

**MINUTES**  
**MAPLEWOOD CITY COUNCIL**  
7:00 p.m., Monday, July 8, 2013  
Council Chambers, City Hall  
Meeting No. 12-13

**A. CALL TO ORDER**

A meeting of the City Council was held in the City Hall Council Chambers and was called to order at 7:02 p.m. by Mayor Rossbach.

Joe Fox from the Ramsey County Fair was present and addressed the council to give a brief summary on the 100<sup>th</sup> Anniversary of the Ramsey County Fair scheduled for July 10-14, 2013.

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

Will Rossbach, Mayor	Present
Robert Cardinal, Councilmember	Present
Rebecca Cave, Councilmember	Present
Kathleen Juenemann, Councilmember	Present
Marvin Koppen, Councilmember	Present

**D. APPROVAL OF AGENDA**

N1	National Night Out
N2	Cable Survey
N3	Business Meeting July 11 <sup>th</sup> at the Maplewood Community Center
N4	Solar Energy Report

Councilmember Juenemann moved to approve the agenda as amended.

Seconded by Councilmember Koppen                      Ayes – All

The motion passed.

**E. APPROVAL OF MINUTES**

**1. Approval of June 24, 2013 City Council Meeting Minutes**

Councilmember Juenemann moved to approve the June 24, 2013 City Council Meeting Minutes as submitted.

Seconded by Councilmember Koppen                      Ayes – All

The motion passed.

**F. APPOINTMENTS AND PRESENTATIONS**

None



Beggs, Regan  
Behr, Jeanette  
Belland, Jaime  
Berry, Robert (Bud)  
Bierbaum, Al  
Bjorklund, Diane  
Bolden, Donita  
Booher, Michele  
Bortz, Albert  
Bortz, Jeanne  
Brandon, Richard  
Brandon, Virginia  
Bryan, Betty  
Bunkowske, Bernice  
Carle, Jeanette  
Carson, Fannie  
Carson, Helen  
Casserly, Debra  
Combe, Edward  
Connelly, Thomas  
Conover, Florence  
Cude, Carol  
Cude, Larry  
Danielson, Nate  
D'Arcio, India  
DeBernardi, Nancy  
Desai, Kalpana  
DeZelar, Phil  
Dickson, Helen Jean  
Dittli, Albin  
Droeger, Diane  
Duellman, Audrey  
Dunham, Bob  
Eickhoff, Carolyn  
Evans, Carol  
Ewald, Jeanne  
Fitzgerald, Delores  
Fowler, Cynthia  
Franzen, Nick  
Freer, Mary Jo  
Fuller, Mary  
Katherine  
Gaboury, Shirley  
Galligher, Patricia  
Garvey, Terrence  
Gebauer, Victor  
Gerten, John  
Gierzak, Sister  
Clarice  
Golaski, Diane  
Gravink, Barb  
Gudknecht, Jamie  
Gustafson, Dianne

Guthrie, Rosie  
Haddad, Joyce  
Hafner, Michael  
Hahn, Sandra  
Hahn, Vonna  
Hanson, Joan  
Harder, Mary  
Hart, Barbara  
Herber, Darlene  
Hervig, Cindy  
Hinnenkamp, Gary  
Hulet, Jeanette  
Hulet, Robert  
Huth, Patricia  
Huth, Raymond  
Inhofer, Mary Claire  
Jagoe, Carole  
Jahn, David  
Jensen, Robert  
Johannessen, Judith  
Johansen, Kathleen  
Johnson, Warren  
Jones, Shirley  
Julich, Robert  
Kapfer, Deb  
Karner, Ann  
Kipka, Judy  
Kirchoff, Harold  
Knauss, Carol  
Knutson, Lois  
Kramer, Dennis  
Kreger, Jason  
Kwapick, Jackie  
Lackner, Marvella  
Lampe, Charlotte  
Larson, Michelle  
Lauren, Lorraine  
Layer, Stephanie  
Layer, Tom  
Leiter, Barbara  
Leonard, Claudette  
Liptak, Marianne  
Lockwood, Jackie  
Loipersbeck, Darlene  
Loipersbeck, Jules  
Mahowald, Valerie  
Mahre, Jeri  
Mammenga II,  
Donald  
Manthey, John  
Maskrey, Thomas  
McCann, John  
McCarthy, Peggy

