per unit for visitor parking. However, the existing PUD had primarily townhouses as a housing type as opposed to apartments. Townhouses have more bedrooms and normally more residents per housing unit than apartments. Further, one needs to look at the mix of unit types in an apartment project to analyze how many residents will be living in each unit to determine how many parking spaces are appropriate.

In Conifer Ridge, each 50 unit building has one studio unit; 20 one bedroom units; and 29 two bedroom units. Typical townhouse units have a minimum of two bedrooms and most have at least three or four bedrooms which translate to more persons living in a

townhome unit than in one or two bedroom apartment project. Hence, townhomes require more parking for more residents who have more cars and more visitors.

C. Apartment projects manage the number of cars per unit

Conifer Ridge management, similar to most other apartment projects, will limit two cars per residential unit in the leases which will conform to the 2:1 parking ratio. Management keeps tight control of the resident's cars by requiring license numbers, make of vehicle on file; mandating that no resident can work on their cars in the spaces, no storing of non-operational cars on site, and so forth.

D. The current site plan limits any increased parking spaces

Given the topography of the site, the existing tree preservation negotiated requirements, the buffer zones for the wetlands, and the soil conditions, the current site plan limits my ability to add any more parking spaces. In addition, the site is already expensive to develop which puts a strain on the economics of the project. Adding more parking spaces would be expensive and cost prohibitive at this point. The result would be more construction cost; loss of additional trees, additional water runoff that has to be engineered for storm water drainage, and increased operational maintenance cost to manage the project long term.

E. Examples of other area City parking ordinances as applied to Conifer Ridge

Cottage Grove Code:

The ordinance requires additional visitor spaces based on 1.5 spaces for every 10 units. Applied to Conifer Ridge:

	Units	Unit Spaces	Total
Efficiency 1 car per unit	1	1	1
1 Bedroom 1.5 cars per unit	20	1.5	30
2 Bedroom 2 cars per unit	29	2	81
Visitors 1.5 for every 10 units	50	1.5/10	8
Total for 50 unit building			89

Burnsville Code:

1.5 parking spaces for each efficiency/studio and one bedroom unit, and 2.25 parking spaces for units with 2 or more bedrooms. A minimum of one of the required parking spaces per unit shall be an enclosed garage space.

Applied to Conifer Ridge:

	Units	Unit spaces	Total
Efficiency 1.5 car per unit	1	1.5	1.5
1 Bedroom 1.5 cars per unit	20	1.5	30
2 Bedroom 2.25 cars per unit	29	2.25	65.25
Total for 50 unit building			97

Rochester, MN Code:

1 per unit for efficiency/studio and one bedroom unit; 1.5 spaces for 2 bedroom units; 2 spaces for 3 bedroom units; and 3 spaces for 4+ bedroom units

Applied to Conifer Ridge:

	Units	Unit spaces	Total
Efficiency 1 car per unit	1	1	1
1 Bedroom 1 car per unit	20	1	20
2 Bedroom 1.5 cars per unit	29	1.5	44
Total for 50 unit building			65

In summary, the above codes show that the City of Maplewood's multi-family parking ordinance that requires a 2:1 ratio goes beyond what these other codes mandate for apartment complexes with smaller bedroom units. The 2:1 ratio is a standard that has been developed all over the country for decades so it apparently works. For the reasons outlined above, I request that the staff and City Council consider our submitted site plan showing 300 parking spaces (100 for each 50 unit building) to be adequate.

If you have any questions, please don't hesitate to contact me. Thank you.

Yours truly,

K. Peter Stalland
 Owner/Manager, Conifer Ridge Apartments LLC
 KPS
 cc Dan Tilsen; Teresa McCormack

G-Cubed Inc.

Engineering Surveying & Planning

285 Westview Drive, West Saint Paul, MN 55118, ph. 651.288.1100, fax. 651.455.4948

Conifer Ridge Apartment Hydrology,

7-06-2015

The Conifer Ridge Apartments is a planned development for three 50 unit apartments on 12.5 acres. Construction of the buildings and parking lots will create 3 acres of new impervious surfacing. Treatment of the stormwater will be subject to MPCA, City of Maplewood and Ramsey-Washington Metro Watershed District standards.

Existing Site Conditions:

The property contains a mix of wooded hills and wetlands. Drainage patterns within the site are essentially split from east to west by a wooded ridge running northwesterly to southeasterly. Development will preserve much of this ridge and drainage characteristic.

On the easterly portion of the property, the site drains south to north. The lower portion of the property is a wetland. Near the middle of this area is a temporary stormwater treatment pond which was constructed as part of Phase II of the Heritage Square at Legacy Village project around 2005. The plans for this pond was for it to be improved and designated as a permanent pond at the time of the development of this project.

On the westerly portion of the property the site also drains south to north. The lowest portion is also a wetland near the intersection of County Road D and Hazelwood Avenue. South of this area on the adjacent property are two storm water treatment cells serving the development to the south.

Proposed Site Conditions:

The easterly portion of the development will contain one 50 unit building and parking area accessed from Kennard Street. Development will add 0.9 acres of new impervious surfacing. Treatment will be achieved by collecting and conveying runoff to the existing stormwater treatment pond. Final modeling will determine if additional volume is required or if the outlet structure will be required to be modified to meet criteria for wet basin designs. Treated flow will feed the existing downstream wetland.

The westerly portion of the development will contain two 50 unit buildings and parking area accessed from Hazelwood Avenue. Development will add 2.1 acres of new impervious surfacing. A new treatment basin – rainwater garden will be constructed north of the buildings. Due to inadequate separation to the water table and soil factors, a simple infiltration basin will not meet design criteria. Instead a basin with an underdrain will be constructed to provide the stormwater treatment measures as required. The treated flow will feed the existing wetland.

Summary:

By limiting the impervious area to less than 25% of the project area and making use of two stormwater treatment basins, the Conifer Ridge Apartments is designed to meet water quality treatment and requirements, and meet existing flow rates for storm events as specified by the city and the watershed district. Upon conditional approval of the project, final hydrologic design will be modeled, calculations provided, and final construction plans submitted for approval.

Mark Welch, PE
G-Cubed Inc.
507-867-1666 ext. 105

Engineering Plan Review

PROJECT: Conifer Ridge Apartments
PROJECT NO: 15-14

COMMENTS BY: Jon Jarosch, P.E. – Staff Engineer

DATE: 08-10-2015

PLAN SET: Engineering plans dated 07-06-2015

REPORTS: Storm Water Summary Letter dated 07-06-2015

The applicant is proposing three (3) 50-unit apartment buildings on the currently vacant parcel at the southeast corner of Hazelwood Street and County Road D in Legacy Village. The applicant is requesting a comprehensive plan amendment, a planned unit development amendment, a review of the design, and the approval of a lot split.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents, geotechnical information, and a stormwater report for final review. The following are engineering review comments on the design submitted to date and act as conditions prior to issuing permits.

Drainage and Stormwater Management

- 1) It appears that the applicant's concept plan can meet the requirements of the City's stormwater management standards. The final design of this project shall meet the requirements set forth in these standards. This includes the infiltration of 1.1 inches of rainfall over all impervious surfaces and designing utilizing the Atlas-14 rainfall data. The applicant shall work with the City to meet the intent of these standards.
- 2) The City consulted with Ron Leaf, P.E. at S.E.H., Inc. to review the proposed stormwater management on this site. According to Mr. Leaf, the current drainage plan appears consistent with the MMATI area drainage plan. After final plans are created, the stormwater discharge rates leaving the site shall be less than or equal to those anticipated in the MMATI area drainage plan.
- 3) The project shall be submitted to the Ramsey-Washington Metro Watershed District (RWMWD) for review. All conditions of RWMWD shall be met.
- 4) The applicant is proposing the use of infiltration or filtration to meet water quality requirements. As such, the applicant shall submit copies of geotechnical information (soil borings, infiltrations tests, etc.) to support infiltration rates shown in the hydraulic calculations.

- 5) The applicant shall provide storm sewer pipe sizing details for all onsite storm sewer.
- 6) Emergency overland overflows shall be identified on the plans and shall include adequate scour protection.

Grading and Erosion Control

- 7) All slopes shall be 3H:1V or flatter.
- 8) The proposed infiltration/filtration areas shall be protected from sedimentation throughout construction.
- 9) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils onsite are stabilized. Additionally, storm sewer inlets along adjacent City streets shall be protected throughout construction.
- 10) Adjacent streets shall be swept as needed to keep the pavement clear of sediment and construction debris.
- 11) All pedestrian facilities shall be ADA compliant.
- 12) A copy of the project SWPPP and NDPE Permit shall be submitted prior to the issuance of a grading permit.
- 13) Stabilized construction entrances shall be placed at all entry/exit points to the site.
- 14) The total grading volume (cut/fill) shall be noted on the plans.
- 15) All emergency overland overflows shall contain adequate stabilization to prevent soils from eroding during large storm events.

Sanitary Sewer and Water Service

- 16) Sanitary sewer service piping shall be schedule 40 PVC or SDR 35.
- 17) The proposed water service modifications are subject to the review and conditions of Saint Paul Regional Water Services (SPRWS). The applicant shall submit plans and specifications to SPRWS for review and meet all requirements they may have prior to the issuance of a grading permit by the City.
- 18) The applicant shall provide fixture unit computations verifying that the sewer service is adequate for the proposed building.

- 19) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project.

Traffic Analysis

- 20) The City consulted with Thomas Sohrweide, a traffic engineer at S.E.H., Inc., to analyze the potential traffic impacts from the proposed development. Mr. Sohrweide noted... "This additional volume of traffic (from the proposed three apartment buildings) is not indicative of any change in intersection traffic operation."

Other

- 21) The buildings shall be designed and constructed to be in conformance with the Minnesota State Noise standards. As the buildings are in close proximity to I-694, it is necessary to consider noise reducing construction techniques and materials as identified in the Alternative Urban Areawide Review (AUAR) and Mitigation Plan.
- 22) The plans shall be signed by a professional engineer currently licensed in the State of Minnesota.
- 23) The applicant shall ensure the site is navigable and accessible by emergency service vehicles.
- 24) A right-of way permit shall be submitted for any work within the public right-of-way.
- 25) The developer shall enter into a Development Agreement with the City.
- 26) The Owner shall sign a maintenance agreement, prepared by the City, for all storm water treatment devices (sumps, storm sewer, infiltration systems, ponds, etc.).
- 27) The applicant is proposing to vacate two existing storm sewer easements which cover existing storm sewer within the site. As this storm sewer is proposed to be relocated as part of the project, the applicant is proposing to create new easements over the new storm sewer locations. The applicant shall provide the easements necessary to cover the final storm sewer layout.
- 28) Perpetual trail easements shall be granted to the City for the existing onsite trails at the southeast and southwest corners of the property.
- 29) The applicant shall provide a self-renewing letter of credit or cash escrow in the amount of 125% of the proposed site improvements (or as detailed in the Development Agreement) including earthwork, grading, erosion control, site vegetation establishment, aggregate base, and paving.

- 30) The applicant shall satisfy the requirements of all other permitting agencies. Please provide copies of other required permits and approvals.
- 31) The Developer is responsible to obtain any necessary permits for building and/or working within existing Power Transmission Line easements located along the southern portion of the proposed development.

- END COMMENTS -

Environmental Review

Project:	Conifer Ridge Apartments
Date of Plans:	September 3, 2015
Date of Review:	September 8, 2015
Location:	Legacy Village (County Road D East between Hazelwood and Kennard Streets)
Reviewer:	Shann Finwall, Environmental Planner (651) 249-2304; shann.finwall@ci.maplewood.mn.us Virginia Gaynor, Natural Resources Coordinator (651) 249-2416; virginia.gaynor@ci.maplewood.mn.us

Background

1. **Project Background** - The project involves developing a 150-unit apartment complex on a 12.5 acre parcel within the Legacy Village Planned Unit Development. There are two wetlands and hundreds of significant trees on the property. The development must comply with the City's wetland and tree preservation ordinances.
2. **Wetland Background** – There are two wetlands located on the property - a Manage B wetland (identified as Wetland A on the plans) and a Manage A wetland (identified as Wetland B on the plans). The applicants have had both wetlands delineated. The Ramsey-Washington Metro Watershed District has reviewed and approved of the wetland delineations.

During the Mall Area Road Reconstruction Project and extension of County Road D in 2003, the Manage A wetland was identified as being fully mitigated, along with other wetlands impacted during that construction. The mitigated wetlands are located on the north and south side of Beam Avenue, east of Highway 61. Ultimately, only the north and west buffers of the Manage A wetland on the site were impacted by the road construction in 2003, with the wetland itself remaining intact. Regardless of its history, the applicant has agreed to comply with the City's wetland ordinance and buffer requirements for the Manage A wetland with this development.

The original Planned Unit Development wetland conditions for this property state that the applicant shall dedicate wetland protection buffers around each wetland within this development. The width of each buffer shall be according to each wetland's classification as determined by the Ramsey-Washington Metro Watershed District.

3. **Tree Background** – There are hundreds of trees located on the site. To survey the trees, the applicant used a process called forest mensuration. This involved dividing the site into 11 plots and incorporating quantitative measurements of the

forest stand, rather than identifying and marking each of the trees. The forest mensuration results show that the site has 86% red pine, 9.1% boxelder, 1.6% cottonwood, and 1% elms/cherry/spruce/aspen. The average size of the trees is 11.3 diameter inches.

The original Planned Unit Development tree conditions for this property state that the applicant shall comply with the City's tree preservation ordinance.

Discussion

1. **Wetlands:** The wetland ordinance requires a 75-foot minimum and 100-foot average buffer for Manage A wetlands and a 50-foot minimum and 75-foot average buffer for Manage B wetlands. No building, grading, or stormwater structures can be located within the buffer.

Wetland Impacts:

- a. Wetland A (Manage B Wetland – 75-foot buffer required) – The development and construction limits will not encroach into the required 75-foot buffer. This complies with the City's wetland ordinance.
- b. Wetland B (Manage A Wetland – 100-foot buffer required) –
 - 1) Stormwater Infiltration Basin - Buffer Averaging: A portion of the stormwater infiltration basin will encroach to within 75 feet of the required 100-foot buffer. A stormwater drain tile outlet will be bored under the buffer, ensuring no additional grading within the buffer. Buffer averaging is allowed on a Manage A wetland to within 75 feet if one of more of the following criteria is met:
 - a) Undue hardship would arise from not allowing the average buffer, or would otherwise not be in the public interest.
 - b) Size of parcel.
 - c) Configuration of existing roads and utilities.
 - d) Percentage of parcel covered by wetland.
 - e) Configuration of wetlands on the parcel.
 - f) Averaging will not cause degradation of the wetland or stream.
 - g) Averaging will ensure the protection or enhancement of portions of the buffer which are found to be the most ecologically beneficial to the wetland or stream.

The development proposal meets several of the above-mentioned criteria. The City requires wetland buffer mitigation when a buffer has been altered through averaging with one or more of the following actions:

- a) Reducing or avoiding the impact by limiting the degree or amount of the action, such as by using appropriate technology.

