

**Commissioners:**

Sharon Brown  
James Bull  
James Daire  
Chuck Gitzen  
Julie Kimble  
Robert Murphy  
Peter Sparby



**Planning Commission**

**Agenda**

Wednesday, December 6,  
2017  
6:30pm

**Address:**

2660 Civic Center Dr.  
Roseville, MN 55113

**Phone:**

651-792-7005

**Website:**

[www.cityofroseville.com/pc](http://www.cityofroseville.com/pc)

1. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Review Of Minutes
- 4.A. Minutes- November 1, 2017

Documents:

[2017-11-01\\_PC\\_MINUTES\\_DRAFT.PDF](#)

5. Communications And Recognitions
- 5.A. From The Public:  
Public comment pertaining to general land use issues not on this agenda, including the 2040 Comprehensive Plan Update
- 5.B. From The Commission Or Staff:  
Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process
6. Public Hearing
- 6.A. Consideration Of A Comprehensive Land Use Plan Map Change And Zoning Map Change At 2030 County Road D (PF17-019)

Documents:

[PF17-019\\_COMPPLANREZONE\\_RPCA\\_PACKET\\_120617.PDF](#)

7. Project File 0037: 2040 Comprehensive Plan Update
- 7.A. Resilience Discussion  
Continuation of discussion on Resilience chapter.

Documents:

[RESILIENCE UPDATE FOR PLANNING COMMISSION.PDF](#)

8. Adjourn



**Planning Commission Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Draft Minutes – Wednesday, November 1, 2017 – 6:30 p.m.**

**1. Call to Order**

Chair Murphy called to order the regular meeting of the Planning Commission meeting at approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.

**2. Roll Call**

At the request of Chair Murphy, City Planner Thomas Paschke called the Roll.

**Members Present:** Chair Robert Murphy; Vice Chair James Bull; and Commissioners James Daire, Chuck Gitzen, Julie Kimble and Peter Sparby

**Members Absent:** Member Sharon Brown

**Staff Present:** City Planner Thomas Paschke

**3. Approve Agenda**

**MOTION**

**Member Daire moved, seconded by Member Bull to approve the agenda as presented.**

**Ayes: 6**

**Nays: 0**

**Motion carried.**

**4. Review of Minutes**

**a. September 6, 2017 Planning Commission Regular Meeting**

**MOTION**

**Member Gitzen moved, seconded by Member Kimble to approve the September 6, 2017 meeting minutes.**

**Ayes: 6**

**Nays: 0**

**Motion carried.**

**5. Communications and Recognitions:**

**a. From the Public:** *Public comment pertaining to general land use issues not on this agenda, including the 2040 Comprehensive Plan Update.*

None.

- b. From the Commission or Staff:** *Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process.*

Member Sparby inquired when the City Council will address the Centre Pointe PUD.

Mr. Paschke responded it will be discussed on Monday, November 6.

Member Bull reported he recently attended the annual Ethics Commission meeting and where they elected the officers and had a conversation about the annual training. They concluded that the presentation format of the City Attorney for this training is effective and will continue. The training will take place in April after new Commissioners begin their terms.

- c. Follow-Up on Items from Previous Meetings**

None.

## **6. Public Hearing**

- a. Consider Design and Dimensional Standards to Support Multi-Family Uses in the Regional Business District (PROJ17\_Amdt32)**

Chair Murphy opened the public hearing for PROJ17-Amdt32 at approximately 6:34 p.m. and reported on the purpose and process of a public hearing. He advised this item will be before the City Council at the end of the month.

City Planner Paschke summarized the request as detailed in the staff report dated November 1, 2017. He reported at the August 8 Planning Commission meeting, the Commission voted to recommend amendments to Table 1005-1 supporting multi-family within Regional Business districts and to modify existing allowances within the Neighborhood and Community Business districts. The Council considered these recommendations and supports the changes to Regional Business districts, but decided to hold-off on any changes to Neighborhood or Community Business districts until after the Comprehensive Plan Update process was completed.

Mr. Paschke reported the Planning Division has reviewed Chapter 1005, Commercial and Mixed-Use district and recommends the following changes to items A, B, and C of the Statement of Purpose (1005.01):

- A. Promote an appropriate mix of commercial, office, and residential development types within the community;
- B. Improve the community's mix of land uses by encouraging mixed medium- and high-density residential uses with high quality commercial and employment uses in designated areas;
- C. Provide and attractive, inviting, high-quality retail shopping and services areas, vertical mixed-use sites, and medium and high density residential

projects that are conveniently and safely accessible by multiple travel modes included transit, walking, and bicycling;

Member Gitzen inquired if items D and E will still be included.

Mr. Paschke confirmed they would be included.

Member Kimble inquired if “mixed-use” should be defined under item C.

Mr. Paschke responded he does not see a definition and it could be included under definitions in Section 1001.

Member Kimble commented they are allowing mixed-use in the Regional Business district, but many are single sites. She inquired if there is any consideration with the connectivity between the sites to address how a retail site may interact with a residential site. It is core to what they are trying to achieve and it is the interaction between the different uses that makes it vibrant.

Mr. Paschke responded there is some connectivity language regarding sidewalks and pathways, and the City has a Pathway Master Plan. When staff is reviewing projects, they also have the ability to require sidewalks. They may want to look into the design standards and code to include more specific language.