McCauley, Judy  
Mechelke, Mary Lou  
Meister-Westermann,  
Jean  
Millette, James  
Moreno, Marlene  
Muenchow, Mike  
Myster, Thomas  
Nelson, Clare  
Nelson, Percy  
Newcomb, Mary  
Nichol, Jane  
Nichols, Miranda  
Nissen, Helen  
Norberg, Ann  
Noyes, Douglas  
O'Brien, D. William  
(Bill)  
Olson, Anita  
Olson, Lois  
Olson, Norman  
Parent, Dian  
Pedersen, Bernard  
Peper, Marilyn  
Petrie, Linda  
Posch, Roger  
Putz, Shelly  
Putz, Steve  
Rawn, Stephanie  
Renslow, Rita  
Rodriguez, Vincent  
Rudeen, Elaine  
Sagert, Chris  
Sandberg, Janet  
Sands, Warren  
Sauer, Elmer  
Sauer, Kathleen  
Sauro, Janet  
Sawyer, Sharon  
Scharnott, Thomas  
Schluender, Cynthia  
Schmidt, William  
Schneider, Mary Ann  
Schramel, Betty  
Schramel, Jim  
Schultz, Louise  
Seitz, James  
Seyfer, Deborah  
Shores, Teresa  
Skaar, Delaney  
Skaar, Steven  
Skaar, Susan  
Spangler, Bob

Stafki, Tim  
Steenberg, Judith  
Steenberg, Richard  
Storm, Mary  
Strack, Joan  
Taylor, Lori  
Thomforde, Faith  
Tourville, Michael

Trippler, Dale  
Tschida, Micki  
Urbanski, Carolyn  
Urbanski, Holly  
Urbanski, William  
Vanek, Mary  
Vereide, Jim  
Warren, Karen

Wasmundt, Gayle  
Wolfgram, Dorothy  
Yorkovich, Cindy  
Young, Linda  
Zian, Helen  
Zipko, Leroy

Seconded by Councilmember Juenemann                      Ayes – All

The motion passed.

**3. Approval to Extend Publishing Agreement with Nystrom Printing for the Maplewood Monthly**

Councilmember Koppen moved to approve to Extend the Printing and Publishing Agreement with Nystrom Publishing Company until the end of 2013.

Seconded by Councilmember Juenemann                      Ayes – All

The motion passed.

**H. PUBLIC HEARING**

None

**I. UNFINISHED BUSINESS**

None

**J. NEW BUSINESS**

**1. Approval of Resolution for the Conditional Use Permit Revision for a Planned Unit Development and Design Review for Proposed Harmony Learning Center Greenhouse, 1961 County Road C East**

Senior Planner Ekstrand gave the staff report and answered questions of the council. Brian Schlottman from Century College addressed and answered questions of the council.

Councilmember Koppen moved to approve:

- A. Adopt the resolution amending the conditional use permit for a planned unit development for the Harmony Learning Center, located at 1695 County Road C East, to allow the construction of a greenhouse. This resolution deletes the 1985 PUD approval for senior housing, which was never built, and incorporates the more recent CUP approval for the T-Mobile cell phone tower (deletions are crossed out and additions are underlined.)

Now, therefore, be it resolved by the Maplewood City Council that a conditional use permit be granted for the Harmony School site planned unit development, including the following variances:

- ~~1. Allow 79 parking spaces for the 52-unit senior's residence, rather than the 104 required by code.~~
- ~~2. Allow 26 enclosed parking spaces rather than the 52 enclosed spaces required by the code.~~