- b) Rectifying the impact by repairing, rehabilitating, or restoring the buffer.
 - c) Reducing or eliminating the impact over time by prevention and maintenance operations during the life of the actions.
 - d) Compensating for the impact by replacing, enhancing, or providing substitute buffer land at a two-to-one ratio.
 - e) Monitoring the impact and taking appropriate corrective measures.
 - f) Where the City requires restoration or replacement of a buffer, the owner or contractor shall replant the buffer with native vegetation. A restoration plan must be approved by the City before planting.
 - g) Any additional conditions required by the applicable watershed district and/or the soil and water conservation district shall apply.
 - h) A wetland or buffer mitigation surety, such as a cash deposit or letter of credit 150% of estimated cost for mitigation. The surety will be required based on the size of the project as deemed necessary by the administrator. Funds will be held by the City until successful completion of restoration as determined by the City after a final inspection. Wetland or buffer mitigation surety does not include other sureties required pursuant to any other provision of City ordinance or City directive.
2. Revised Civil Engineering Plans – Buildings Shifted Closer to Wetland Buffer: The revised September 3, 2015, Civil Engineering Plans reflect that the two buildings proposed on the south side of the property have been shifted approximately 10 feet to the north, toward the wetland buffer. This revision was in response to concerns from neighbors about the proximity of the parking lot and buildings to the south property line. With the revision, there is 10 feet from the foundation of the building to the edge of the required wetland buffer and proposed stormwater infiltration basin. While the grading for the buildings does not encroach into the required buffer area it should be noted that the 6-foot deep decks are not shown on the Civil Engineering Plans. The decks will come within 4 feet of the wetland buffer edge, leaving little room to walk around the building.

Wetland Recommendations:

- a) Prior to grading, the applicant shall install City approved wetland signs at the edge of the approved wetland buffer that specify that no building, mowing, cutting, grading, filling or dumping be allowed within the buffer. The signs must be placed every 100-feet along the edge of the buffer at a minimum. The sign locations must be verified with a survey to ensure proper placement.
- b) The applicant shall submit a wetland mitigation plan for Wetland B (Manage A wetland) to include a detailed planting plan with native plants

for the infiltration basin and any other disturbed areas within the 100-foot buffer.

- c) The applicant shall commit to a three-year maintenance plan with the City to ensure establishment of the native plantings as outlined in item b above.
 - d) The applicant shall submit revised Civil Engineering Plans which show the location of the decks in relation to the wetland buffer. The decks or deck footings must not encroach into the wetland buffer.
 - e) The applicant shall submit a cash escrow or letter of credit to cover 150% of the wetland mitigation mentioned in item b and c above.
2. **Trees:** Maplewood's tree preservation ordinance describes a significant tree as a hardwood tree with a minimum of 6 inches in diameter, an evergreen tree with a minimum of 8 inches in diameter, and a softwood tree with a minimum of 12 inches in diameter. A specimen tree is defined as a healthy tree of any species which is 28 inches in diameter or greater. The ordinance requires any significant tree removed to be replaced based on a tree mitigation calculation. The calculation takes into account the size of a tree and bases replacement on that size.

Tree Impacts: The applicant is preserving 52% of the site as protected and undisturbed land. Regardless of this preservation and due to the sheer number of trees on the site, the development will require the removal of 4,616 diameter inches of the 10,034.34 diameter inches of significant trees on the site. The City's tree replacement calculation require the applicant to replace 1,589.30 caliper inches of trees, or 794 – 2-inch trees.

Tree Replacement Program Guidelines: The City's tree replacement program guidelines require that an applicant plant as many trees as feasible on the site. If the replacement requirement is not met, the applicant can plant native or drought tolerant shrubs that qualify towards tree replacement (#3 shrub or larger is equivalent to .5 caliper inches of replacement tree). If the replacement requirements are still not met, the remaining trees are converted to a dollar amount that will go into the Maplewood Tree Fund (each caliper inch is equivalent to \$60).

Tree Replacement and Mitigation: The landscape plan calls for 148 replacement trees, 900 native plant shrubs, and several other non-native shrubs. Overall, the applicant is replacing 895 caliper inches of trees/native shrubs on the site, with 694.30 caliper inches of replacement trees remaining. This equates to \$41,658 toward the City's tree fund.

To mitigate the trees further, the applicant has agreed to remove all of the buckthorn from the site and pay for the management of that buckthorn over a three-year period. Buckthorn is an invasive plant that has degraded many local woodlands. Removal of buckthorn from the site will improve the remaining forest ecosystem. The applicant has received quotes for this work and City staff has agreed to allow the developer to reduce the tree fund payment with a dollar for dollar credit toward the buckthorn removal and management. This equates to a final tree fund payment of \$20,000.

Tree Preservation Recommendations:

- a) The applicant shall submit a revised landscape plan showing planting details for all areas required to be screened.
- b) The applicant shall commit to a three-year maintenance plan with the City to ensure the removal and management of buckthorn on the site.
- c) The applicant shall submit a cash escrow or letter of credit to cover 150% of the tree replacement requirements.
- d) The applicant shall submit a Tree Fund cash payment in the amount of \$20,000. This money will be placed in the City's Tree Fund which funds the City's tree program.

Against-66

Cynthia Gass- 1635 Parkway Drive #6 (green space)

"We own our homes and are [sic] quite invested in this community. We have considerable interest in what happens to the property. The wooded area is a welcome respite and a major selling feature. We want the woods to stay as it is a lot of animals in their homes. Totally against any building in that area. Keep it as it is. If it gets built people around here will be moving which would be very sad, just because of this. Leave it alone."

Adam Brinkman-1613 County Road D (green space, density)

"In an age of "over development" I stand by the idea that our community would benefit more from having sustained natural environments near and around our area than to "give in" to over population of our neighborhood. I am against any further development in an already clustered area."

Allyn Keller- 3003 Hazelwood St N (traffic)

"We don't need any more apartments in this area. Bringing in more commercial property is not good. Adds more traffic, we already have the hospital traffic. Do not want it to go through County Road D. Hazelwood is already highly traveled."

Current Occupant- 3003 Hazelwood St N (traffic, density)

"We are against the Conifer Ridge Apartment project. It will change the character of the surrounding area. Most families have 2 cars along with visitors of people who live there, trash hauler, recycling, delivery truck, etc, will cause a real problem with traffic. We will get water runoff. Salt from the cars and road in winter, why not develop for single family homes."

Roger Christensen 3003 Hazelwood St N unit 326 (density, green space)

"I believe the property East of Hazelwood is already high density. Property is buildings are close enough to touch each other. Please no more. Trees and water are nice."

Zenja Sormaz- 1681 County Road D E (green space)

"I do not agree with the proposal to build a new apartment complex due to the fact that [sic] a new development would destroy green space/ecosystem."

Cecilia Consuelo Lung Rojas-1077 Lovell Lane S (green space)

"We are worried about the small wild inhabitants (??) in this area. Where will they go? There is not enough green area left on County Road DE. We need to protect them and preserve a little bit of wilderness."

Chongqi Zhang 7120 Meadow Grass Ave S (green space)

"I want that piece of land to stay unchanged and no apartments to be built."

Kenneth Jacka-3003 Hazelwood St N Unit 317 (green space, traffic)

"I think we should keep what little wild life and tree beauty we have left in the area. We have enough traffic going on in the area now."

Suzanne Fry- 3060 Cottage Lane N (density, green space)

"I feel very strongly that this parcel should REMAIN designated as Medium Density Residential. The Manage A and B wetlands and old growth forest on this site deserve a particularly "resourceful and prudent approach to development" (City Code Chapter 18), and increasing population density feels clearly inconsistent with that approach. This proposal is NOT being generous with wetland and forest preservations, but actually pushing the limits of the City's Feb 2013 revision of Ordinance 928 to protect the environment of critical areas. The site is a rare resource. The proposed development would use every bit of the buildable land of this parcel and significantly alter the character of a heavily used walking/biking trail by abutting it to parking lots. The removal of an average of 45% of the trees on this parcel would also be of significant impact, as would 200 more car/day entering and exiting off Hazelwood. Please err on the side of prudent and sensitive as you review and consider amendments that this proposal would require. This is only the first of hopefully many proposals, to use this parcel most wisely." (Typed letter)

Alex Taylor- 1687 Village Tr E Unit 4 (green space, traffic, property values)

"It's a nice wetland area so the environmental impact should be considered first and foremost. Next we need to consider the impact the apartment units would have. I can't imagine it would be good for neighboring home values and it would certainly cause more traffic congestion in an area that is becoming more of an issue already. In the end, I do not feel it would be a good move and my vote would be no. Turn it into a park!"

Denis Dupree 1674 Village Tr E Unit 3 (renters, traffic)

"I also want to express my very, very strong opposition to the project. My primary concern is that these are RENTAL properties. There are a number of garbage, crime and general nuisance issues that we deal with due to the neighboring rental condos on village trail and bittersweet (near Ashley Furniture)-- to the point that I often regret having purchased this property and I worry how I will be able to sell it in the summer when those residents are out in the street. Imagine this multiplied many fold with the new property even if at "market rates". Renters do not care about their neighborhood or community in the way that homeowners do. Apartment buildings sometimes start out looking ok, but they quickly become an eyesore...our neighborhood will become more congested with more crime and more risks for our children...imagine all the additional traffic by the playground and along key bus routes and bus stops. It may be in the village's best interest to develop this land in the future, but developing it into a RENTAL property is a disaster waiting to happen (regardless of the density)-- will require more policing and will make residents including myself want to leave our neighborhood and leave the Maplewood we currently enjoy.

BETTER TO WAIT FOR THE RIGHT PROJECT to come along when the economy continues to grow -- more townhomes or maybe the city decides to make it or rather keep it a public park-like space." (email response)

Gene Dickie-Cardinal Pointe Unit 232 (Traffic, renter, density)

"Worried about traffic and density that may come along if the unit is built. Would like to see the project scaled down or not built because of the potential for increased traffic and noise. Mentions that renters tend to be younger and they may be a nuisance. Would rather see a senior living community."

George Seller-3003 Hazelwood St N Unit 306 (density, rental, traffic)

1. "Already a dense community
2. 150+ cars added
3. Apartments cut down on the desirability of homeowners property "

Jeff and Heather Imsdahl- 3049 Chamberlain Street N #5 (Traffic, property value, over development, home owner)

"I oppose the development of the Conifer Ridge Apartments as a homeowner in the Legacy Village area. I own my home and am invested in the community these past 10 years. This slow rebound from the home market crash of the mid 2000's is still felt; our property has not regained nowhere near where it should be. To lose potential home buyers or renters does not help with a development such as this. I do believe that traffic will be impacted in the area and as a pet owner, we walk our dog daily near the wooded area and would hate to lose that to a view of a parking lot. There is already too much development in this area!

Again, it goes back to the value of our home; it is better off with the wooded area as it is now rather than another development of apartment complexes." (email response)

Jennifer (Albertson) Newton- 1683 Village Trail East #3 (property values, traffic, home owner, green space, parking)

"I have a few concerns I'd like to share:

1. In Mr. Stralland's letter dated July 6, he states that surrounding uses include "medium-to-high density rental townhomes." Allow me to clarify that the townhomes within Heritage Square I and II are NOT rentals, but owned by homeowners. While some residents have chosen to rent out their properties, that is by far the exception, not the rule.

So the surrounding neighbors are indeed quite vested in this community and, as such, hold considerable interest in what happens to the property bounded by us to the east and south. I want it to be very clear that this is a neighborhood of homeowners; it's not a rental community for which "one more" rental property will be added to the bunch.

2. I am a homeowner within the Heritage Square II neighborhood, and when we purchased the home (pre-construction phase) in 2007, a major attractor in our decision to buy here was the wooded area to our west.

With so much commercial space surrounding us, that wooded area is a welcome respite and selling feature for those of us monitoring our home values' slow rebound from the housing crash. This wooded area is one of the last I know of in Maplewood, and while it was clearly for sale, it was something many of us were hoping would never be taken away. It seems ironic that "Legacy Village" would lose its last bit of true legacy, untouched natural woods and wetland. Shouldn't we be aiming to protect that?

3. On a related note, I see that Mr. Stralland's proposed plan does include preserving as much natural space as possible; however, by effectively blocking the view on all sides for its neighbors at Heritage Square I and II, the plan steals our view and preserves it for car traffic and apartment renters. This could be detrimental to the people with the most to lose - the homeowners with property value to consider.

4. While Mr. Stralland notes that there would be "only minimal vehicular traffic" and "would not create congestion or unsafe conditions," I can't imagine how that's possible. How can 150 households not generate considerable traffic? And with all of the children walking and biking to and from the playground (on the proposed development's southern edge), how could they not be less safe on/near Kennard Street?

5. The playground is already paired with a less-than-ideal neighbor in its overhead power lines - when I push my son on the swings, we have to listen to the crackle of the lines looming above us like a bad post-industrialist commentary. The park and trail's only redeeming scenery will be blocked by a parking lot and apartment buildings, with corresponding traffic and noise. It's not good for existing residents' quality of life. It takes the wooded area away from the people who enjoy it, reduces the value of the playground and trail, and essentially reserves it as the backyard for three apartment buildings.

No one will be able to appreciate its beauty when it's effectively tucked behind parking lots and apartment buildings. That is, no current taxpaying homeowners.

6. A question: If the land MUST be sold, can't we consider single-family houses -- perhaps such as those on Hazelwood within Heritage Square I -- that would preserve the nature and maintain or elevate our property values? Aren't there enough rentals on the north side of County Road D? And what of saturation -- couldn't an additional rental property make our (presumably more expensive) townhomes less-attractive options to potential homebuyers or renters, looking to live in the area?

7. If nothing can be done about the plan, at the very least, can the parking lots not be front and center? They detract so much, and evoke a commercial resemblance vs residential feel. Could the parking be underground, as it is in the rental neighborhoods off Bittersweet and Village Trail? That builder was wise to consider the look of the neighborhood and avoided placing a large parking space directly in front of the buildings, so the homes blend in better and look like homes, not a strip mall.

I look forward to your response and further information about the public hearing. This development feels like a mistake that will put our neighborhood home values -- not to mention one remaining island of green in this area of the city -- in jeopardy." (email response)

Josie McDougald- 3049 Chamberlain St N Unit 1 (property values, renters)

"I currently own my townhome at Heritage Square I and have since they were built in 2005. In reading the letter you sent regarding the building of a 150 unit apartment complex is very upsetting to me. The market value of the townhomes are finally gaining ground and I believe building apartments will only bring them down again. The rental townhomes that were built after Heritage Square I and II have proven people do not care about where they live or the surrounding properties.