Member Gitzen agreed they should put some emphasis on this going forward.

Chair Murphy inquired if they should also define mixed-use in the ordinance.

Member Bull stated he does not think it is necessary because it is already used on the zoning map.

Mr. Paschke confirmed it is not defined, and moving forward all the business district designations will become forms of mixed-use. A definition in the code as it relates to mixed-use may not be necessary when that zoning code is going to allow for the mix of uses that are supported.

Member Kimble inquired if mixed-use would have the same definition across all the different areas.

Mr. Paschke responded they could not have Industrial or Employment because they are not proposing them as mixed-use districts. Varying degrees of mixed-use would be included in the Community Mixed-Use district, Community Business district, Neighborhood Business district, and Regional Business district. If it is not a permitted use within the table of uses, it would not be allowed.

Member Daire pointed out the proposed text amendment calls out commercial, office, and residential, and clearly defines what they are looking to encourage.

Mr. Paschke agreed, and stated office was included because all of the business districts allow for a variety of office.

Member Kimble suggested staff look further into whether they should include a mixed-use definition.

Mr. Paschke confirmed they will look further into it and look at what other cities have done.

Member Sparby stated they should also consider if it makes sense to define it in this part of the code.

Mr. Paschke commented it would be included in the definition section of the code.

Member Daire referred to the current text under item B. He inquired if delivery truck and auto traffic are understood and if the text represents the full spectrum of transit modes. He suggested they include “auto and truck traffic”.

Mr. Paschke suggested they use the word “vehicle”.

The Commission agreed to include the word “vehicle” under item B.

Mr. Paschke reported on the proposed Design Standards revisions. The goal was to pair these standards from both the residential multi-family requirements with the business requirements. In doing so, it created the following two standards with modifications:

- 1005.01.A Design Standards – Nonresidential and Mixed Use Projects  
The following standards apply to new buildings, ~~and~~ major expansion of existing buildings (i.e., expansions that constitute 50% or more of building floor area, and change in use in all commercial...
- 1005.02.B Design Standards – Multi-Family Projects  
(*second paragraph*) The following standards apply to new buildings ~~and~~ major expansions (i.e., expansions that constitute 50% or more of building floor area), and changes in use. Design standards apply...

Member Daire inquired if the intent was to regulate the types of uses that could come into a vacant space.

Mr. Paschke responded yes. He provided the example of when Hom Furniture vacated their building, and it could have been created into many different things. There should be a trigger mechanism for the building to adhere to certain design standard if the new proposed use is different. Acorn Mini Storage took over the former Hom Furniture building, and there was not a way for them to require enhancements to what the building looked like. The proposed text language will allow them to get the buildings more in line with the zoning code.

Member Daire summarized the intent is to focus on the appearance of the building rather than how the tenant will use the space.

Mr. Paschke stated the tenant is regulated under the current code, but the building is not.

Member Kimble inquired if both 1005.02A and 1005.02B include items A through I, and if they are appropriate for both classifications. She also inquired if change in ownership is a trigger.

Mr. Paschke responded change in ownership is not a trigger. He referred to 1005.02.A Design Standards – Nonresidential and Mixed Use Projects and explained the only changes are underlined and the existing standards that are specific to this section would apply. He then referred to 1005.02.B Design Standards – Multi-Family Projects, and explained items A through I should have all been underlined and in red in the report and are standards incorporated and specific to this section. Staff will determine the best way to renumber this so that it is not confusing.

Chair Murphy stated all the standards for 1005.02.A are unchanged and should be included between lines 83 and 84.

Mr. Paschke confirmed this. He explained the design standards are currently in the code and were developed in 2010 by staff and a consultant.

Chair Murphy referred to item G, Attached Garages, and pointed out lines 120 through 126 have typos.

Mr. Paschke stated it should read, “Garage design shall be set back and defer to the primary building face. Front loaded garages (toward the front street), if provided shall be set back a minimum of 5 feet from the predominant portion of the principal use. (Ord. 1405, 2-28-2011).”

Member Gitzen referred to line 89, and stated there should be a comma after buildings. He referred to lines 97, 99, and 125, and inquired if the words “off sets” should be two words or one.

Mr. Paschke stated he will look into it and make the appropriate changes.

Member Gitzen referred to line 100, and inquired if 8 feet represents the current code. The table below line 147 shows a street setback of 10 feet.

Mr. Paschke stated he is not sure they want decks that close to the front property line and he will ask staff about it.

Member Kimble inquired if they will look to see if building design standards have changed when they align the Comprehensive Plan with some of the zoning.

Mr. Paschke responded they will look at them after the Comprehensive Plan is adopted. Design standards for cities blend what they would like to create with what the market creates.

Member Sparby pointed out under the descriptions for 1005.02A and 1005.02B, the proposed additional text should be read “ and changes in use.”

Mr. Paschke continued his report, and referred to charts that displayed the dimensional standards for Regional Business district and High Density Residential (HDR). He reported staff focused on the HDR-2 requirements as a way to bring in very similar standards into the Business district. He provided an overview of proposed Table 1005-4 under line 147 of the staff report. Relating to building height, he explained they have seen a few buildings that have had to make modifications to the 65-foot height measured at the midpoint of the roof truss. Staff is proposing to allow 6 stories or 65 feet, whichever is greater, and discuss what a story is in relation to feet. This chart defines “A story is deemed to be between 9 and 12 feet in height, however can be greater in mixed vertical development.”