~~Approval of the conditional use permit and variances is subject to:~~

- ~~1. If council determines that there is insufficient on-site parking for the 52-unit seniors residence, within one year of 95% occupancy, additional parking may be required.~~
  - ~~2. Maplewood and North St. Paul shall have continued use of the athletic facilities in the northeast portion of the site until that part of the site develops, provided the use of these facilities do not interfere with the applicant's use of the property.~~
  - ~~3. The 52-unit seniors residence shall not be converted shall to non-seniors housing without revision of the planned unit development. For purposes of this permit, senior's housing is defined as a residence occupied by persons in their retirement years with a significant number of one-person households.~~
  - ~~4. The auditorium attached to the 52-unit senior's residence shall only be used by the residents of that building. Public assembly unrelated to senior use would be prohibited without a revision of this permit.~~
  - ~~5. The commercial portion of the development shall be limited to the uses allowed in the BC(M), business commercial (modified) zoning district.~~
  - ~~6. The eight parking spaces (marked "future") located south of the driveway to the garage for the 64-structure shall be constructed.~~
  - ~~7. The proposed 575 square foot units in the 52-unit residence (October 8, 1985 plans) shall be increased in area to at least 580 square feet of habitable floor area.~~
  - ~~8. Move the 64-unit residence to the west to comply with the required minimum setback of 50 feet.~~
  - ~~9. Adherence to the site plan dated October 8, 1985, except as required in these conditions, unless a change is approved by the community design review board.~~
1. All construction shall follow the site plans approved by the city. The community development staff may approve minor changes.
  2. The proposed construction must be substantially started within one year of council approval of the permit shall become null and void. The council may extend this deadline for one year.
  3. The city council shall review this permit in one year.
  4. This conditional use permit is conditioned upon T-Mobile allowing the co-location of other provider's telecommunications equipment on the proposed tower. T-Mobile shall submit a letter to staff allowing co-location before a building permit can be issued.

5. If any required landscaping for the T-Mobile tower dies, plantings must be replaced pursuant to the city policy and standards.
  6. The school district shall provide a site plan with their building permit submittal that verifies that the proposed greenhouse would be placed no closer than 75 feet to the wetland to the north. For the purposes of defining the edge of the wetland, that shall be considered to be the edge of the cat tails.
  7. This approval acknowledges that the school district's educational activities are permitted by this permit. Any new construction or exterior improvements are subject to compliance with the design-review requirements in the city code, and perhaps, may require amendment of this conditional use permit.
- B. Approve the design plans date-stamped May 21, 2013 for the greenhouse at Harmony Learning Center, 1695 County Road C East, subject to the following conditions:
1. The applicant shall comply with all requirements of the building official and assistant fire chief.
  2. The applicant shall submit plans detailing any grading or footing work for review prior to commencing with the greenhouse construction to the city engineer. The applicant shall comply with any requirements generated by the review or grading and erosion control permit.
  3. The applicant shall provide a site plan with their building permit submittal that verifies that the proposed greenhouse would be placed no closer than 75 feet to the wetland to the north. For the purposes of defining the edge of the wetland, that shall be considered to be the edge of the cat tails.

RESOLUTION 13-7-942  
CONDITIONAL USE PERMIT REVISION RESOLUTION

WHEREAS, Independent School District 622, applied for a conditional use permit to amend the planned unit development for the Harmony Learning Center, to install a 21-foot by 36-foot greenhouse.

WHEREAS, this permit applies to 1961 County Road C East. The legal description is:

That part of the Southwest ¼ of Section 2, Township 29, Range 22, Ramsey County. More particularly described as: Beginning at the intersection of White Bear Avenue and the South link of Said Southwest 1/4; thence northerly on said center line 420.55 feet; thence east parallel with said South line 311 feet; thence northerly parallel with said center line 140 feet; thence north 107.07 feet, thence east 391.55 feet to a point 658.95 feet north of said South line; thence to said South line at a point 200 feet west of said ¼ corner; then West to the point of beginning.

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

1. On June 18, 2013, 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 persons at the hearing a chance to speak and present written statements. The commission also considered reports and recommendations of the city staff. The planning commission recommended that this CUP amendment be approved.

2. On July 8, 2013, the city council discussed the proposed conditional use permit amendment. They considered reports and recommendations from the planning commission and city staff.

NOW, THEREFORE, BE IT RESOLVED that the city council approved 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 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 site plans approved by the city. The community development staff may approve minor changes.
2. The proposed construction must be substantially started within one year of council approval of the permit shall become null and void. The council may extend this deadline for one year.
3. The city council shall review this permit in one year.
4. This conditional use permit is conditioned upon T-Mobile allowing the co-location of other provider's telecommunications equipment on the proposed tower. T-Mobile shall submit a letter to staff allowing co-location before a building permit can be issued.
5. If any required landscaping for the T-Mobile tower dies, plantings must be replaced pursuant to the city policy and standards.

6. The school district shall provide a site plan with their building permit submittal that verifies that the proposed greenhouse would be placed no closer than 75 feet to the wetland to the north. For the purposes of defining the edge of the wetland, that shall be considered to be the edge of the cat tails.
7. This approval acknowledges that the school district's educational activities are permitted by this permit. Any new construction or exterior improvements are subject to compliance with the design-review requirements in the city code, and perhaps, may require amendment of this conditional use permit.