I truly hope deep consideration for the homeowners in both Heritage Square I and II is a priority to our neighborhood and Maplewood." (email response)

Kannan Venkatesan- 1573 Legacy Parkway E unit 1 (green space, property values, home owner)

"I happen to know about the proposed 3, 50 unit apartment complexes near heritage square condos. I purchased this town home mainly because the house gives us the wooded area view, I grew up in an environment similar to it back in India, and this place reminds me of home, and would like for my son to enjoy similar experience growing up. The deer that jump out of the wood during winter times are site to see, the ducks migrating back to Minnesota during summer, some do call our little pond out here their summer home. Beautiful little birds that wake us up with chirping sound would totally be missed if this proposed plan goes through. Outside of the personal/ sentimental values, financially we feel this proposal would affect our home values, already the financial downfall has caused our home values go down, as you might be very much aware we are just seeing moderate spike in the values, this proposal would be

detrimental to our neighborhood home values. I kindly request you to consider this message as my Opinion or a vote as "STRONG NO" to this proposal. I would be happy if a hearing is set to hear from heritage square condominiums home owners, talking to my neighbors many of them oppose this proposal and already have reached out to you or are in the process of reaching out to you in this regard." (email response)

Kristin Schultz- 1561 Legacy Parkway E Unit 1 (Traffic concerns)

"I think adding another 150 units is absolutely ridiculous!!! There is already too much traffic in the area. How is nature being preserved with the addition of three giant apartment complexes? This project makes me want to move out. We don't need the excess traffic and people in the area." (Email response)

Maureen A Burns-1686 Village Trl E Unit 1 (green space, property values)

"My husband and I do not want this development. We just moved to the area and love this wooded area. In addition, rental units will bring down the value of our townhomes. We do not want this!!"

Paulo Munoz- 1662 Village Tr E Unit 5 (green space, home owner)

"I completely disagree with this proposal as a home owner. I love the view from the front of my home and I take my dog for a walk twice a day and love to see the wood. Please stop this from happening."

Rachael Houle- 1599 County Road D E Unit K (safety, property values, density, home owner, area, design)

"Let me begin by saying thank you for your notice.

I am absolutely 110% against this plan amendment / proposal. I have worked very hard to buy my house. I have worked three jobs for the last four years (even while going to college at St. Thomas.) I purchased my townhouse almost a year ago - it will be one year in August. One of the reasons I chose this location was because of its 'Medium Density.' I am a 25 year old woman who lives alone. I am completely uncomfortable with the idea of having three, three-story, 50 unit buildings constructed literally right across the street from me. I am outraged by the thought of it. Not to mention, it WILL lower the value of my property, ruin the 'unique beauty' of the area, and disturb the wetlands. That rendering of what the buildings will look like is a horrible eyesore. I am sure that Peter Stalland, if he was in my situation, would also be against this ridiculous proposal. However, he is probably off living comfortably in some gated community with not a worry about being mugged or having his property damaged or stolen. All he is concerned about is creating revenue for the city and himself. If this proposal gets approved, not only will the construction ruin any type of peace and quiet, this whole area will feel overcrowded and cramped. Not to mention the crime will increase. I won't ever be able to leave my garage door open or take a run at night or leave my car parked outside. I am begging you to reconsider this proposal. This makes me extremely uncomfortable and I really hope that we can come up with an alternative plan or leave the plot as is. In addition, please keep me informed about any meetings regarding this proposal." (email response)

Richard Engel-1691 Village Trail E Unit 5 (green space, traffic)

“My wife and I were quite disappointed to find out that there were plans to develop large scale residential projects on the site of the current wetlands! It is one of the last remaining “green spaces” in the area. Development of that property will certainly increase traffic, reduce the area for wildlife and beauty, etc. I can see no benefit for anyone who currently owns/resides in the immediate area. Even the time of construction for the project will result in months (or years) of excess traffic, pollution, nuisance, etc. as well. There will likely also be a need to install traffic lights at Hazelwood and County Road DE as well as at Kennard and County Road DE once these apartments were fully occupied. 150 apartments could result in up to 300 or so more cars traveling these same narrow roads. IF (and only if) that land is already designated for development (and there is no way to rescind that) legally, and will inevitably BE developed whether the surrounding residents approve or not, then I suppose a plan like the one submitted would be better than a different plan that destroys even more of the wetlands. But it would be disappointing if the city of Maplewood was unable to keep the entire wetlands area green and free from development. There is very little undeveloped space in the area to enjoy already.” (Email response)

Theodore DeMatties-1563 Legacy Parkway East #4 (property values, green space)

“We just bought our town home at 1563 Legacy Parkway East 4 weeks ago. We have not even made our first mortgage payment yet. The main feature we liked about the townhome was the great woodlands outside our front door. The beautiful sunsets are great and the fire flies that come out at night and light up the field are something I have never seen before. Since moving here, I have seen rabbits, deer and even a few turkeys in the wetland area. I am quite concerned about the proposed apartment development and how it will ruin these great features as well as the value of our homes. While I am highly opposed against any development of this site, at the very least I would like to see the tree line remain. I am completely against any removal of the tree line and would like to see it remain so to at the very least have a buffer area. I do not want to look out my front door and see a retaining wall, parking lot and apartment complexes. I, along with my new neighbors, plan to object the re-zoning of this area and would like to see it remain one of the few remaining undeveloped wildlife areas on Maplewood.” (email response)

Thomas Carey and Elizabeth Vonderharr-Cardinal Pointe Unit 200 and 201 (Traffic, green space)

“We are strongly opposed to the development proposal for Conifer Ridge Apts. We live at Cardinal Point at 3003 Hazelwood St. The traffic on Hazelwood is bad right now particularly when the shifts change at the hospital and we have a difficult time getting onto Hazelwood St. With the apartments on the north side of Ct Road D and the entire development on the east side of Hazelwood all the way to the Library and then running into Maplewood Mall there is already enough traffic and congestion. To add 150 units many with more than one car it would be a traffic disaster. Allow the beautiful wildlife area alone and stop this wild striving for more congestion. Please cancel this proposed development.”(email response)

Caroline Abiazem- 1679 Village Trl E Unit 4 (property value, traffic)

"I am a home owner at the heritage square community. I am writing to oppose this proposal as it will devalue the homes in our community. We cherish the safety we experience in our homes, and would not want the severe congestion this development would bring." (email response)

Donna Hryniewicki-1567 Legacy Parkway East #4 (green space, traffic, area)

"My concerns are as follows:

1. When I received the proposal in the mail I literally sat down and cried. When I come home after working with at times 500 students, I look forward coming home and sitting in my favorite chair. Daily, I look at the trees and wetlands; during much of the year, I enjoy the snowy view. I purchased this home specifically for the view that I have. I could have purchased many other homes, but I chose to settle in Maplewood because of the accessibility to the Cities, trails, proximity to work, and the beautiful trees that stand just beyond my home. With the current proposal, I would still see the wetlands directly in front of my home, but beyond that, the three story buildings would replace my cherished tree view. Not only that, but the residents in the rental properties would have the beautiful trees to the north and the wetlands to the south. I have invested tens of thousands of dollars in this community; I literally love where I live. That said, I need to have either the same view or a comparable one to keep me in the area long term. I would like nothing more than to retire here in the Heritage Community. What would you do if you were me?

2. I am very concerned about increased traffic. There are a lot of people who run, walk, bike and/or rollerblade in the area. Adding 50%+ more traffic is a hazard.

3. Part of the charm of this community is the trees and wetlands. There is very little undeveloped land left in Maplewood. At some point the community loses its charm and becomes another suburb using every inch of space. What this area has is special." (email response)

Jeff Tarnowski- 1662 Village Trl E Unit 1 (home owner, traffic, property value, area)

"I am a concerned homeowner in Heritage Square association. I strongly oppose the possibility of construction of apartments across the street. K. Peter Stalland is out to make money, plain and simple. He doesn't care what the proposed construction will do to our neighborhood. He is delusional to believe the design of the apartments will benefit our neighborhood!!! It will no doubt depreciate our property values, drastically change the character of the area, and significantly add to the amount of traffic. Please preserve the last remaining undeveloped site in Maplewood." (Email response)

Keith and Jodi Rose-1670 Village Trl E unit 6 (area, traffic, property value, green space, saturation, safety, home owner)

"I am a member of the Board of Directors for Heritage Square Second Edition, and I have been informed on the proposed re-zoning of the lot at the intersection of County Road D and Kennard Street, and I have many concerns with this proposal. The proposed developer of this land (K. Peter Stalland) has misrepresented himself as to what the property would be used for. In the developer's letter, he states that the surrounding neighbors include "medium-to-high density

rental townhomes." We own our homes, are quite vested in this community, and hold considerable interest in what happens to the property bounded by us to the east and south as it relates to our own home values. This would not be 'more rental units in a sea of existing rental units' as the developer is trying to frame it. Other issues I have concerns with:

- With so much commercial space surrounding us, that wooded area is a welcome respite and major selling feature for those of us monitoring our home values' slow rebound from the housing crash.

- By effectively blocking the natural view on all sides for its neighbors at Heritage

Square I and II, the plan steals our view and preserves it for car traffic and apartment renters. This could be detrimental to the people with the most to lose — the homeowners with property value to consider.

- Another factor is market saturation — with cheaper rentals available in the same location, we may lose potential buyers when/if we choose to sell or rent out our homes.

- The developer notes that there would be "only minimal vehicular traffic" and "would not create congestion or unsafe conditions." Heritage Square 2 and Village Trail East already generate moderate to considerable street traffic for a community of our size. Tripling the population of the immediate area can only lead to increased traffic, and it is preposterous to declare it would not. With the amount of neighborhood children walking and biking to the playground along Kennard, safety is also obviously a concern.

- Any natural view along the trail/bike path would be eliminated by the 3-story buildings and their respective parking lots that, according to the building proposal, butt up almost directly against the trail. The playground is already paired with a less-than-ideal neighbor in the power lines that crackle ominously overhead — why make it worse with parking lots? In my own experience, I have seen deer, rabbits, chipmunks, etc. in their natural setting on the undeveloped land, and being able to share it with my 1-year-old son while on a walk within a block of my home is a joy that cannot be replaced.

The plan takes the wooded area away from the people who enjoy it, reduces the value of the playground and trail, and essentially reserves it as the backyard for three apartment buildings. In a place that treasures its green space and protecting nature, a move like this is a total contradiction of this concept. This development would change the dynamic of the area in a way that the current homeowners will not tolerate. I ask that you take this under consideration."
(email response)

Kristina and Joseph Schleisman-1670 Village Trl E Unit 4 (property value, traffic, disruptions, green space, saturation)

"I am writing in response to your letter left on our door regarding the our home value at Heritage Square II due to the Conifer Ridge Apartment complex. Yes, we completely agree with all reasons stated in your letter and are VERY concerned about the negative affect this WILL have on the resale value of our home. We do want to sell soon and now potential buyers are going to be seeing at a minimum the large sign that was posted on that property at the intersection of Village Trail and Kennard. Does that have to be there??? In addition, in the near future they will be seeing major construction happening in the area which will deter buyers.

As you letters states the following are major concerns:

1. The sign at the Village Trail & Kennard intersction
2. Unsightly/major construction
3. We do not want to lose any wooded area as there is so much business already around us and again for potential buyers this is a downfall.
4. Our view of the wetlands will now be apartments - again we do not want this nor do our potential buyers
5. market saturation - we do not want more rentals in the area and especially anything cheaper than our home value!!!! There are already tons of other rentals in the area.
6. vehicle traffic - this will significantly increase traffic and we have 2 children who frequent the park and walk around this neighborhood very often. In addition, we job and bike the area often too and this just is more danger and congestion that is unneeded in an already very busy area with all the homes, apartments, mall, restaurants, Costco, etc. that are located in the area.

This is a complete mistake to put this development in and is absolutely detrimental to the homeowners in the area. There is no way this is possibly a good thing for anyone other than the builder's profit." (email response)

Current Occupant- 3003 Hazelwood St N unit 332 (traffic, green space, overdevelopment)

"I am not in favor of this development. 150 units would bring an additional 150+ cars to the area which already has much traffic and higher in the morning and evenings coming and going. I would love to keep this green space as is. There is already too much commercial and not enough empty land which we need a good balance, keep nature in the area and the green spaces buffers the traffic noise from County Road D and 694. Please consider the denial of this development."

Vivian B Anderson-3003 Hazelwood St N Unit 105 (Density, design)

"There is enough high density housing in this area. Leave it nature. The apartment buildings leave much to be desired esthetically. Very ugly"

Sarona Development LLC-1264 Driving Park Rd Stillwater (density, greenspace)

"Absolutely opposed,

1. The city should only accept applications within zoning to be fair
2. Density is too high
3. Locations of buildings block the view of owner occupied townhomes"

Dekran Baltaian-4933 Bald Eagle Ave White Bear Lake (density, renters, property value)

"The area is already congested and the low income housing in the area is bad enough. Most of all the value of my townhouse has gone down. Overall it's a bad idea."

Ben Lavine-1666 Village Trail 1 (home owner, green space, overdevelopment, market saturation, traffic, playground, home values)

“Speaking as the president of the board representing Heritage Square Second Addition we unanimously are against the re-guiding of the property mentioned in the proposal. Robert Newton a fellow board member has put together some points of our concern. Please see below. In the developer’s letter, he states that the surrounding neighbors include "medium-to-high density rental townhomes." We own our homes, are quite vested in this community, and hold considerable interest in what happens to the property bounded by us to the east and south as it relates to our own home values. This would **not** be 'more rental units in a sea of existing rental units' as the developer is trying to frame it.

- With so much commercial space surrounding us, that wooded area is a welcome respite and major selling feature for those of us monitoring our home values' slow rebound from the housing crash.
- By effectively blocking the natural view on all sides for its neighbors at Heritage Square I and II, the plan steals our view and preserves it for car traffic and apartment renters. This could be detrimental to the people with the most to lose — the homeowners with property value to consider.
- Another factor is market saturation — with cheaper rentals available in the same location, we may lose potential buyers when/if we choose to sell or rent out our homes.
- The developer notes that there would be "only minimal vehicular traffic" and "would not create congestion or unsafe conditions." Heritage Square 2 and Village Trail East already generate moderate to considerable street traffic for a community of our size. Tripling the population of the immediate area can only lead to increased traffic, and it is preposterous to declare it would not. With the amount of neighborhood children walking and biking to the playground along Kennard, safety is also obviously a concern.
- Any natural view along the trail/bike path would be eliminated by the 3-story buildings and their respective parking lots that, according to the building proposal, butt up almost directly against the trail. The playground is already paired with a less-than-ideal neighbor in the power lines that crackle ominously overhead — why make it worse with parking lots?

The plan takes the wooded area away from the people who enjoy it, reduces the value of the playground and trail, and essentially reserves it as the backyard for three apartment buildings.”
(email response)

Ben Villnow- 1565 Legacy Parkway E (home values, traffic, market saturation, area, home owner)

“I am against this proposed development for these reasons:

- I disagree with the proposal when it states that building 3 50-unit complexes "would generate only minimal vehicular traffic and would not create congestion or unsafe conditions." Is there any factual evidence that this would be the case?
- The proposal states that a major feature of the site is its "unique beauty" and that the design would preserve and protect it. But for whom? Current residents would have their beautiful natural views replaced with views of large rental complexes and traffic. The wooded area is a major selling feature and this will surely be diminished with this proposed development.

- The addition of high density rental complexes will cause market saturation, increasing the supply of cheaper rentals and thus lowering the market value of our homes if we chose to sell or rent them.
- Another point in the proposal that I take issue with is the statement that the proposed development is surrounded by "medium and high density rental townhomes." I, myself, as well as many of my neighbors, own and live in our homes. We have a vested interest in our community and its future.