Chair Murphy suggested they add a footnote indicator in the table to direct people to this definition.

Member Kimble stated this exercise is intended to modify Regional Business. She referred to the Regional Business area of Rosedale and stated from a development standpoint, six stories seem very short, does not match the available scale, and will be an issue for economic feasibility. It may be appropriate for the Regional Business area along Highway 35 and to the north and west, but the bulk of the area could benefit from some height.

Chair Murphy commented the residential area on the north side of Rosedale might have an issue with a higher height allowance.

Member Kimble stated the height maximum will fall short in the area around Rosedale where they have looked at developing the parking.

Mr. Paschke agreed and stated a ten-foot maximum it is not out of character in the highway corridor area. A mixed-use project in that area is going to require greater height.

Member Kimble commented 10 stories seems more appropriate, with less allowed as it gets near the single-family residential area.

Member Daire commented with an urban form, there is generally more height around the central business area and agreed 10 stories seems appropriate.

Member Sparby inquired how they came up with six stories.

Mr. Paschke responded in the prior code, they used stories. However, they were not defined nor did they include a height. In the current code, they went with height because it was more easily measured than stories.

Member Sparby commented he supports going with an acceptable height restriction. He would like to see it at least at 12 feet because it promotes longevity and air space.

Member Kimble agreed as long as it was generous enough. She suggested staff research in and come back with a number.

Member Daire inquired if this discussion has been helpful.

Mr. Paschke stated it has been helpful. He will provide this document to the Commission as a redlined/underlined document as well as how it will look once it is adopted.

### **Public Comment**

No one came forward to speak for or against this request.

The Commission agreed to continue the public hearing to allow staff to incorporate the proposed changes and provide a revised document to them.

#### **b. Consideration of Zoning Code Text Amendments to Permit a Contractor Yard as Permitted or Conditional Use in the Office Business Park District (PF17-018)**

Chair Murphy opened the public hearing for PF17-018 at approximately 7:24 p.m. He advised this item will be before the City Council at the end of the month.

City Planner Paschke summarized the request as detailed in the staff report dated November 1, 2017. He referred to line 28 of the staff report, and highlighted the current definition of contractor yard and the three outdoor storage allowances that are found in Table 1006-1 and Section 1011.12. He stated there is some confusion between what a contract yard would use and what is defined as outdoor storage. He then highlighted the definitions for warehousing, distribution, and processing. These include limited production/processing, limited warehousing and distribution, warehouse, wholesale establishment, and manufacturing, production, and processing. He stated limited production/processing, limited warehouse distribution, and wholesale establishment are permitted within the Office/Business Park district.

Mr. Paschke reported there are contractor yards that have office space, utilize indoor storage, have minimal outdoor storage, and smaller fleet vehicles. There are very few City zoning codes that have contractor yard as a defined use, and define these types of areas under warehouse or distribution center. In response to this, the Planning Division attempted to modify the contractor yard definition into two types: limited and unlimited. It also recommended they change the warehouse and distribution center definitions as follows:



- Warehouse or warehousing: The storage of materials or equipment within an enclosed building as a principle use.
- Distribution center: A warehouse primarily used for receipt, temporary storage and redistribution of goods, typically involving heavy truck and/or freight rail traffic.

Mr. Paschke stated the limited version of the contractor yard designation follows the existing code, but is defined in a way that takes into account what limited warehousing and distribution supports. The proposed definition of unlimited contractor yard would include heavy duty construction equipment that takes up space, is harder to screen, and should not be permitted in an Office/Business Park. The Planning Division recommends the following proposed definitions of “contractor yard”:

- Contractor yard – limited: An establishment providing general contracting, building/site maintenance, or building and construction services, including (but not limited to) fleet vehicles (pick-up, cargo, and/or cube variety trucks), outdoor storages of trailers or machinery and/or seasonal equipment. Outdoor storage of these items shall be consistent with the requirements of Table 1006-1 and Section 1011.12.F.8, 9, and 10.
- Contractor yard – unlimited: An establishment providing general contracting, building/site maintenance, or building construction services, including (but not limited to) outdoor storage of large construction equipment or machinery (loader, grader, bulldozer, scraper, crane, or similar) trailers and/or seasonal equipment, and loose material. Outdoor storage of these items shall be consistent with the requirements of Table 1006-1 and Section 1011.12.F.8, 9, and 10.

Mr. Paschke highlighted the following changes to Table 1006-1 provided in the staff report:

Table 1006-1	O/BP	I	Standards
Manufacturing, Research, and Wholesale Uses			
Contractor’s Yard-Limited	<del>NP</del> <u>P</u>	<u>P</u>	
Contractor’s Yard- Unlimited	<u>NP</u>	<u>P</u>	
Distribution Center	<u>NP</u>	<u>P</u>	
Outdoor storage, equipment and goods	<del>€</del> <u>P</u>	<u>P</u>	<u>Y</u>
Outdoor storage, fleet vehicles	<u>P</u>	<u>P</u>	<u>Y</u>
Outdoor storage, inoperable/out of service vehicles or equipment	<del>€</del> <u>P</u>	<u>P</u>	<u>Y</u>
Outdoor storage, loose materials	<u>NP</u>	<u>C</u>	<u>Y</u>

Chair Murphy expressed concern with a growing scrapyard by allowing outdoor storage of equipment and goods. He suggested keeping it as a conditional use and requiring additional conditions before approving it.