The Maplewood City Council approved this resolution on July 8, 2013.

Seconded by Mayor Rossbach

Ayes – All

The motion passed.

**2. Approval of Plans for a Building Addition and Parking Waiver for Maplewood Town Center, 1885 County Road D East**

Senior Planner Ekstrand gave the staff report and answered questions of the council. Daniel Pollastrini from Pope Architects addressed and answered questions of the council.

Councilmember Koppen moved to approve the plans date-stamped June 4, 2013, for the proposed addition to the east side of the Maplewood Town Center shopping center, located at 1845 County Road D East. This approval includes a parking waiver to allow 87 fewer parking spaces than the city code requires. Approval of the parking waiver is because: the proposed parking reduction only amounts to 14 percent, which is a minor reduction, and because the Maplewood Town Center shopping center has functioned with a reduced amount of parking in the past and has never experienced a difficulty in providing adequate parking for patrons.

Approval of the proposed addition is subject to the applicant complying with the following conditions:

1. Repeating this review in two years if the city has not issued a building permit for this project.
2. Comply with the requirements of the city's engineering department and building official and assistant fire chief as stated in this report.
3. Before getting a building permit, the applicant shall provide a design plan for the proposed trash enclosure. The design of this enclosure shall match the materials and color of the building.
4. The community design review board shall approve major changes to these plans. Minor changes may be approved by staff.
5. Replace any trees that are removed on a one-to-one basis. Replacement trees must be at least two inches in caliper. The applicant should replace any trees that they remove somewhere on the property and submit a replacement plan to staff prior to obtaining a building permit.
6. Provide a cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.

Seconded by Councilmember Juenemann                      Ayes – All

The motion passed.

**3. Authorization to Begin Design Services for Fire Station Number 1 on 3M Campus**

City Manager Ahl gave the staff report.

Councilmember Juenemann moved to approve the City Manager enter into an agreement with Kimley-Horn, Inc. for engineering and architectural services up to \$50,000 for final design services for a new fire station on 3M property with funding from the General Fund.

Seconded by Councilmember Koppen                      Ayes – All

The motion passed.

**K. AWARD OF BIDS**

None

**L. VISITOR PRESENTATION**

1. Mark Bradley, Maplewood Resident

**M. ADMINISTRATIVE PRESENTATIONS**

**1. Council Meeting Calendar Report**

City Manager Ahl gave a report on upcoming council manager workshop and council meeting topics.

**2. Report on July 4<sup>th</sup> Event – No Report**

Citizen Services Director Guilfoile gave a report on the July 4<sup>th</sup> event estimating that the event was well attended and within budget. Guilfoile extended thanks to all of the employees that assisted with the event.

**N. COUNCIL PRESENTATIONS**

**1. National Night Out**

Councilmember Juenemann reminded residents that National Night Out is scheduled for Tuesday, August 6<sup>th</sup>. Acting Chief Kvam provided additional information.

**2. Cable Survey**

Councilmember Cardinal gave a report on the results of the Ramsey-Washington County Cable Commission Survey.

**3. Business Meeting**

Councilmember Cardinal informed residents that a breakfast business meeting will be held on Thursday, July 11<sup>th</sup> at 7:30-9:00 a.m. at the Maplewood Community Center. The topic of the

meeting will be on the master plan for the vision of city parks, trails and preserves for the next 20 years.

**4. Solar Energy Report**

Councilmember Cardinal requested a report from staff on the energy savings with the Solar Energy Panels that are located on campus.

**O. ADJOURNMENT**

Mayor Rossbach adjourned the meeting at 7:54 p.m.

**City of Maplewood  
City Council Meeting  
Sign-Up Sheet**

**For Agenda Items and Visitor Presentations**

*By putting your name and address on this sheet,  
you are indicating which agenda item you would  
like to discuss with the City Council*

Date: July 08, 2013

	<u>Name - First &amp; Last</u> <i>(please print clearly)</i>	<u>Address</u>	<u>Agenda Item</u>
1.	<i>[Signature]</i>		
2.	<i>Mark Bradley Sr</i>	<i>2164 Woodlynn Ave</i>	<i>Visitor Pres.</i>
3.			
4.			
5.			
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