For these reasons, I am concerned that the proposed development of Conifer Ridge Apartments may not be in the best interest of the community and feel you should consider this while reviewing the application." (email response)

Bob Fix-1600 Legacy Parkway East #4 (density, home values, green space, home owner)

"As a 9+ year townhome original owner in Heritage Square 1 townhome association and the president of the board of directors for the past 4+ years, I am concerned about the development of the high density apartment units in the proposal. I have known that this parcel of land has been a topic of development proposals for a number of years, so I'm not surprised that with the economy where it is at and a recent article this week in the Star Tribune citing the lack of available apartments in the suburbs, we have now reached this point. Here is an outline of the concerns of myself and the community at large with the proposal.

- First, the community takes issue with the proposal's assessment that the high density apartments are located in close quarters with high density senior living and "high density rental townhomes". Heritage Square 1 and 2 have worked very hard over the past 4 years to keep rental rates lower in the association and brand ourselves as a home "OWNERS" community. Rental units certainly increased due to the foreclosure crisis, however, renewed strength in the economy has now led to more homes being sold in our community and less rentals. Whether we want to admit this or not, rental units have historically had lower sale prices and home values, my goal on the board is to preserve and increase homeowner value. This proposal would not do that, in fact, much the opposite – more on that later.
- I applaud that the proposal recommends preserving much of the tree strand by having high density units instead of lower density units. However, from our association's point of view, it is more loss than gain – here is why:

The tree strand as it currently stands is not only very beautiful, but it serves as an excellent noise barrier to nearby Interstate 694. My wife used to live in Mendota Heights about a similar distance from Interstate 494 with no barrier and there is a marked decrease in noise having the mature trees as a barrier. While the proposal plans to keep most of that tree strand in place – I remain skeptical. Additionally, the proposed apartment buildings would be facing Legacy Village, therefore the highway noise would be replaced with residents of 100+ apartments coming and going and associated noise with that and not the peacefulness of the wetlands. To me – it is the equivalent of having a house overlooking the lake and then someone comes in and builds a house in between you and the lake. I would imagine that the townhome owners that currently enjoy the park and wetlands overview currently would have their property values and enjoyments of their homes reduced due to the proposal.

High density populations cause stress within a community. Our association is 220 units on 7 acres of land. The developer of our association decided mid stream to maximize unit construction and add more buildings at the cost of parking and green space. This is the primary complaint and reason for homeowners leaving our community. To further increase the density of people and traffic in the neighborhood would further increase homeowners leaving, increasing townhome rentals and lowering property values. The increased traffic on Hazelwood and County Road D would likely necessitate a traffic light at that interchange. It is already a dangerous intersection and I am VERY surprised that there have not been more incidents there. During the holiday season and winter weather I would expect the traffic increase to be most problematic. I don't agree with the proposals assessment of minimal additional traffic. Adding 150 more units coming and going from this space will further necessitate traffic controls in the area.

I also think that there is some flawed logic in the type of renters that this new unit would bring in. From reading the proposal, it appears that the apartments would be on the high end of market rate? Based on the information from the Gladstone redevelopment project that would be around \$900-\$1000 per month? I cannot speak intelligently to the market rates, but don't believe that the new apartments would be able to sustain long term upper end market rates primarily because of the lack of professional commerce and light manufacturing surrounding the area. Hospital workers are not going to live there and the service industry employees that work in the area generally cannot afford an upper market rate apartment. Finally – if an apartment can be had for \$900 per month rent, and you can purchase a townhome in our community for around \$1000-\$1100 per month mortgage (based on current sell prices in our community), that would drive down rental rates. All said, the result of the proposal passing and the construction beginning would mark a race against the clock personally to sell my home and move out of Maplewood and that feeling resides with many of the homeowners here. I don't believe that approving the proposal would immediate create any of these situations, but long term, high density housing is very hard to maintain and promote as a place to live unless you are a true urban environment such as downtown Minneapolis or St. Paul. These will be things that the developer does not care about as he will be paid and moving on. You may be able to kick this can down the road as well to the next City Manager to deal with. This would have been a wonderful development to have where CarMax currently stands, or perhaps across the street from Costco and next to Lexus, but to cram it in on top of an already heavily populated area would in my opinion be a mistake. I do not disagree with the idea of adding apartment units to the north Maplewood area, but in this location, the loss would be worse than the gain.” (email response)

Carol Njogu- 1573 Legacy Parkway East unit 5 (home values, green space, area)

“As the owners of a townhouse on 1573 Legacy parkway, we are concerned about the proposed the development of the Conifer Ridge apartments We do not want these apartments in our area - we have suffered enough as it is with the recession of 2008; many of us bought the townhomes when the prices were inflated. Having these apartments will only make things worse for us. But most importantly, the playground, the greenery, the view will be compromised, destroying our beautiful neighborhood. I am sure there are plenty of other areas in the twin cities where you can take the proposed development to.” (email response)

Danielle Iverson-1667 Village Trail East #1(traffic, safety, area)

"I am a resident in the townhouses off of Kennard and County Rd D. Our front door faces Kennard and my family and I would be directly across the street from the Conifer Ridge Apartments if they get built. There are numerous reasons why this should not be approved. And indeed, it is personal, so I will make this email that way. My husband and I bought our home six years ago with the plan to raise a family here. We now have two little girls and a dog. We are frequent visitors (along with many other kids) to the park near the site you are considering. To get there we obviously have to cross the street. Kennard is already fairly busy, putting in this proposed development would make it even more so. It is simply not safe. I personally work in pediatric trauma, I have seen firsthand the often deadly repercussions of dense neighborhoods built on busy streets. I understand that this proposition is dubbed as being "only minimal vehicular traffic". It does not seem like that is possible, you are significantly increasing the number of residents in a small area. The school buses also stop right on Kennard. There is already a long line of cars waiting for the bus to go each morning. This "minimal vehicular traffic" would only increase this.

One reason we bought our home is because the location is convenient but it still does feel like we have privacy because of all the trees and nature around us. If the apartments get built this will be lost.

For us, these things are important enough that if the apartments do get approved we would be planning on moving. Please take this all into consideration and say no to the proposal for the Conifer Ridge Apartments." (email response)

Ankita Patel Bhalla- 1678 Village Trail East #4(home values, safety, green space)

"I am currently a home owner in the Heritage Hills Townhouse, and I have been since it was first built. You are probably well aware that the housing market crashed 8 years ago, and our homes are not anywhere near what they were worth then. We have already suffered a loss, however over the years the market has become better and our homes are slowly but surely appreciating. Breaking even may not even be in the question, but nevertheless the value has increased. I am telling you this as I read the proposal for the new conifer ridge apartments. I am very concerned about this proposal and am definitely not in favor. I understand that I may only be one vote, but this proposal not only devalues our home, takes away the only natural beauty that we have left in this area, but increases traffic and puts the safety of our children at risk. There is currently a playground nearby that we take our child to, and it is quiet and peaceful. I rarely have to worry about cars or too many strangers walking by. I am very concerned and kindly request that you reconsider this proposal. The value of our homes will be reduced to nothing should those apartments and parking lots be built. Please consider this a plea from a homeowner, mother and resident of maplewood to preserve the natural environment and help save the homes in the area." (email response)

Kathryn Engel-1635 Legacy Parkway E #2 (green space, environmental impacts, traffic, renter, home owner, design, disruption)

"I am vehemently against these new apartment buildings. If this is really one of the last undeveloped bits in Maplewood, it is certainly worth preserving without a monstrous set of buildings. I take issue with the developer claiming that these

townhouses are rentals- the fact is they are individually owned. Some owners do rent them out, but I take pride in the fact I own this place and I'm not alone. The addition of these rental apartments would devalue our homes and would destroy the view we enjoy of the park. Their design says they incorporate the beauty of the area, but for those of us here, it destroys it and replaces it with a direct view of only ugly buildings and parking lots.

The developer also says it would have little impact on the traffic on Kennard- FALSE. I live directly on that street and it is busy as it is. People who work at St. John's hospital come and go and it is extremely busy. The addition of 50 or so cars as they suggest (yet the reality is that there are going to be multiple people and vehicles in many of these units so more than 50 for sure) would be a nuisance.

Back to the sustainability bit since that is your department- let's look at what the carbon impact and footprint would be of the building process- rather large. A 48% reduction in the green space is a terrible thing to see as there is so little pristine green space left in the city. Also, the existing greenery and trees does a wonderful job muting sound especially from Myth and the nearby freeway. If you remove the tree barrier between our homes and this new building it will be louder and more disruptive.

Also construction crews in the past in this area have been very disruptive and disrespectful of the current inhabitants and no one is looking forward to that.

It would also be upsetting to see the nature of the existing development corrupted and made more transient with shorter term rental apartments (as opposed to purchasing and creating a community feel).

Please know that this proposal is highly upsetting to a fairly large population that already lives in the area. Please scrutinize what they are proposing- it looks rather "green-washed" with "benefits" that detract from what we who live in the area have at this time." (email response)

Luke Swatell – address not confirmed (green space, area)

"Thank you for taking the time for letting me voice my concerns. I live in the townhouses directly across from the proposed development on County Road D and Hazelwood in Maplewood. There are numerous reasons why I think a development is bad idea for our residents. Even though we live in a first ring superb, the adjacent woods and wildlife offer a breath of fresh air from the visually stunning pines that block our view of the highway. My kids play at the local park that is serene, beautiful, and relaxing. Replacing that scenery with a development and parking lot would completely change the dynamics of the neighborhood. As I understand that development is a way of life, so is the necessity for a place to relax, gather our thoughts, play with our kids, and enjoy what nature we have within our community. Please join us in our fight to keep the development off our land! Thank you again for your time, it's greatly appreciated" (email response)

Marc Betinsky – address not confirmed (traffic, green space, density)

"I am a resident of Cottages at Legacy Village, immediately adjacent to the proposed development on the south side. As you know, Cottages is already surrounded by a significant number of larger density developments, including townhomes to the east and a senior living center to the west. In addition, a large hospital is to the south, along with medical offices and the mall slightly further east. As a result, a fair amount of traffic already traverses Hazelwood Street, either proceeding south from County Road D or north from Beam Avenue. The proposed development not only destroys a large green space for an otherwise already densely populated and used area, but also would permit a high-density development (through re-zoning) that would significantly add to vehicle traffic along Hazlewood.

Moreover, the intersection at Hazelwood and County Road D is served only by a 4-way stop, and an entrance to the development as proposed, slightly south of this intersection on Hazelwood, would likely cause traffic delays and a traffic hazard (including a hazard getting people in emergency situations to the hospital). And that hazard is only exacerbated by the trail to the west, posing a danger to bikers and pedestrians alike. Given the significant number of multi-family units already constructed in this area, an additional one in this area -- particularly one that requires modification of a PUD and a zoning change -- is neither needed nor desirable. I hope the City agrees and turns down the project.” (email response)

Michael Pontius- 1615 Legacy Parkway E Unit 5 (property values)

“I currently own a home at Heritage Square and I'm writing to express my opinion as it relates to the proposed use of undeveloped land adjacent to the Heritage Square condominium complex. I am completely against the use of the property to build housing of any kind. The development of this land in such a capacity would destroy the natural landscape and the value of my home. I have been here for 7 years and have ridden out the mortgage crisis to find our home value finally even with our mortgage - a new complex would destroy that equity.

Note that if this progresses I will seek legal counsel to understand my lawful rights in such a circumstance.” (email response)

Nicole Bisco 1632 Legacy Parkway E unit 1225 (property value, area, renters)

“As a resident of Heritage Square townhomes I am not happy to hear of the proposed development of Conifer Ridge Apartments. My biggest concerns are around property values, no matter what you say this will diminish the value for many reasons. First there will be more car and foot traffic in the area, second residents in a rental property like you are proposing do not take pride or care of the area they are living. Most importantly a big reason for purchasing my townhouse was because of the park. It provided a peaceful area with a walking trail. Based on the images you provided it appears that walking trail will be removed, is that correct? Removing the walking trail would be motivation enough for me to move even though I have only lived here for one year. The small trail near the library is simply not large enough to make up for removing the trail near the townhomes. I hope if this project moves forward that they consider moving it back so there is more space and park area between them. That would benefit residents of both areas.” (email response)

Pamela Shones- 1662 Village Trail East Unit 4(property value, renters, trash, traffic, green space, home owner)

“150 units potentially could mean 300 or more people living across the street from me along with their cars, noise and all the pollution. Traffic would be terrible and crossing Kennard to get to the park would be unsafe for children. This part of Maplewood is already saturated with multi-dwelling homes. We do not need more. The view from my unit, which I own, will no longer be trees and green space. It will view a parking lot and apartment building. The green space that is being preserved is on the other end of property. Owning my unit, I am invested in my home and neighborhood. I take pride in both. Renters do not always share these values. There was no mention about how many units will be subsidized. Renters can be transient and don't have a reason to care about their home, neighborhood or community as a whole. I use the trails and walk almost daily. I pick up garbage along the way because I don't like unsightly trash to look at. More rents means, more trash. Whether it's the City of Maplewood or the Heritage Square

Association, no one seems able to keep the neighborhood picked up as it is. The value of my property will go down no matter what the developers try to say. Buyers won't be willing to pay to look at an apartment complex and parking lot. Thank you for the opportunity to voice my concern about this proposed development. I truly believe it would be a detriment to this area.” (email response)

Pat Boone-1594 Woodlynn Ave #4 (green space)

“Please be aware that there are MANY residents at Heritage Square that are extremely opposed to this development. For sure myself, Eileen Nelson, Sandy Podratz, Gayle Nelson, Kari Thimjon, and Mary Nelson. This is just a FEW. There has already been way too many trees torn down in this area. It needs to stay wooded. There's got to be other places in Maplewood that they could put this. If you need signatures, addresses anything, please let us know so we can help stop this.” (email response)

Robert Newton-1683 Village Trail East #3 (green space, traffic, playground safety, area)

“After reviewing the letter I received outlining the proposal, I have a number of concerns about misrepresentations and inaccuracies put forth by the developer, not the least of which have to do with sugar-coating the negative impact such a dense development would have on the community, which consists of individual homeowners in the Heritage Square neighborhood (NOT other high-density rental properties as described). As a resident of Heritage Square and Vice President of our homeowners association (the "2nd Addition" which runs along Village Trail East), I can attest to the already considerable street traffic in the neighborhood generated by a community of our size (there are just over 80 townhouse units along Village Trail East). It is preposterous to suggest that adding 150 more dwellings across Kennard St., essentially tripling the number of residents in a small area, would not impact traffic or noise levels in any way. The fact that this area directly borders a neighborhood playground is also cause for concern due to the number of children and families going to and from the playground, crossing Kennard St. and/or Legacy Pkwy. Secondly, the proposed layout of the development seems to purposely reserve any views of the remaining natural elements specifically for residents of the apartment buildings (and drivers along County Road D - likely to keep "curb appeal" for passerby along that street). Meanwhile, parking lots butt up almost directly to the existing bike path, and three-story buildings would block the view from the playground and existing homes. We already have one less-than-ideal aspect of the playground in the crackling power lines that tower above. Anything more to decrease the appeal of that area could incite real devaluation of not only the playground area, but the surrounding neighborhood. I am happy to discuss these and other concerns more in-depth if you wish to contact me. But please know that the developer at the very least seems to be purposefully obfuscating facts to serve his own interests in furthering this development, which as proposed, is not a solution or a reasonable resolution to anything. I ask that the City rejects the Conifer Ridge Apartments as currently proposed.” (email response)

Sarah and Thomas Hackworthy- 1613 Legacy Parkway E unit 5(property value, green space, rentals, disruptive, home owner)

We are writing in response to the proposed development within the Legacy Village planned unit development. As members of the Heritage Square community and home owners, we strongly oppose this development plan.