Member Gitzen agreed with Chair Murphy's comments.

Member Kimble commented there are not a lot of Office/Business Park zoning areas in Roseville. If she were looking for an office, she would have a really hard time with most of the uses next to this area, but yet it is allowed. She stated she could build a Class A office building in Centre Pointe, but the map shows there could be industrial uses right next to it.

Mr. Paschke provided a list that displayed all the uses. He stated limited warehouse and distribution and limited production and processing are two uses that would be allowed next to an office building.

Member Kimble stated because this text amendment applies to the overall zoning area and due to the mix of uses permitted, she would want contractor's yard limited and all of the outdoor storage to be conditional in an office yard. It provides an opportunity to review where the storage will go and what is adjacent to it.

Member Bull stated he agrees that contractor yard limited and outdoor storage should be conditional to provide boundaries and approval authority over what was being proposed. Fleet storage is different, is more of a parking lot atmosphere, and would probably not be as obtrusive to a business park. He also thinks distribution center should be conditional in an Office/Business Park district.

Mr. Paschke pointed out the Office/Business Park zoning districts on the map.

Member Gitzen commented with the buildings that are in that area now, he agrees with Members Kimble and Bull that there should be more control over what goes in there.

Mr. Paschke suggested they change contractor yard limited to conditional along with whatever outdoor storage they would prefer to change. He is not opposed to the suggestions made by the Commission.

In response to Member Daire, Mr. Paschke pointed out if something is conditional, it must come to the Planning Commission and go to City Council. There may be some standards they want to look at regarding the conditional use process.

Member Gitzen commented it is also important the public have input when they are drastically changing a use near a neighborhood.

Member Sparby pointed out with the permitted uses, applicants will also have to meet the outdoor storage allowances in Section 1011.12F, Nos. 8, 9, and 10. These provide screening requirements and they seem to be covered pretty well. He suggested it be a permitted use since these requirements need to be met.

Mr. Paschke commented screening requirements are rigorous and most of what they see going up are a solid wood fence or other types of materials. Regarding storage,

the reason he changed it from conditional to permitted is based on what is required in code and what could be stored. He is open to what the Planning Commission agrees on for this area.

Member Sparby stated he agrees with Chair Murphy that they would want more restrictions over inoperable vehicles and would support a permitted use with contractor's yard limited. The equipment storage would need to meet the outdoor storage allowances requirements.

Member Daire commented he would support these as conditional uses. The intersection of Hamline and Commerce near Highway 36 has many places that are Office/Business Park and he would be concerned if the old Hom store or post office were converted into a contractor yard. Another area of concern is midway between Fairview Avenue and Snelling, just north of County Road B2. He is less concerned with the area proximate to the Interstate 35 near 88. If this is going to be changed to the zoning code, he suggested they look at it instead of blanket permitting it.

Member Bull commented making this conditional would also allow them to look further into the potential traffic impact and if heavy equipment needed to be part of the traffic.

Member Gitzen agreed with Member Bull. He referred to lines 47-50 regarding outdoor storage, and stated there is a loophole with inoperable vehicles and out-of-service being allowed if they meet the requirements for outdoor storage of inoperable/out-of-service vehicles or equipment. In Table 1006-1, outdoor storage is a permitted use and inoperable vehicles are allowed in the outdoor storage. If they keep outdoor storage as a conditional use, then inoperable vehicles will still be permitted, and that is what they are trying to get away from.

Member Daire inquired where Transwestern was located and what triggered this text amendment.

Mr. Paschke commented Transwestern is located at 1900 County Road C.

Member Sparby commented there are restrictions on outdoor storage and he is leaning toward having more permitted uses. He inquired if they should have stricter storage restrictions in order to have more support for permitted uses. He sees the conditional use as an unnecessary step in the process if an applicant meets the requirements.

Member Daire responded they can meet the conditions, but have the use out of character for what is in the area. It is for these potential out of character proposals that they should consider having the use be conditional.

Member Sparby stated the Office/Business Park zoning district is the characterization of the property, and they also have to meet the outdoor storage restrictions.

Member Daire commented a contractor's yard is distinctly different from Office/Business Park and suggested they include conditions to help it fit in.

Mr. Paschke stated he does not know that a contractor yard as a use needs to be regulated as a conditional use. It is the outdoor storage component that is concerning, and the code regulates it through a conditional use requirement. It will get confusing to have a conditional use for a contractor yard and have a conditional use for the outdoor storage, which is really the reason the contractor yard would have a conditional use to begin with.

Member Daire agreed with Mr. Paschke and commented this was brought to them as a modification for contractor yard. The focus is on the exterior and they are presuming that what happens inside the building is not the focus of concern.