This project proposal steals our beautiful views, saturates the market with cheaper housing options, causes great disruption in our community, decreases the noise buffer between our homes and the freeway, and reduces our property values.

Conifer Ridge Apartments proposes that their project will generate “only minimal vehicular traffic”. With the addition of 150 apartments, there is also the addition of 150 cars. With most households owning more than one car, we are looking at a likely addition of 300 vehicles going in and out of the neighborhood. That does not match “minimal vehicular traffic”. We have many children playing at the neighborhood park and crossing the streets; safety is a concern.

Conifer Ridge Apartments is proposing changing the zoning from medium density to high density. We already live in a well populated area. The purpose of the ordinance is to protect the health, safety and welfare of the community. Changing to a high density residential area is not protecting the welfare of the community.

Conifer Ridge Apartments states, “One major feature of this site is clearly its unique beauty”. They know it is a beautiful and attractive lot – yet they want to destroy most of it and reserve the little that is left for their own tenants. This is one of the few areas left where families can spend time together and enjoy what nature has to offer. Yes, it is *unique*, and our community wants to keep it that way.

Conifer Ridge Apartments states that they are going to maximize “the natural and scenic features of the site into [their] design which will benefit the City, the neighbors, and the residents of the project”. This project will in no way benefit us, the neighbors. They are looking at the best interest of their project and pocketbook rather than the best interest of the community. They are stealing our views and our property values. Everything that we lose, they gain. I currently look out my front windows and see a beautiful park and wooded area. In fact, my husband and I paid more for our lot because of the location and views. Going from a beautiful view to a parking lot and rental apartments will most definitely impact us negatively. The project removes our beautiful view and puts it in their backyard. While we are now looking at apartments and parking lots, their residents now have nature and views.

Conifer Ride Apartments states their project “... will not depreciate property values in the neighborhood; will not change the character of the surrounding area...” It is irresponsible to say that the project will not change the character of the surrounding area. It is insulting to say that the addition of these apartments will not depreciate our property values.

While we appreciate their attempt to preserve as much nature as possible, this proposed development and preservation benefits only themselves and their tenants. It does not in any way preserve the beauty and nature of the community, or the views and scenery of the homeowners who are invested in the community.

We are not rental townhomes, as their proposal letter states. We own our homes and we are invested in their values and the value of the community as a whole. As a community, we are just now starting to see our property values recover and come up to a place where early homeowners are no longer ‘under water’. It would be devastating to see these apartments come in and knock our values down even further.

When you start to destroy the beauty and environment of a neighborhood, you start to destroy the financial value of the neighborhood. While it appears that Maplewood is interested in this project simply because it is one of the few that have been proposed in the past number of years, I ask you to look beyond the immediate financial gain and look at the bigger picture of greater community loss and fewer financial gains for Maplewood decades into the future.

We want to see our neighborhood grow and prosper as much as the City of Maplewood, but this is not the project that is going to do that. We want to see a proposal that will not take away our views and put in rentals, but will build homes for ownership within the trees that does not take away from those already invested in the community.

At the very least, there is room for compromise within the current proposal. There is a way for our community to retain our views and nature like setting along the walking paths (one of the most important issues with us) and for the city to move forward with completing the Legacy Village development. The plan is simple; build on the other side of the trees. Allow all those beautiful trees to stay along the park, as well as those outside townhomes on Kennard and western end of County Rd D. No views will be affected if the developer builds along the east end of County Rd D and the far north end of Hazelwood.

I ask that you deny this development's multiple requests for change in the community and wait for the right plan that will add to our community rather than take away.

Tracy Karth-1613 Legacy Parkway unit 713(traffic, green space, area character market saturation)

"I am firmly against the proposed development for the following reasons:

- Market Saturation - with cheaper rentals available in the same location, I could potentially lose buyers if/when I choose to sell my home.
- With the number of proposed units, I can't help but think of the added traffic around the neighborhood.
- Three years ago, when searching for a town home to buy, I was looking for a place that had a nice view. To me, this meant not looking into my neighbors unit. After an exhaustive search, I found my current town home. One of the biggest selling points for me was the view of the wooded area and the natural space that accompanies it- something that is quite rare in the cities, especially among town homes. The developer's proposed plan does include preserving as much natural space as possible; however, the new buildings would block the view and preserve it for car traffic and apartment renters. I believe this would be detrimental to my property value. Not only would I lose the view, I would also lose the wooded area and all that comes with it.

To me, this development feels like a mistake that will put my home value, and one of the only remaining green spaces in the area, in jeopardy." (email response)

Brad Bergman – address not confirmed (greenspace)

"I am writing you today to express my concern with the proposed development of the Confer Ridge apartments in Legacy Village. I feel preserving the very few natural landscapes left in Maplewood is extremely more important than adding another apartment building. I am not alone in the opposition to build in legacy park. Thank you for your time." (email response)

Robin Sedivy-1587 Co Rd D East (green space, density, traffic, safety, disruption)

"I live with my wife, Tracia, at the Townhomes of Pineview Estates, across the street on County Road D East, across from the proposed development area. Her and I purchased our home about 6 years ago and since then we've settled in quite well so far. We enjoy using the Bruce Vento trail which extends out to us all the way down to CHS field in St. Paul and intersects with other great trails including the Gateway trail to Stillwater. My wife also enjoys the convenience of the Metro Transit park & ride which was recently installed nearby as she is able to use it for her daily commute to downtown Minneapolis. Furthermore, the natural undeveloped area surrounding our residence is one of its most redeeming qualities. Our initial reaction when we saw the proposal was adversity to it. After reviewing the proposal further, I was relieved to see that it would preserve the wetland area and some trees immediately adjacent to County Rd D and immediately across the street from my residence. However still, given the *location*, *scope* and *nature* of the development project, I would like to express our disapproval of the proposed project. We feel that, while some trees in our immediate vicinity will remain intact, since the larger expanse of trees to the south of the wetland area of the proposed development zone would have to be cut down, it will significantly detract from the natural vista we currently enjoy when stepping outside of our front door. Instead of lush, forested area just over the wetland pond from us, instead would be a series of large buildings. This would be a significant downgrade in this aspect of the enjoyment of our surroundings and the tranquility it provides us. Furthermore, the scope of the project is ambitious. While a relatively temporary problem, seemingly the construction of the units will create a considerable amount of noise, smoke and construction traffic to the intersection in our immediate vicinity and at the adjacent intersection of Hazelwood and County Road D, which is fairly quiet and peaceful at the moment. This portion of the experience would create disappointment for us as vested homeowners, as it would likely create negative and perhaps unexpected disruptions that have not existed since we purchased our home. Finally, the nature of the development as 150 medium-density rental apartment dwellings is going to create other problems for us. While any residential development in the proposed zone would likely have similar negative effects as the ones I have listed so far in this writing, this type of development will drastically increase the number of residents packed into our immediate surrounding area. This would likely drastically increase traffic on County Road D East and Hazelwood St, which will contribute to increased noise and the potential for auto accidents involving injury and property damage. Also, while crime is relatively low at our townhomes, with the potential for up to 150 families being added across the street on leases, undoubtedly will cause an increase in criminal incidents. Not only are auto accidents and crime inconveniences, but they would also increase the cost of living in the area, including through an increase in insurance rates for ourselves and our neighbors. In summary, while perhaps a less ambitious proposal would garner a different sentiment, my wife and I are opposing the development of the Conifer Ridge Apartments in Maplewood. The reasons for our opposition are highlighted above and include the location, scope & nature of the proposed project. Thank you very much for allowing us to have a say in this matter which would have measurable and concrete effects on the quality and ultimately the bearing of our lives." (email response)

Steve Kheckler-1671 Village Trail East #1

"We just moved into the heritage in June. We are not in favor of an apartment complex being built on Kennard. Thank you" (email response)

Keele Coleman- 1671 Village Trail E unit 5 (property values, community area)

"I am one of several owners of a town home in Heritage Square, who has been informed of your plans to build an apartment complex in my area. My concern with your plan, if in fact this is your intent, is that our property value is in recovery from the down ward spiral of 2008, and I would like to see my property value return / exceed my original purchase value. Which, I don't see happening if your plans are implemented. There is no way I would've purchase my home if I knew it was or would be surrounded by rental properties. What is needed, is a common area for Heritage Square/ our community that would provide our families a place to recreate, and also build our value by increasing our community area. I am asking you to please reconsider your plans. We do not want or need more rental properties in our area!" (email response)

Lisa Mutchler- 1567 Legacy Parkway E unit 3 (green space, overdevelopment, traffic)

"I am writing to you with concerns regarding the new proposed development of land adjacent to our units. I moved to this area, in large part, because of the view, proximity to work, the parks & trails and the location to the cities. I believe that the proposed development will greatly impact the view to the north out my front door. I feel that any development of this last piece of undeveloped land of Maplewood would be sad. We have a beautiful view right now, and I feel that many others feel the same way about this area. The city should be preserving the little bit of undeveloped land that it can within its city limits. I feel this development would be a sad use of money that would impact this area with much more traffic and congestion. Thank you for hearing my concerns regarding this matter. I look forward to any hearings regarding this proposed development." (email response)

Emily Swift- 1617 Legacy Parkway E #6(property values, green space, density, home owner)

"I own 1617 Legacy Parkway E #6. It is the first home I purchased, and one of the biggest selling points to me was the unique view of the park, trees, and pond. The wooded area creates separation from the busy roads and interstate. The proposed development would take that away and would create more traffic in an already clustered neighborhood, destroy the natural beauty and wildlife we have left in this community, and decrease the value of my home." (email response, included photo of view)

Georgette Jacque-1683 Village Trl E #4 (traffic, density, green space, safety, homeowner)

"Please stop the building of Conifer Ridge Apartments!

1st) We do own our own homes! This decreases the value of our homes on the market. We already have rental housing next to us.

2nd) Losing one of the last largest wooded areas in Maplewood. I walk 3-5 times a week on the Bruce Vento Trail (this would be there back yard!). Where mine?

3rd) We have had many battles over the years over the kids playing in driveways and streets. We all live way to close already. They scream / fight / destroy utilities / throw rocks.

4th) Traffic? I leave at 6:30am each day and the traffic is horrible. Kennard Street is used for St. John's employees off of county road D to race to work when they late (40-50mph). When they leave work they do the same thing. I been in a few close calls with cars almost hitting me running or walking.

This development does not make sense. Help save our neighborhood together!" (email response)

Holly Sagstetter- 1627 County Road D E(traffic, property values)

"I have serious reservations about this proposal and would like to explain why. The traffic on County Road D is quite heavy. There are times where it is difficult for me to exit my

development due to the heavy traffic. Turning left is nearly impossible in the winter/holidays. I only see this getting worse by adding apartments to this vicinity. If there are 150 units that would mean (most likely) 100-300 additional cars coming in and out of this area. I also seriously doubt that adding these apartments would not negatively affect our property value (as your letter suggests). Also please note that many of our neighbors are renters and may not take the time to respond to this proposal letter. They perhaps are living here on a short-term basis. Please don't let a small response (if that is what you have received) make you think that this isn't a big deal." (email response)

Justin Iverson-1667 Village Trail E unit 1(density, green space, traffic, safety, trash, property values, home owner)

"I and my family of four are residents of one of the town homes off Kennard Street. I am an owner of our town home (not a renter) and the proposed development going into Legacy Village is a concern to my family and I. I have listed my concerns

- Yes the developer is stating that these new developments are saving the wet land area and surrounding trees but for those of us in the surrounding town homes we will not be able to enjoy these beautiful looking wet lands as these three, three story apartments will block our view. The developer says many of the trees and wet lands will be spared but I don't see how that is possible for the 2 units going between Kennard and Hazelwood as there are high voltage power lines along that stretch of land plus there is a pipe line underground. That means the parking lot plus 2 unit apartments on that stretch of land will have to go farther north into the forest/wetland area. What is government code for building multifamily building that close to a pipe line and high voltage electric lines?
- Another concern is traffic. Right now County Road D is very congested and Kennard is looking no better. Kennard is only a 2 lane road (County D is 4 lanes). Putting in 150 units in that small of an area and not expanding the roads will cause a tremendous more amount of traffic. Let's say 150 units X 3 people per. unit that is 450 more people on Kennard, Hazelwood, and County D. Our town house unit sits right on Kennard St. and with my 2 young daughters it is already unsafe to cross Kennard with drivers going over 45 mph down the road like they shouldn't, this large addition of human traffic will only make these roads more unsafe.
- With the increase in population comes crime and garbage. Right now I am going outside once a week to pick up litter/trash people have thrown out of their cars while driving or out walking. Unless the city is going to include more public garbage disposal or community led trash pickup I don't see this getting better but worse with such a high density of residents. I have had to pick up old tires, parts of bikes, fast food meals, and other personal trash items that should not be thrown out into our beautiful environment/wet land area. I have lived in the area now more than 6 years and have notice more crime in the area where vandalism has increased dramatically. And an increase in child/young adult harassment from those stopping by the neighborhood or those who rent nearby. I only see these two crimes getting worse and I haven't been a victim of theft yet but I in vision that happening once these units are established.
- Another point is market value and moral of the local residential area. These 150 units would be favored by the surrounding retail industry but disliked highly by potential buys of the surrounding town homes. And obviously disliked by current town home

owners, meaning high turnover in the ownership of the townhomes and increasing the transient traffic greater than just the apartment units. This in turn means the townhome community would not be as invested at keeping up their townhouse units or yards or association equating to a worse looking exterior environment that will be surrounding these new 3 building apartment. Families or individuals that enjoy their community invest in their surrounding community more thus presenting a community that cares for itself to outside viewers.

- My last point is the Legacy Village property was zoned for medium density residential for a reason. I mentioned earlier the current community is not equipped to accommodate such a large increase in traffic. Such as roads, traffic patrol, garbage/environment, surrounding park is also too small. Also off Kennard are 3 bus stops which are already over populated, these apartments would only make school bus stops more congested and dangerous.

Simon Mittal-1675 Village Tr E unit 6 (home owner, density, crime, property values, green space, run-off, traffic)

"I please ask the Maplewood City Planning Commission to consider all of these points and others as they make their decision to rezone the current land space. I believe the current zoning in place on that land is there for a reason and rezoning it would be a mistake for the city and surrounding area." (email response)

We own and live in a town home on Village Trail Heritage Square 2 development. We are opposed to the new proposal for the development of apartments in the area bounded by Hazelwood, County D and Kennard for the following reasons

1. Although there has been information sent that there would not be a decrease in property values, no information can guarantee that. Also there were condos that were built on the east end of village trail that ended up being section 8 housing which has had an impact in values
2. Changes to the existing infrastructure would be needed and no explanation of how this would be done and how it would be paid for has been made. Existing infrastructure already causes some flooding on County D as it goes west toward Highway 61.
3. The public green space is an important part of the community and important to the quality of life for families and their children as it gives them an opportunity to enjoy the wetlands and forest, to see wildlife including geese, deer, rabbits, birds, etc that are not commonly seen in other communities.
4. As tax paying citizens we have a right to protect our living areas and spaces that directly impact our views, our quality of lives and our community. Increasing the number of people in an already dense population area has the potential to increase risk of crime.
5. Increased traffic flow near the park presents an increased safety hazard to the families and children that use that area.
6. This area is still trying to recover from the recession in 2008 ad just now we are starting to see property values climb and foreclosures decrease

7. The area on Flandrau and County D is open and has less impact on the environment as well as current property values.

Keeping green space in our neighborhoods is how a community can develop, it is how crime goes down and how we can come together, by reducing that space we would be inviting further problems. I am also concerned about the potential for increased flooding as the wetlands provide significant protection from flooding.” (email response)

Maren Mittal-1675 Village Trail E unit 6 (property values, run-off, safety)

“My concerns are:

-Devalued property by bringing in lower income housing. High end apartments would rent for \$1500-\$2000. Is that what is proposed?

-Is the sewer and drainage system set up to accommodate more housing in that area? The streets are already struggling to contain the water during a heavy rain and the proposed lot has several drainage ponds. Will our housing be at risk for future flooding?

-I am concerned with additional vandalism. We often see police cars on our street, Village Trail, and bringing in more families who are not invested in this neighborhood, rental vs. ownership, could likely increase the crime rate.

-Green space is important and our neighborhood has an appeal because of this wooded area, along with the residing animals. I'm asking that the lot off of cty D and Flandrau be considered for development. It is a field of weeds which is not maintained, therefore an eye sore to our neighborhood.” (email response)

Steven Richardson-1617 Legacy Parkway E Unit 2 (parking lots, lighting, green space)

“My main concern in the lighting for visitor parking. I would like to see the developments rotated 180° so as the lighting of the lot does not shine or glare into existing housing, I appreciate the saving aspect of the woodland, but it will be primarily for Conifer Ridge residents. Nobody else will benefit from this!”

Tammi Veale-3050 Hazelwood St N (density, safety, green space)

“I own the property at 3050 Hazelwood, which I purchased new back in December 2005. A lot has changed in the neighborhood since I bought my home. A lot of housing has been built in this area and the area in question is one of the few remaining undeveloped areas in my neighborhood. I agree that progress is good, or I wouldn't have my own house, but I believe that putting three apartment buildings in that area is excessive, especially in an area currently labeled as medium density residential. I think another townhome community would be a better solution. My other concern in that there would now be a parking lot by the walking path instead of the current lovely landscape. This would not only be unattractive, it could potentially be a safety concern. My opinion is not to allow the building of the Conifer Ridge Apartments.”

Rita Dombrovskas-1567 County Road D E Unit 1(traffic, property value, green space, privacy)

"I do not approve of this proposal due to my property value will go down. We will lose our present nature area. There will be no more privacy, also it will create so much more traffic on County Road D. I believe that city should not approve any changes to this CUP."

Ashley Berger-1670 Village Trail East Unit 3 (traffic, green space)

"I do not approve or appreciate tearing down the small amount of nature we in this neighborhood. Also, the congestion it would create in this area. Please continue to fight for this not to happen."

Mark Stevenson- 7987 63rd St S Cottage Grove (density)

"I am opposed to changing the zoning from medium to high density and would like to keep apprised of the situation."

Concern/ Comments- 7

John Olson-3003 Hazelwood St N Unit 333 (run-off)

"I live at Cardinal Pointe. My big concern is run off which may back up into our rain garden. If this gets too full it will back up into our garage basement."

Ronald and Shirley Schilla- 3003 Hazelwood St N Unit 312 (run-off, traffic)

"This will effectively double Hazelwood traffic, may need signal light a County Road D and Hazelwood. Will watershed flow to Cardinal Pointe rainwater garden causing drainage into our garage? Increased service vehicle delays, ie trash, school bus, mail, etc

How about an info meeting for Cardinal Pointe and surrounding residents?"

Richard Fursman-1666 Village Trail E #7 (reduce density, increase covered parking)

"The area allows for multi-family housing, but the density requested is significantly higher than what was adopted in the original PUD when Owner Occupied Townhomes were promised. The preliminary design of the Apartments doesn't reflect the design features of Legacy Village and will diminish the overall value of our development and will negatively change the feel of the PUD. Legacy Village requires each unit to have 2 covered and enclosed parking spaces per unit. The proposed project will introduce a high volume of exterior parking that will further change and diminish the look, feel, and character of the development we bought into in 2006. I respectfully request the developer be required to upgrade the structure, increase covered parking and cut down on the density. Otherwise, stick with the original PUD."

Chris and Diane Johnson- 2654 Keller Parkway, St Paul (storm water/runoff concerns)

"We do have some concerns regarding the Conifer Ridge Apartment Development and would like to get more details on the project. Our main concern can be taken care of by a commitment letter from the City of Maplewood ensuring us that the Conifer Ridge project would maintain the pre-construction storm water discharge volume and rate to the pond north of County Road D.

This pond drains into a wetland that, in turn, drains through our property. We don't want see

any increase in the rate or duration of storm water flow through our site. Please let us know when we can meet.” (email response)

Jennifer Strei-1613 Legacy Parkway East unit 4(increase setback, storm water concerns)

“To start on a positive note, I appreciate that the proposed development has proposed a building design that is consistent with the other homes in the neighborhood and is preserving a fair amount of natural green space. The developer's description of the apartments as "upscale" and the inclusion of underground parking is encouraging as well. Yet as a homeowner near the proposed development I have a few concerns that I hope will be addressed during the planning commission and city council review process.

- My preference would be to maintain the medium density zoning designation. There is little to no street parking available for the proposed apartments resulting in more of the land being devoted to surface lot parking. This is inconsistent with the surrounding developments that have very limited surface parking.
- I hope the proposed rain garden for the development will be reviewed to determine if it is sufficient to handle the runoff from the addition of impervious surfaces.
- Please note that while the developer characterizes the surrounding properties to include "...medium to high density rental townhomes..." the vast majority of townhomes in our neighborhood are owner-occupied.
- Finally, I'm concerned with the lack of green space/treeline proposed along the existing trail that runs around the south border of the proposed development, running parallel to County Road D and Legacy Parkway East. I am requesting a set-back between the lot line and the surface lot parking, preserving about 50 feet of wooded area between the trail and the proposed development. This would serve as a buffer between the two developments and offer an aesthetic benefit to residents of both the adjacent townhomes and the proposed apartments.” (email response)

Scott and Sarena Zabilla -1613 Legacy Parkway (parking lot, safety)

“I am a resident of 1613 Legacy Parkway and received the notice regarding the proposed housing development. I am pleased at the initial design phase maintaining a maximum of 3 levels and the 3 buildings comprising of 150 total units. My concern with the proposed layout is the placement of the buildings and parking lot. Currently the children's park is going to be adjacent to the parking lot of the apartment units. I think this serves as a hazard for the children at the park, disrupts the tranquility of the walking path and PS the apartments further from the park. Why is the parking lot not closer to County Road D?” (email response)

Emily and Tony Schafer 1666 Village Trail East #6 (density, parking, green space)

“I would prefer a medium density zoning designation rather than rezoning to high density. I would like to see more of the parking underground rather than larger surface parking lots. This would have a particularly negative impact on the townhomes along Kennard. If a parking lot is necessary along Kennard I would like to see a significant amount of landscaping to shield this view. Also, I would like to see more green space along the existing trail that runs around the south border of the proposed development. This would provide a buffer between the two developments.” (email response)

For- 2

Barb A Hart- 3003 Hazelwood St N Unit 207

“Go for it!” There is space and the existing housing area looks good- buildings and landscaping make the area attractive to new residents-easy marketing.”

Florence L Bye-3003 Hazelwood St N unit 137 (Included question/concern)

“It looks like a good plan, while preserving tree, pond and natural setting. Does Maplewood need more rentals?”

July 29, 2015

Theodore DeMatties
1563 Legacy Parkway E #4
Maplewood, MN 55109

Dear Mr. DeMatties:

I have reviewed the proposal for the Conifer Ridge Apartments submitted to the city. I know you are a recent resident to Maplewood and chose this city because of its neighborhoods, location and ease of travel for your family.

However, the close proximity of the proposed apartments to your property you will have an impact on your view, an increase noise, vehicle and pedestrian traffic. It is my opinion that the changes to the landscape and adding 150 units may adversely affect the value of your property and is a significant change in the property's intended use and your expectation of use when moving into Maplewood.

Given this, I would strongly urge the city to deny the change in zoning to accommodate this large complex from being built on your front steps. I'm sure you and your neighbors agree that this will be a vast change to the neighborhood you wanted to live in. As permanent residents and taxpayers, the city should heed your concerns and stay with the current plans for tempered growth to Maplewood.

Luis Pena, Realtor
612-991-6867
loupena@kw.com

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Do rentals decrease nearby home values?

By Michael Estrin • Bankrate.com

It's a long-held belief that rental properties hurt the values of nearby homes.

"Buyers are definitely concerned about too many renters," says Herman Chan, a real estate broker in San Francisco. "People are less inclined to make an offer on a house that is in a street filled with apartment buildings (because) they perceive (the area) to be more congested, have less parking, and consider the residents more transient."

Although those perceptions are often true -- and sometimes valid -- it's hard to quantify the impact that rental properties have on home values, according to William Rohe, the director of the Center for Urban and Regional Studies at the University of North Carolina at Chapel Hill.

"I think there is a stigma about renters, but the research just isn't there to say for certain that a given amount of rental properties in a neighborhood brings values down by a specific amount," Rohe says.

What data there are on the topic comes from a study Rohe co-authored in 1996 that looked at homeownership. For every single percentage point increase an area saw in homeownership, Rohe and his colleagues found a corresponding increase in value, over the course of a decade, of about \$1,600.

"It's possible that the converse is true, that renters bring values down," Rohe says. But he cautions that a lot of factors go into a home's value, and those findings may not have the same weight in a post-crisis market. For now, the hard evidence remains elusive.

Cause for concern

Historically, Rohe acknowledges, the stigma against renters often has been a stand-in for discrimination on racial, ethnic and class lines. Although those prejudices still can be seen in some markets, Rohe says homeowners sometimes have valid reasons to be concerned about an abundance of renters.

In general, says Rohe, renters don't participate in their neighborhoods the same way that homeowners do. Because they are more transient, renters are less

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Nearby rentals
Affects home values
Buyer perception
→ more congested
→ less parking
→ consider the residents to be more transient.
+ lessens stability



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likely to participate in neighborhood associations. At the same time, homeowners are more likely to be a political force to be reckoned with because they're expected to remain in their neighborhoods.

"Homeowners just have a greater ability to effect the kinds of changes that make a neighborhood desirable," Rohe says.

It's not necessarily true that the presence of renters, even in large numbers, is a bad thing. There is no identifiable tipping point at which renters change a neighborhood or affect values, Rohe says.

"There's a lot of research to show that rental properties are kept up as well as homes, and when they're not, it's usually the landlord, not the renter, who is to blame," Rohe says.

A dwelling's condition counts for a lot

Kurt Wannebo, CEO of San Diego Real Estate & Investments, says he's never encountered a buyer who turned up his nose at a property just because it was near rental housing.

"They tend to look more at the condition of the nearby homes and the neighborhood in general," Wannebo says. "Renters can be very responsible people, so it's more on the landlords, and whether they keep the properties they rent out maintained and looking good."

The local market is an important factor. In areas with rent control laws, renters are more likely to behave like homeowners, Rohe says, because they have an incentive to stay for the long haul. But you don't necessarily need rent control to make that happen. If the rental housing market is tight, you're also more likely to see renters acting like homeowners.

Condos could be a different story

Although the renter's stigma may be overblown in the single-family home market, it's a different story when it comes to condominiums, which are subject to a tighter set of financing rules.

"With condos, if the owner occupancy rate is too high for some types of financing, then we would need to make a price adjustment to compensate," Wannebo says.

Usually, when a condo has more than 30 percent of the units occupied by renters, lenders tend to worry that the residents in the building don't have enough skin in the game to keep up the property, Chan says.

"If I'm pricing a condo listing where the renter occupancy is approaching 30 percent or more, I must advise my sellers that the inventory of qualified buyers drops significantly, which can impact desirability, and in turn, value," Chan says. "Only all-cash buyers or people with specialized lenders who can look past the number of renters will be able to make an offer."

In both scenarios, the sale price usually falls, either because the cash buyer demands a discount or the lender who's able to work around the occupancy issue most likely charges a higher interest rate.

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J4, Attachment 18

1. Celebrities scammed by Madoff
2. 5 wealthy families who lost their fortunes
3. The 9 youngest billionaires in the world
4. 8 magnates who won't leave wealth to kids
5. Celebrity house for sale: LeBron James
6. 8 kitchen remodeling ideas for under \$500
7. 5 richest golfers in the world
8. 10 dogs most often blacklisted by insurers
9. 10 celebs with insured body parts
10. 5 highest-paid college football coaches

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DRAFT
MINUTES OF THE MAPLEWOOD PLANNING COMMISSION
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
TUESDAY, AUGUST 18, 2015

5. PUBLIC HEARING

- b. 7:00 p.m. or later: Consideration of Comprehensive Plan Amendment, Planned Unit Development Revision, Public Easement Vacations and Lot Division, Conifer Ridge Apartments, County Road D East, between Hazelwood Street North and Kennard Street**
- i. Economic Development Coordinator, Michael Martin gave the presentation for the Conifer Ridge Apartments, County Road D East, between Hazelwood Street North and Kennard Street.
 - ii. Public Works Director, Michael Thompson addressed and answered questions of the commission.
 - iii. The applicant, owner, manager, Conifer Ridge Apartments LLC, Peter Stalland addressed and answered questions of the commission.
 - iv. The architect, Urban Studio, Teresa McCormak, addressed and answered questions of the commission.

Acting Chairperson Tripler opened the public hearing.

1. Suzanne Fry, 3060 Cottage Lane, Maplewood, addressed the commission and she is against the proposal. Ms. Fry doesn't approve of many things including the tree removals or the number of trees they plan to replace. Ms. Fry has concerns about the screening, environmental concerns, traffic, noise, lighting standards, construction hours, landscaping, fencing, trail system. This is a large impact, she appreciates the staff reports, but she wants more studies done and wants the land treated with respect.
2. Jennifer Newton, 1683 Village Trail East, #3, Maplewood, addressed the commission against the proposal. Most people are homeowners not renters in the area. This development would block the view of the people that live there currently. Having this development built as rentals may be harder for homeowners to sell their properties. She has concerns about traffic and safety concerns. She has concerns about the power lines. People in the area are invested in the community and take pride as homeowners and this does affect home values negatively and the perception as pride in being a homeowner verses being a renter and there is a concern of additional traffic in the area.
3. Sarah Hackworthy, 1613 Legacy Parkway East, Unit 5, Maplewood addressed the commission against the proposal. Ms. Hackworthy sent a lengthy letter which she handed out to the commission. As a community they feel this is not a good fit for this area. This is a setback to the area. It steals the beautiful views, the neighborhood is against this project, as a community they are saying no to this proposal, it saturates the market with cheaper housing options, it causes vehicular and population disruption, and it decreases the noise buffer between the homes and the freeway.