### **Public Comment**

John Thompson, with Transwestern and representing the groups that are pursuing the contractor yard text language change, commented this site is currently owned by a company that stores product. The new owner will be using it as a type of contractor's yard and may have trailers in the yard. A lot of the buildings in that area are currently industrial in use. The rezoning to an Office/Business Park use does not align with any of the existing properties and he is requesting to continue the current use in that building. Their intent is to have trailers stored there for the use of their business. They are a local company currently located in the building right next to this site, and it seems like the use of their outdoor storage with proper screening is a good and reasonable for the site.

Member Daire commented he is eager to accommodate new businesses. Text changes affect the whole City, and he inquired if there is a more direct way, such as a variance, to get at this.

Member Kimble inquired about the process of a variance.

Mr. Paschke responded variances run with the property. However, it is not possible to get a variance for use. Staff is mindful that text changes can be impactful for other properties.

With no one further coming forward to speak for or against this request, Chair Murphy closed the public hearing at approximately 8:09 p.m.

### **Commission Deliberation**

Member Kimble commented the underlying zoning is what makes this challenging. It could be a real issue if Centre Pointe were to revert to Office/Business Park because now there are all these suggested uses in that area. She is not comfortable with the permitted uses because the text change hits every Office/Business Park site in the City. She suggested they make some of the uses conditional as opposed to permitted.

Member Bull commented the underlying zoning varies all over the City and that is why it is tough to have a text change without any restrictions. In the past few years, they have seen the City Council use a lot of discretion in approving or denying conditional use. With this site, the storage may not be an issue, but movement of vehicles in and out could be. They need to have some level of control on this.

Member Sparby stated fleet vehicles are currently permitted.

Member Kimble commented fleet vehicles should be conditional.

Member Bull stated he could go either way with fleet vehicles. This does help Mr. Thompson's business because a conditional use does open a lane that they can still achieve what they are looking for.

Member Sparby stated there is a disconnect in allowing fleet vehicles because that can be even more disruptive to traffic. If Office/Business Park is the zoning, they are affording quite a bit of protection in the screening requirements. He would support making the requirements more rigorous to allow more flexibility for the businesses.

Member Bull stated the screening requirements are for sight, not noise. There could be 30 trucks that need to be started early in the morning, and if this is in any proximity to a residential area, the noise would be very disruptive. It is permitted with fleet vehicles, but not with heavy equipment, and this is providing an avenue to have it permitted.

Member Sparby commented business will be conducted in the Office/Business Park area, and there is a certain aspect of commerce that should be accommodated.

Member Bull responded conditional use permits are used to create additional requirements if a proposed use or location of a property is not in line with what is currently in the area. If it is just permitted, then staff has no opportunity to review it or require more restrictions.

#### **MOTION**

**Member Kimble moved, seconded by Member Gitzen to accept the changes proposed by staff on lines 126 through 145, with the following amendments to Table 1006-1: 1) Industrial (I) column - no changes; 2) Office/Business Park (O/BP) column – contractor's yard limited become conditional; contractor's yard unlimited and distribution center remain not permitted; outdoor storage, equipment and goods remain conditional; outdoor storage, fleet vehicles become conditional; outdoor storage, inoperable/out of service vehicles or equipment remain conditional; and, outdoor storage, loose materials remain not permitted.**

Member Kimble stated the underlying zoning is interesting and she is not comfortable allowing some of these to be permitted when there is a wide range of current uses and adjacencies.

Member Gitzen agreed with Member Kimble. He stated changing outdoor storage and fleet vehicles would address his previous concern regarding inoperable vehicles.

Member Daire agreed with Member Gitzen.

Member Bull asked Member Kimble why she recommended distribution center remain not permitted versus conditional when it is a split off of a use that is permitted today.

Mr. Paschke responded the current warehousing supports heavy trucks and/or freight traffic, which is different than the proposed definition. The proposed warehouse definition is more conducive to indoor storage. They are creating the distribution center to be the warehousing definition, and warehouse is becoming more indoor storage.

Member Kimble clarified they have added a distribution center definition on lines 143 to 145, but it is not permitted in the table.

Mr. Paschke pointed out warehousing and distribution is also not in the table.

#### **MOTION TO AMEND**

**Chair Murphy moved, seconded by Member Sparby to amend the main motion to allow contractor yard limited remain permitted, as recommend by staff.**

Chair Murphy commented they are covered in contractor's yard limited, industrial is permitted and with the definition of contractor's yard limited, it would not be an imposition on neighboring properties.

Member Gitzen commented he will not support the amendment.

Member Sparby stated there are rigorous requirements that must be met with a contractor's yard. A residential property abutting an Office/Business Park area is not afforded the same protections and will be subject to more noise and inconvenience.

Member Gitzen stated he would rather have the control with making it conditional, especially because this affects areas throughout the entire City, not just one site.

Member Bull commented he will not support the amendment because they do need to controls. He stated the affected residents should have the opportunity to come before the Planning Commission and City Council to state their reasons for conditions that should be in place.

**Ayes: 2**

**Nays: 4 (Gitzen, Bull, Daire, Kimble)**

**Motion denied.**

Members Kimble and Gitzen agreed they support warehouse/warehousing as a permitted use in both office/business park and industrial.

Member Sparby moved to amend the main motion to allow outdoor storage, fleet vehicles to remain as permitted. The motion failed for lack of a second.

The Planning Commission voted on the main motion.