With other home owners she is concerned about her property value. It is unrealistic that there will only be one car for a one bedroom. She is concerned about where more parking is going to go and that they have to look at more parking spaces in a parking lot. This is an attractive site and this project will in no way benefit the neighbors. The homeowners paid more for these views and to be in this location. If this project was in your front yard you would find that this proposal would negatively impact your neighborhood too. There will be greater demand to live in a neighborhood without rental units in the neighborhood. The neighborhood would like to keep the wetlands and the area as it is. At the very least they would like to see something that won't negatively destroy the area. She would like this plan to be denied and to wait for the right plan.

4. Rachael Houle, 1599 County Road D East, Unit K, Maplewood, addressed the commission against the proposal. One of the main reasons she purchased this home was for the view and for the area and feels this will be overcrowded and a bad idea.
5. Les Koutela, 3003 Hazelwood, Unit number unknown, Maplewood, He is against this project and feels the developer is trying to crowd too many people into a small area. It will be overcrowded with cars and there will be visitors and he is against the proposal.
6. Kannan Venkatesan, 1573 Legacy Parkway Unit 1, Maplewood. He opposes this proposal. He comes from India and he lives in a community the view is gone and his other neighbors he is concerned about the home values and the safety of the children. He is against this proposal.

Acting Chairperson Tripler closed the public hearing.

Commissioner Kempe moved to **deny** the resolution approving the comprehensive land use plan amendment from MDR (medium density residential) to HDR (high density) for the 12.5-acre parcel in Legacy Village. Approval is based on the following reasons:

1. The proposed development is compatible in density and in character with the adjacent residential developments.
2. A goal of the Maplewood 2030 Comprehensive Plan is to strive for a variety of housing types for people of all stages of the life cycle.

This action is subject to the approval of a comprehensive plan amendment by the Metropolitan Council.

Commissioner Kempe moved to **deny** the resolution approving a revision to the Legacy Village planned unit development as it relates to the previously-approved rental townhomes and executive office suites and clubhouse sites. Approval of this revision is based on the findings required by the ordinance and subject to the following conditions (additions are underlined and deletions are crossed out):

There are a long list of conditions but because the motion died for a lack of a second they are not listed here.

Acting Chairperson Trippler stated he wanted to add language to condition b. 6. e. changing the square footage of the studio apartments from 544 square feet to **580** square feet.

Acting Chairperson Trippler moved to approve the resolution approving the comprehensive land use plan amendment from MDR (medium density residential) to HDR (high density) for the 12.5-acre parcel in Legacy Village. Approval is based on the following reasons:

1. The proposed development is compatible in density and in character with the adjacent residential developments.
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Acting Chairperson Trippler moved to approve the resolution approving a revision to the Legacy Village planned unit development as it relates to the previously-approved rental townhomes and executive office suites and clubhouse sites. Approval of this revision is based on the findings required by the ordinance and subject to the following conditions (additions are underlined and deletions are crossed out): **Commission Additions are in bold.**

1. The development shall follow the plans date-stamped ~~May 11, 2006~~ August 7, 2015, except where the city requires changes. The director of ~~community development environmental and economic development~~ environmental and economic development may approve minor changes.
2. The proposed construction must be substantially started within one year of council approval or the permit shall end. The council may extend this deadline for one year.
3. The city council shall review this permit in one year.
4. The applicant shall comply with the requirements in the engineer's report dated ~~June 4, 2006~~ August 10, 2015 and the environmental report dated August 12, 2015.
5. ~~The applicant shall provide a copy of the homeowner's association documents to staff for approval.~~
5. Prior to the issuance of a grading permit, the applicant must contribute \$20,000 to the city's tree preservation fund in order to comply with city ordinance.
6. The following changes are hereby made to the approved PUD conditions: Rental Townhomes and Office/Clubhouse Apartments:
 - a. The project will be constructed according to the plans from ~~Hartford Group dated 6/2/03~~ dated August 7, 2015 in all details, except as specifically modified by these conditions;

- ~~b. A sidewalk will be provided continuously on the north or west side of Street A between Kennard Street and Hazelwood Drive, including the segment between the office/clubhouse parking lot and townhome buildings 11 and 12;~~
- ~~c. Sidewalk connections will be added connecting the power line trail to the curb of Street A opposite townhome buildings 6 and 8.~~
- ~~d. The sidewalks service the fronts of townhome buildings 13, 16, 17, 18, 19, and 20 will be extended south to connect with the power line trail;~~
- ~~e. Street B and Street C serving the townhomes will be constructed in their entirety with the townhomes, regardless of the status of the multi-family and commercial parcels to the east;~~
- ~~f. Parking spaces will be provided at the ends of the driveways at the rear of buildings 1, 2, 3, 4, 13/14; 15/16; 17/18; 19/20; 21/22; 23/24; 25/26. Sidewalks will be provided from those parking spaces to the front sidewalks of each building;~~
- ~~g. The infiltration trenches on the south sides of buildings 13/14, 15/16. And 19/20 will be modified to accommodate a revised alignment for the power line trail, provided that reasonable grades are provided for the trail and any sidewalks connecting to it, and approval of the city engineer concerning the size and function of the trenches;~~
- ~~h. A 6' wide sidewalk should be provided if at all possible on the south side of County Road D for the entire length of the project from Hazelwood Drive to Southlawn Drive, through continued discussion between the city and Hartford, focusing on exact sidewalk width, location, and right of way needs for turn lanes and other features of the County Road D project;~~
- ~~i. A sidewalk will be provided on the south side of County Road D and sidewalks will be provided out to that sidewalk from the north side of buildings 1, 4, 21, 22, 23, 24, and 25, as well as to the clubhouse front entry and the clubhouse parking lot;~~
- ~~j. The grades of the power line trail and all sidewalks will meet ADA guidelines for slope;~~
- b. Overstory trees will be planted along Hazelwood Street and Kennard Street at an average of 30'- 40' on center instead of the average 70' spacing shown on the plans;
- c. Overstory trees will be planted along both sides of Street B and on the west side of Street C at an average of 30' — 40' on center instead of sometimes 100' spacing shown on the plans, such additional tree islands to be coordinated with modified parking bays that might be added to this street;

- d. ~~Overstory trees will be planted along both sides of Kennard Street in front of the townhomes at an average of 30'—40' on center instead of the average 50'—80' spacing shown on the plans;~~
- e. ~~The curve in the middle of Street A opposite buildings 10 and 12 will be flattened as much as possible to limit headlights aimed into the front of the units;~~
- f. ~~Front building setbacks (clubhouse and buildings 1, 4, 5, 14, 15, 21, 22, 23, 24, 25, and 26) to Hazelwood Drive, Kennard Street, and County Road D that are less than required by the Zoning Code are specifically approved within this PUD as shown on the site plan, down to the minimum of 5' for the clubhouse and 15' for the townhome buildings, in order to enhance the urban character of the streets and intersections;~~
- g. ~~Side yard building setbacks for all buildings that are less than required by the Zoning Code are specifically approved within this PUD as shown on the site plan;~~
- c. Visitor parking spaces for the rental townhomes apartments will be added or modified as follows:
 - i. ~~Parking spaces will be added so there is a total of at least 48 spaces on the west side of Kennard and at least 51 spaces on the east side of Kennard, such that the front door of no unit is more than 200 feet from a group of at least 5 spaces 75 spaces to serve all three buildings.~~
 - ii. ~~Street A will be widened to 26' curb to curb and on street parallel parking will be added along the north and west sides of the street except for within 100' of the pavement of Hazelwood Drive and Kennard Street.~~
 - iii. ~~The private drive immediately south of buildings 2 and 3 will be widened to 26' curb to curb and on street parallel parking will be added along the north side of the drive.~~
 - iv. ~~Parking areas will be added behind buildings 1 and 4 where the driveway abuts the ponding area, consistent with the recommendation of the city engineer on providing adequate grading and functioning of the pond.~~
 - v. ~~Parking areas will be added behind buildings 15/16, 19/20, 21/22, and 25/26 to meet the parking and distance criteria cited here.~~
 - vi. ~~Street B will be widened to 26' curb to curb and parallel parking will be added along the north and west sides of the street or additional angled parking will be added to meet the criteria for parking spaces cited here.~~
- d. ~~The parking lot for the clubhouse/office building will be modified to add “proof of parking” spaces in the green area north and east of the swimming pool, for a total of 91 spaces possible in the lot. Such spaces will only be constructed if the owner believes they are needed, or if they are needed in the future to address parking problems at the building in the opinion of the community development director, who can order the spaces to be constructed. Such spaces will maintain~~

~~a sidewalk connection between the swimming pool and clubhouse building in an island in the middle of the parking bays as shown on the plans;~~

- d. The storage space areas of each building shall be reconfigured to allow as many units as possible to have at least 120 cubic feet for storage.
- e. One studio apartment is allowed in each building with a minimum floor area of **544 580** square feet.
- f. An easement over the power line trail on this parcel will be provided to the city for access and maintenance.

Acting Chairperson Tripler moved to adopt the resolution vacating two storm sewer easements on this site, since:

- 1. The easements would serve no public purpose after the applicant redevelops the property into Conifer Ridge.

This vacation is conditioned upon the following:

- 1. Provide the city with legal descriptions of the easement areas to be vacated and for the new areas to be dedicated for storm sewer purposes.
- 2. The applicant meets all and any conditions within Jon Jarosch's August 10, 2015 report.

Acting Chairperson Tripler moved to approve the lot division for Conifer Ridge, subject to the following conditions:

- 1. The applicant shall comply with the requirements in the city's engineering report dated August 10, 2015.
- 2. The applicant shall sign a developer's agreement with the city engineer before the issuance of a grading permit.
- 3. The applicant shall dedicate any easements and provide any written agreements that the city engineer may require as part of this lot division.
- 4. The applicant shall pay the city escrow for any documents, easements and agreements that the city engineer may require.

Seconded by Commissioner Ige.

Ayes – Acting Chairperson
Tripler, Commissioner's
Dahm, Desai, Donofrio & Ige

Nay – Commissioner Kempe

The motion passed.

Commissioner Kempe said he voted nay because he has concerns about the lack of parking in the development, he has concerns about the traffic and there are 66 people

who wrote in opposition to the project and those who came to speak against the meeting tonight. He believes a project with less density would be better for the neighborhood.

Chairperson Trippler said there were 407 notices sent out to the surrounding residents and around 70 people responded. Either people are ok with the proposal or they didn't care to reply or attend the meeting to voice their concerns about this proposal. Acting Chairperson Trippler said it's not that the resident's opinions are not important but 82% did not say anything about the proposal. The planning commission makes the recommendation to the city council and the council will make the final decision at the September 14, 2015 city council meeting. If you have concerns about the cost or the traffic you need to find somebody who is a recognized expert to talk about those things at the city council meeting.

This item goes to the city council on September 14, 2015. Commissioner Kempe will be the PC representative.

DRAFT
MINUTES OF THE MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
TUESDAY, AUGUST 25, 2015

6. DESIGN REVIEW

a. Consideration of Design Review, Conifer Ridge Apartments, County Road D East, between Hazelwood Street North and Kennard Street

- i. Building Official, Nick Carver gave the report for Conifer Ridge Apartments, County Road D East between Hazelwood Street North and Kennard Street and answered questions of the board.
- ii. Architect, Urban Studio, Teresa McCormak, addressed and answered questions of the board.
- iii. Civil Engineer, Dan Tilsen, addressed and answered questions of the board.
- iv. Owner, Manager, Conifer Ridge Apartments LLC, Peter Stalland, addressed and answered questions of the board.

Residents who addressed the board were:

1. Suzanne Fry, 3060 Cottage Lane, Maplewood. Ms. Fry spoke in opposition of this proposal. She also spoke in opposition during the public hearing at the August 18, 2015, Planning Commission meeting.
2. Jason Sagstetter, 1627 County Road D East, Maplewood. Mr. Sagstetter spoke in opposition of the proposal. He and his wife sent comments included in the staff report.

Boardmember Shankar wanted to add an amendment adding a condition number 15. The applicant shall work staff to maximize the amount of additional parking to be shown on the site plan.

Chairperson Kempe requested an amendment under condition 11 adding another bullet point – The applicant will provide two additional quotes for buckthorn removal to be done by a licensed contractor with a licensed herbicide applicator. If chemicals are used it should be done by a licensed herbicide applicator through the Department of Agriculture.

Boardmember Lamers moved to approve the plans date-stamped August 7, 2015, for the Conifer Ridge apartment development. Approval is subject to the developer complying with the following conditions: **(changes or additions are underlined and in bold):**

1. Obtain city council approval of a comprehensive land use plan amendment from MDR (medium density residential) to HDR (high density residential) to build apartments on this site.
2. Obtain city council approval of a revision to the previously-approved planned unit development for this project.
3. Obtain city council approval of the lot division for this project.
4. All requirements of the fire marshal and building official must be met.

5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
6. All driveways and parking lots shall have continuous concrete curbing.
7. All requirements of the city engineer, or his consultants working for the city, shall be met regarding grading, drainage, erosion control, utilities and the dedication of any easements found to be needed. All conditions of the Maplewood engineering report dated August 10, 2015 must be complied with.
8. Repeat this review in two years if the city has not issued a building permit for this project by that time.
9. Any identification signs for the project must meet the requirements of the city sign ordinance and the PUD approval.
10. The setbacks are approved as proposed.

11. The applicant shall:

- Install reflectorized stop signs at all driveway conditions to Hazelwood Street and Kennard Street.
- Install and maintain an in-ground lawn irrigation system for all landscaped areas.
- Install all required trails, sidewalks and carriage walks.
- Install all traffic signage within the site that may be required by staff.
- Provide a revised landscaping plan for staff approval which include the required overstory trees along Hazelwood Street and Kennard Street and detailing how screening requirements are being met for the parking lots facing residential areas.
- Provide revised building elevations for staff approval incorporating **brick design** elements **at the foundation and first floor level of brick or stone** into the buildings and adding architectural features to the gable areas of the buildings.
- Provide a screening plan to staff for approval for any visible utility meters on the outside of the building.
- Provide a detailed soils analysis to the building official and city engineer prior to applying for building permits to ensure that there is proper soil stability for construction.
- **The applicant will provide two additional quotes for buckthorn removal to be done by a licensed contractor with a licensed herbicide applicator. If chemicals are used it should be done by a licensed herbicide applicator through the Department of Agriculture.**

12. The applicant shall ensure that site lights do not exceed a .4-foot-candle spillover at all property lines.
13. The applicant shall provide the city with cash escrow or an irrevocable letter of credit for the exterior landscaping and site improvements prior to getting a building permit for the development. Staff shall determine the dollar amount of the escrow.
14. All work shall follow the approved plans. The director of environmental and economic development may approve minor changes.
15. **The applicant shall work with staff to maximize the amount of additional parking to be shown on the site plan.**

Seconded by Boardmember Shankar.

Ayes – All

The motion passed.

This item goes to the city council on September 14, 2015.