**Ayes: 5**  
**Nays: 1 (Sparby)**  
**Motion carried.**

- c. **Community Workshop 2:** *Review materials and plan presented at the meeting for the community engagement events scheduled for November 8 and November 9*

Mr. Paschke reported they did not receive the information on this item until late in the day today. They plan to email it tomorrow morning, assemble the comments provided by Commissioners, and make the necessary changes.

Mr. Paschke announced the next Comprehensive Plan Update meeting will be on November 29.

## 7. Other Business

- a. **Discuss 2018 Planning Commission Dates**

Chair Murphy referred to the memo dated October 27, 2017. He pointed out the meeting that was supposed to take place on July 4, 2018 will instead take place on July 11, 2018.

Member Kimble commented she may not be at the meeting on August 1, 2018.

Chair Murphy inquired if they are allowed to Skype into meetings.

Mr. Paschke responded he did not know if there was a ruling on it.

### **MOTION**

**Member Gitzen, seconded by Member Bull to accept the 2018 Planning Commission meeting dates as published, with July 4 being changed to July 11, and the 2018 comprehensive plan update meeting dates.**

**Ayes: 6**  
**Nays: 0**  
**Motion carried.**

Member Kimball inquired if the Commission would like an update on the Rice/Larpentour project from a task force perspective.

Chair Murphy commented it would appropriate.

**8. Adjourn**

**MOTION**

**Member Kimble, seconded by Member Gitzen to adjourn the meeting at 8:34 p.m.**

**Ayes: 6**

**Nays: 0**

**Motion carried.**





# REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: 12/06/17  
Agenda Item: 6a

Prepared By

Department Approval

Agenda Section  
**Public Hearings**

Item Description: Consideration of a **Comprehensive Land Use Plan map change and Zoning map change** at 2030 County Road D (PF17-019).

1 **APPLICATION INFORMATION**

2 Applicant:	Gunnar Pettersen
3 Location:	2030 County Road D
4 Property Owner:	Same
5 Application Submission:	October 25, 2017
6 City Action Deadline:	December 24, 2017
7 Planning File History:	None

8 **LEVEL OF DISCRETION IN DECISION MAKING:** Actions taken on a Comprehensive Plan Land  
9 Use change and Rezoning request are legislative; the City has broad discretion in making land  
10 use decisions based on advancing the health, safety, and general welfare of the community.

11 **BACKGROUND**

12 The subject property (.71 acres), located in Planning District 2, has a Comprehensive Plan Land  
13 Use Designation of Low Density Residential (LR) and Neighborhood Business (NB), and  
14 respective zoning classifications of Low Density Residential-1 (LDR-1) District and  
15 Neighborhood Business (NB) District.

16 The applicant, Gunnar Pettersen seeks to change the Comprehensive Plan Land Use designation  
17 from the current NB to LDR to allow a new lot division and development of a duplex along  
18 County Road D. The property would be rezoned to the Low Density Residential-2 (LDR-2)  
19 District in order to support the existing and proposed duplex.

20 Comprehensive Plan amendments require an Open House Meeting prior to the submittal of an  
21 application. For this proposal, the open house was held on October 24 and was attended by six  
22 residents in the area and one Planning Commissioner. The main concern from adjacent residents  
23 was related to the duplex being rental versus owner occupied.

24 **COMPREHENSIVE LAND USE PLAN MAP CHANGE**

25 City Code §202.07 (Comprehensive Plan Amendments) allows the City Council to seek, and the  
26 Planning Commission to recommend, changes to the Comprehensive Plan. A recommendation  
27 by the Planning Commission to approve a change to the Comprehensive Plan must have the  
28 affirmative votes of at least 5/7ths of the Planning Commission’s total membership.

29 Within the Comprehensive Plan Land Use Section, there is no specific direction regarding this  
30 subject property. It is assumed that back in 2008/2009 the thoughts of the Consultant,  
31 Stakeholder Panel, and the City Council, were to keep the “guiding” of the property consistent  
32 with how the property had been used, thus the split in guiding and zoning.

33 The applicant’s property is unique with the zoning line splitting the home and the former beauty  
34 salon, then also having a vacant lot to the west having a guiding/zoning of NB as well. The  
35 vacant lot is rather small for development as a separate commercial site and would be better  
36 served to be combined into a larger project. Mr. Pettersen has attempted to sell the property,  
37 however, the complexity of the zoning has made a sale difficult.

38 The Planning Division has reviewed the area and the site (with its existing zoning complexity)  
39 and supports a change in guiding to LR and rezoning to LDR-2 as this is a very good option for  
40 this particular property and area given other options currently available.

41 The change from the current land use designation to the proposed Low Density Residential  
42 further promotes the following Residential Area Goals and Policies identified in the  
43 Comprehensive Plan:

44 ***Goal 1: Maintain and improve Roseville as an attractive place to live, work, and play by***  
45 ***promoting sustainable land-use patterns, land-use changes, and new developments that***  
46 ***contribute to the preservation and enhancement of the community’s vitality and sense of***  
47 ***identity.***

48 *Policy 1.1: Promote and provide for informed and meaningful citizen participation in*  
49 *planning and review processes.*

50 *Policy 1.4: Maintain orderly transitions between different land uses in accord with the*  
51 *general land-use guidance of the Comprehensive Plan by establishing or strengthening*  
52 *development design standards.*

53 ***Goal 5: Create meaningful opportunities for community and neighborhood engagement in***  
54 ***land-use decisions.***

55 *Policy 5.1: Utilize traditional and innovative ways to notify the public, the community, and*  
56 *neighborhoods about upcoming land-use decisions as early as possible in the review process.*

57 *Policy 5.2: Require meetings between the land-use applicant and affected persons and/or*  
58 *neighborhoods for changes in land-use designations and projects that have significant*  
59 *impacts, prior to submittal of the request to the City.*

60 *Policy 5.3: Provide for and promote opportunities for informed citizen participation at all*  
61 *levels in the planning and review processes at both the neighborhood and community level.*

62 **Goal 6: Preserve and enhance the residential character and livability of existing**  
63 **neighborhoods and ensure that adjacent uses are compatible with existing neighborhoods.**

64 *Policy 6.1: Promote maintenance and reinvestment in existing residential buildings and*  
65 *properties, residential amenities, and infrastructure to enhance the long-term desirability of*  
66 *existing neighborhoods and to maintain and improve property values.*

67 **Goal 7: Achieve a broad and flexible range of housing choices within the community to**  
68 **provide sufficient alternatives to meet the changing housing needs of current and future**  
69 **residents throughout all stages of life.**

70 *Policy 7.1: Promote flexible development standards for new residential developments to*  
71 *allow innovative development patterns and more efficient densities that protect and enhance*  
72 *the character, stability, and vitality of residential neighborhoods.*

73 *Policy 7.4: Promote increased housing options within the community that enable more*  
74 *people to live closer to community services and amenities such as commercial areas, parks,*  
75 *and trails.*

## 76 **ZONING MAP CHANGE**

77 Assuming that the Comprehensive Plan change is supported and approved, the requested Zoning  
78 Map Change becomes a clerical step to ensure that the zoning map continues to be “consistent  
79 with the guidance and intent of the Comprehensive Plan” as required in City Code §1009.04  
80 (Zoning Changes). In this case, the LDR-2 district is being proposed as the zoning classification  
81 as it supports a slightly greater density and allows a duplex as a permitted use.

## 82 **STAFF RECOMMENDATION**

83 The Planning Division recommends the following for 2030 County Road D:

- 84 **a.** The property be re-guided from a Comprehensive Land Use Map designation of High  
85 Density Residential (HDR) to Low Density Residential (LDR); and  
86 **b.** The property be rezoned from an Official Map classification of High Density Residential-1  
87 (HDR-1) District to Low Density Residential-2 (LDR-2) District

## 88 **ALTERNATIVE ACTIONS**

- 89  
90 **a.** Pass a motion to table the item for future action. An action to table must be tied to the need  
91 for clarity, analysis and/or information necessary to make a recommendation on the request.  
92 **b.** Pass a motion recommending denial of the proposal. A motion to deny must include findings  
93 of fact germane to the request.

## 94 **SUGGESTED PLANNING COMMISSION ACTION**

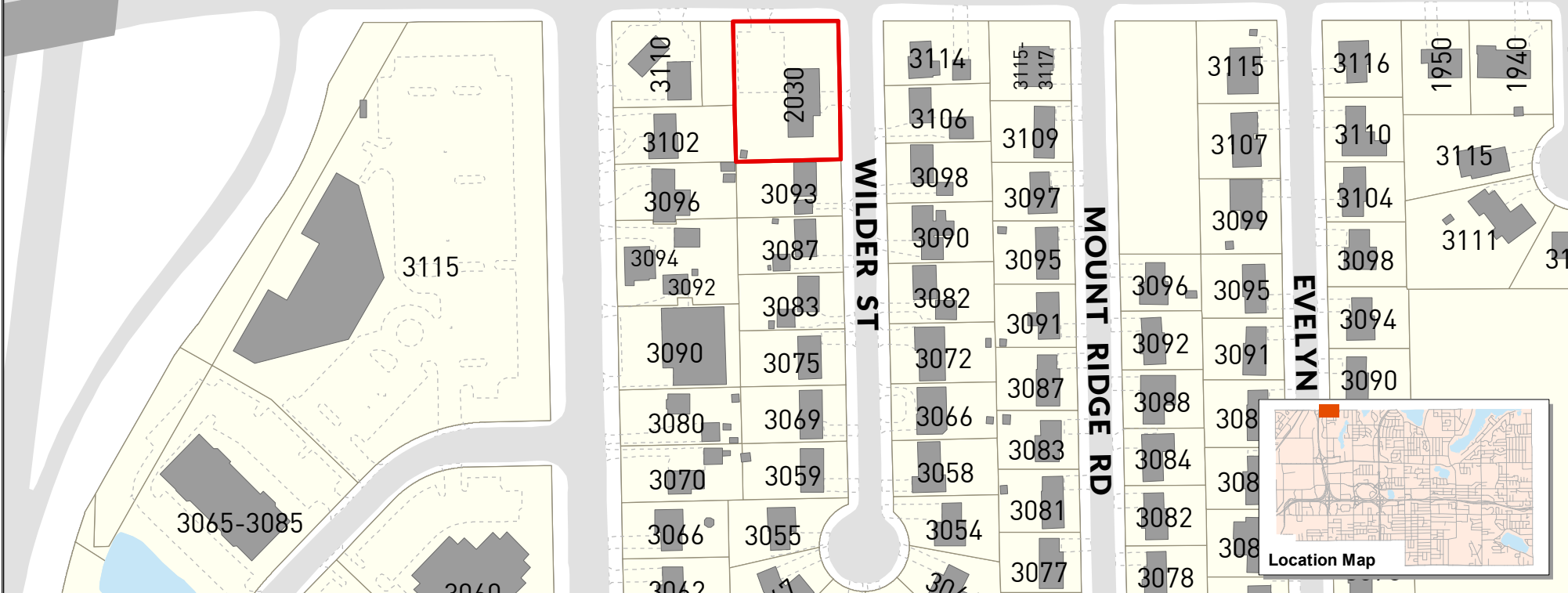
95 By motion recommend approval of a **COMPREHENSIVE LAND USE PLAN MAP AND ZONING**  
96 **MAP CHANGE**, based on the information contained within this report dated December 6, 2017.