MEMORANDUM

TO: Melinda Coleman, City Manager

FROM: Michael Thompson, City Engineer/Public Works Director

DATE: September 2, 2015

SUBJECT: Consider Resolution Accepting Feasibility Study, Authorizing Preparation of Plans & Specifications, and Calling for Public Hearing, Bellaire Avenue Improvements (Beam to Lydia), City Project 15-16

Introduction

The feasibility study for the Bellaire Avenue Improvements, City Project 15-16, is complete and available in the office of the city engineer. A copy will be sent to all council members with the packet information and will also be available in council chambers during the meeting on Monday night. The study includes information on the proposed improvements, costs, and proposed financing. The council will consider accepting the feasibility study, authorizing the preparation of plans and specifications, and ordering a public hearing to be held on October 12, 2015.

Background

The section of Bellaire Avenue (aka Helen St) between Beam Avenue and Lydia Avenue is a border street with the City of North St. Paul (NSP). NSP is leading a large neighborhood reconstruction project in 2016 of which this section of Bellaire is included for pavement rehabilitation and spot curb repair. Maplewood, in anticipation of this joint project, planned for this work in the currently adopted 2016-2020 Capital Improvement Plan.

Discussion

WSB & Associates, Inc. acts as the City Engineer for NSP and produced the feasibility study which covers both the NSP and Maplewood improvements. The feasibility study found that the project is feasible, necessary, and cost effective from an engineering standpoint.

If the study is accepted along with authorization for preparation of plans and specifications, then a Public Hearing will be scheduled for October 12, 2015. The Public Hearing is the meeting in which the residents have the opportunity to comment on the project. In order to proceed with the project a super majority vote is needed for ordering of the improvement after public testimony is received.

The total project cost is estimated at \$5,271,000.00 however Maplewood's share is estimated at \$93,250.00. Maplewood and NSP would enter into a joint powers agreement (JPA) prior to awarding of a construction contract outlining cost share and responsibilities. This is a similar process conducted in the past, for example, with the Beam Avenue border street project in 2008.

Budget Impact

The Maplewood cost share is estimated at \$93,250.00; \$44,850.00 from special assessments and the remaining \$48,400.00 from a combination of utility funds and G.O. Bonds.

Recommendation

It is recommended that the City Council approve the attached Resolution Accepting the Feasibility Report, Authorizing the Preparation of Plans and Specifications, and Calling for a Public Hearing for 7:00 p.m. on October 12, 2015 for the Bellaire Avenue Improvements, City Project 15-16.

Attachments

1. Resolution
2. Project Map

**RESOLUTION
ACCEPTING FEASIBILITY STUDY, AUTHORIZING PREPARATION OF PLANS AND
SPECIFICATIONS, AND CALLING FOR PUBLIC HEARING**

WHEREAS, pursuant to a resolution of the council adopted August 10, 2015, a joint feasibility report in coordination with the City of North St. Paul has been prepared with reference to the improvement of Bellaire Avenue Improvements, City Project 15-16, and this report was received by the council on September 14, 2015, and

WHEREAS, the report provides information regarding whether the proposed project is necessary, cost-effective, and feasible,

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

1. The City Council will consider the Bellaire Avenue Improvements, City Project 15-16 in accordance with the report and the assessment of abutting property for all or a portion of the cost of the Maplewood portion of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of \$93,250.00.

2. The City Engineer for North St. Paul is the designated engineer for this joint improvement project and is hereby directed to prepare final plans and specifications for the making of said improvement.

3. The Finance Director is hereby authorized to make the financial transfers necessary for the preparation of plans and specifications. A proposed budget of \$93,250.00 shall be established. The proposed financing plan is as follows:

Special Assessments =	\$44,850.00
Utility Funds/G.O. Bonds =	\$48,400.00

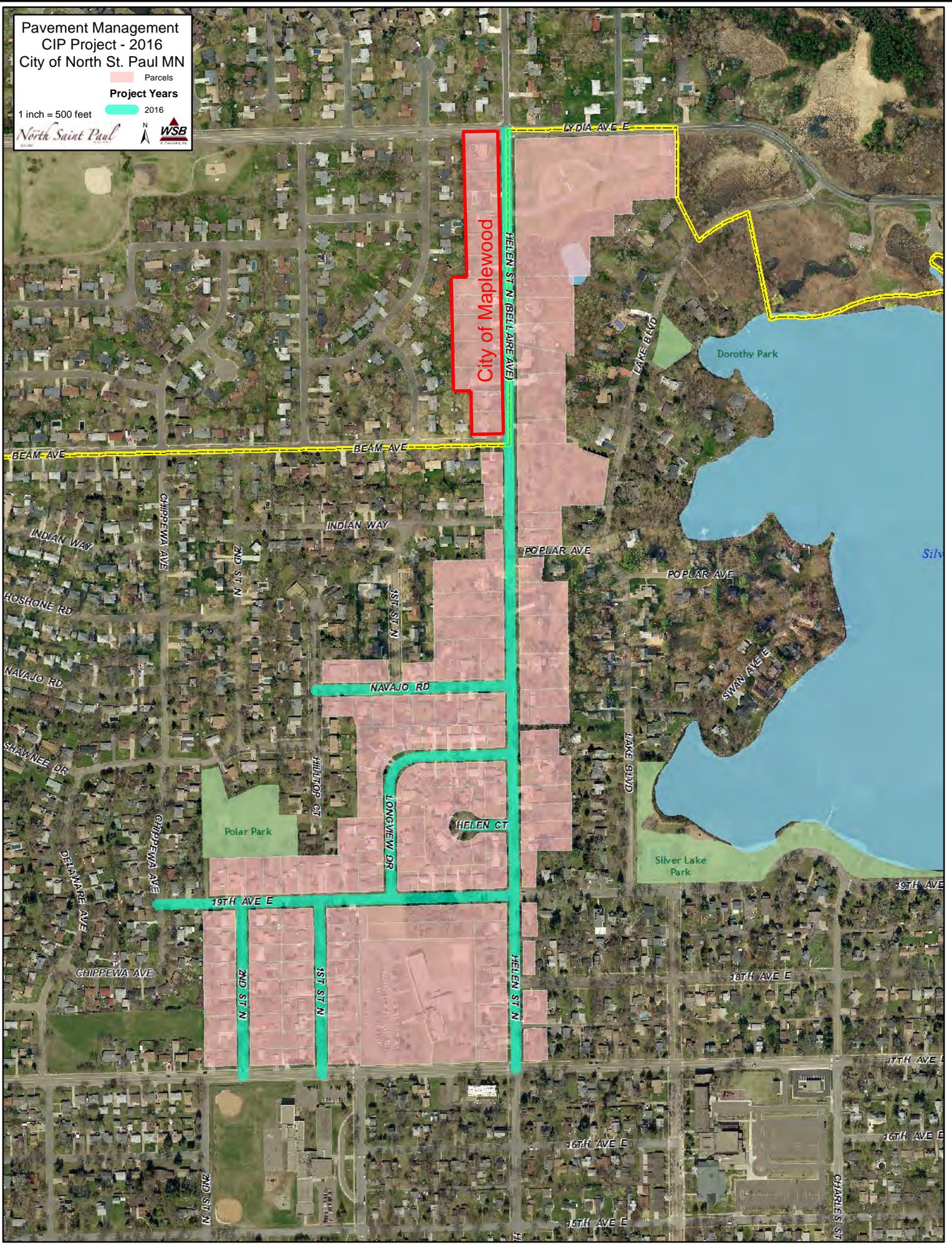
4. A public hearing shall be held on such proposed improvement on the 12th day of October, 2015 in the council chambers of city hall at 7:00 p.m., and the clerk shall give mailed and published notice of such hearing and improvement as required by law.

Approved this 14th day of September, 2015.

Pavement Management
CIP Project - 2016
City of North St. Paul MN

Parcels
Project Years
2016

1 inch = 500 feet



MEMORANDUM

TO: Melinda Coleman, City Manager
FROM: Gayle Bauman, Finance Director
DATE: September 8, 2015
SUBJECT: Consider Preliminary Approval of Proposed Tax Levy Payable in 2016 and Setting Budget Public Hearing Date

Introduction

State law requires that cities certify their proposed property tax levies to the county auditor by September 30th. The proposed tax levy that is given preliminary approval cannot be increased. Therefore, it is important that the proposed tax levy provides adequate revenues to finance the 2016 Budget. The Proposed 2016 Budget requires a City tax levy of \$19,662,000. This levy combined with the proposed tax levy for the EDA of \$89,270 brings us to a total tax levy of \$19,751,270 which is a 4% increase over 2015 (see breakdown attached). The City Council needs to decide the maximum levy that it is willing to approve and then adopt the attached resolution.

Background

Workshops on the 2016 budget were held with the Council on 8/24/15 and 9/14/15. Information on the 2016 draft Operating Budget was included in the workshop packet for the meeting held earlier tonight. There are currently no levy limits in place so the City is able to increase its levy over the 2015 amount.

The total maximum levy needs to be approved by September 2015, but how the levy is allocated between funds can be adjusted up until the final levy is adopted in December.

Recommendation

It is recommended that the City Council adopt the attached resolution setting the maximum City tax levy for payable 2016 at \$19,662,000 and setting the date for the Public Hearing on the 2016 Levy and Budget for Monday, December 14, 2015 at 7:00 pm as part of the Regular City Council Meeting. This levy, combined with the proposed EDA levy of \$89,270, will result in a total levy of \$19,751,270 which is a 4% increase over 2015.

Attachments

1. Tax Levy for 2015-2016
2. Impact on Property Taxes of Maplewood Homes
3. Resolution

TAX LEVY FOR 2015-2016

	2015 <u>Levy</u>	Proposed 2016 <u>Levy</u>	<u>Change</u>	
			<u>Amount</u>	<u>Percent</u>
<u>Operations:</u>				
General Fund	\$12,469,520	\$13,099,180	\$629,660	5.0%
Ambulance Service Fund	\$335,000	\$310,000	(\$25,000)	(7.5)%
Community Center Operations Fund	\$500,000	\$500,000	\$0	0.0%
Recreation Programs Fund	\$160,000	\$200,000	\$40,000	25.0%
Operations Total	\$13,464,520	\$14,109,180	\$644,660	4.8%
<u>Capital Improvements:</u>				
C.I.P. Fund	\$140,000	\$75,000	(\$65,000)	(46.4)%
C.I.P. Fund – Street Projects	\$250,000	\$250,000	\$0	0.0%
C.I.P Fund – PD Squad/Equipment	\$255,000	\$300,000	\$45,000	17.6%
Fire Truck Replacement Fund	\$0	\$60,000	\$60,000	100.0%
General Bldg Replacement Fund	\$0	\$50,000	\$50,000	100.0%
Redevelopment Fund	\$0	\$25,000	\$25,000	100.0%
Capital Improvements Total	\$645,000	\$760,000	\$115,000	17.8%
<u>Debt Service:</u>				
Debt Service Fund	\$4,792,820	\$4,792,820	\$0	0.0%
<u>TOTALS-CITY</u>	\$18,902,340	\$19,662,000	\$759,660	4.0%
EDA Fund	\$89,270	\$89,270	\$0	0.0%
<u>TOTALS-ALL FUNDS</u>	\$18,991,610	\$19,751,270	\$759,660	4.0%

TAX IMPACT ON MAPLEWOOD HOMES

The annual impact of different levels of the city levy increase to Maplewood homes is as follows based on information received from Ramsey County on 08/13/15.

The scenarios are based on the assumption that a homes' value is increasing by 1.9%, which is the median amount.

Set levy at \$19,561,360 (a 3.0% increase over 2015):

Value of Property for Pay 2015	Value of Property for Pay 2016	Taxable Market Value for Pay 2016	2015 City Tax	2016 City Tax	\$ Increase (Decrease)	% Increase (Decrease)
\$100,000	\$101,900	\$73,800	\$ 342	\$ 352	\$10	2.9%
\$125,000	\$127,300	\$101,500	\$ 470	\$ 482	\$12	2.7%
\$187,300	\$190,800	\$170,700	\$ 790	\$ 809	\$19	2.4%
\$250,000	\$254,700	\$240,400	\$1,112	\$1,138	\$26	2.3%
\$350,000	\$356,500	\$351,300	\$1,626	\$1,662	\$36	2.2%

Set levy at \$19,751,270 (a 4.0% increase over 2015):

Value of Property for Pay 2015	Value of Property for Pay 2016	Taxable Market Value for Pay 2016	2015 City Tax	2016 City Tax	\$ Increase (Decrease)	% Increase (Decrease)
\$100,000	\$101,900	\$73,800	\$ 342	\$ 355	\$13	4.1%
\$125,000	\$127,300	\$101,500	\$ 470	\$ 488	\$18	3.8%
\$187,300	\$190,800	\$170,700	\$ 790	\$ 818	\$28	3.6%
\$250,000	\$254,700	\$240,400	\$1,112	\$ 1,151	\$39	3.4%
\$350,000	\$356,500	\$351,300	\$1,626	\$1,680	\$54	3.3%

Set levy at \$19,941,190 (a 5.0% increase over 2015):

Value of Property for Pay 2015	Value of Property for Pay 2016	Taxable Market Value for Pay 2016	2015 City Tax	2016 City Tax	\$ Increase (Decrease)	% Increase (Decrease)
\$100,000	\$101,900	\$73,800	\$ 342	\$ 359	\$17	5.2%
\$125,000	\$127,300	\$101,500	\$ 470	\$ 493	\$23	4.9%
\$187,300	\$190,800	\$170,700	\$ 790	\$ 827	\$37	4.7%
\$250,000	\$254,700	\$240,400	\$1,112	\$ 1,163	\$51	4.6%
\$350,000	\$356,500	\$351,300	\$1,626	\$1,699	\$73	4.4%

**RESOLUTION PROVIDING PRELIMINARY APPROVAL OF A PROPOSED TAX
LEVY PAYABLE IN 2016
and
SETTING BUDGET PUBLIC HEARING DATE**

WHEREAS, State law requires that the City Council give preliminary approval of a proposed tax levy for 2015 payable in 2016 by September 30, 2015 and

WHEREAS, the City Council has reviewed preliminary information on the Proposed 2016 Budget and has determined the amount of the proposed tax levy payable in 2016 which is the maximum amount that will be levied.

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

1. The proposed tax levy for 2015 payable in 2016 in the amount of \$19,662,000 is hereby given preliminary approval and shall be certified to the Ramsey County Auditor.
2. The date for consideration of the final levy and consideration of the 2016 Budget shall be set as Monday, December 14, 2015 at 7:00 pm in the Maplewood City Council Chambers.

MEMORANDUM

TO: City Council
FROM: Melinda Coleman, City Manager
DATE: September 9, 2015
SUBJECT: Council Calendar Update

Introduction/Background

This item is informational and intended to provide the Council an indication on the current planning for upcoming agenda items and the Work Session schedule. These are not official announcements of the meetings, but a snapshot look at the upcoming meetings for the City Council to plan their calendars. No action is required.

Upcoming Agenda Items & Work Session Schedule

1. September 28th
 - a. Workshop – Re-publication of City Codes, Follow-up on Strategic Plan, City Attorney Updates (Civil and Prosecution)
 - b. City Council Meeting – RWSCC Participation
2. October 12th
 - a. Workshop – Kid City Program, EEDD Strategic Objectives
 - b. City Council Meeting – Century Link Franchise Public Hearing

Budget Impact

None.

Recommendation

No action required.

Attachments

None.