**Report prepared by:** Thomas Paschke, City Planner  
651-792-7074  
[thomas.paschke@cityofroseville.com](mailto:thomas.paschke@cityofroseville.com)

Attachments: A. Site map B. Aerial photo  
C. Open house summary

# Attachment A for Planning File 17-019

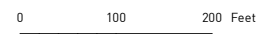
COUNTY ROAD D W



 Site Location

**Data Sources**  
 \* Ramsey County GIS Base Map (11/3/2017)  
 For further information regarding the contents of this map contact:  
 City of Roseville, Community Development Department,  
 2660 Civic Center Drive, Roseville MN

**Disclaimer**  
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



# Attachment B for Planning File 17-019



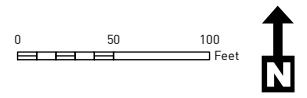
Prepared by:  
Community Development Department  
Printed: November 29, 2017



Site Location

**Data Sources**  
 \* Ramsey County GIS Base Map (11/3/2017)  
 \* Aerial Data: Surdex (4/2015)  
 For further information regarding the contents of this map contact:  
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NAME (PLEASE PRINT)

ADDRESS

PHONE

Diane Eagon Dodge Daniel Dodge	3059 Wilder St. N. 3059 Wilder St. N	651-604-9925 651-604-9925
JON & LARA RAUCHWARTER	3087 WILDER ST. N.	651-489-3128
Brendan O'Meara	3198 Cleveland Ave	651 230 1209
Barry O'Meara	1874 Brenner <sup>Roseville</sup> Dr	612-860-4368
✓ Bob Murphy	1996 Langton Lake Dr. <sup>Road</sup>	
Greg & Molly Baglio	3106 Wilder St N	651-639-0753

Subj: **2030 County Road D - Zoning Map Change**  
Date: 10/17/2017 5:57:27 P.M. Central Daylight Time  
From: [mixn@msn.com](mailto:mixn@msn.com)  
To: [barbfeiler@aol.com](mailto:barbfeiler@aol.com)

Gunnar

My husband and I own the property at 3115-17 Mount Ridge Road, Roseville, MN. We received a notice regarding the Open House for your Comprehensive Plan and Zoning Map change for 2030 County Road D. We have no objection to your plan.

Pamela K (Johnson) Mix

**Thomas Paschke**

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**From:** PettersenGunnar@aol.com  
**Sent:** Wednesday, October 25, 2017 2:05 PM  
**To:** Thomas Paschke  
**Subject:** Re: Open House for 2030 County Road D West

The open house was held on October 24, 2017 at the Twin Cities Builders Association at; 2960 Centre Pointe Drive.

Three couples from Wilder Street attended. Develper, Barry O'Mara, a Roseville resident, and his son, Brendon O'Mara, also attended the meeting. Barry O'Mara is a friend of mine and he is helping with the public hearings, and he is also a potential buyer of the proposed duplex lot when the zoning is completed. Planning Commission, Bob Murphy, was also in attendance. A letter of approval was received from Pamela K. (Johnson) Mix who lives at 3115-17 Mount Ridge.

Some of the attendees from Wilder Street were concerned that a duplex may end up as rental property without owner occupant and thereby not being properly maintained, or that it could end up as Section 8 occupancy. They, therefore, thought it would be better to have a single-family dwelling on the lot. I maintained that the proper zoning would be to have a duplex between the gas station and the single-family residences. I then told them that I am determined to split the total property in a way that I'm able to market it. I further stated that one of my options would be to tear down the commercially zoned office portion of my property and then sell the remaining house portion as a single family dwelling on my properly zoned lot. That would then create a neighborhood business zoning along County Road D from Cleveland to Wilder Street, and that I could possibly sell my portion of it to the BP Gas Station for expansion..



**ROSEVILLE 2040 Comprehensive Plan Update**  
**Resilience Discussion – December 6, 2017**

**WHAT WE HEARD**

1. LHB's notes from the October 25, 2017 Planning Commission meeting:
  - a. There is a general sense that climate mitigation and resilience are important topics, but more information is needed to determine integration into the comprehensive plan.
  - b. The comprehensive plan is an appropriate place to document support of greenhouse gas reduction and renewable energy development, but should neither commit to goals that are outside of the City's control, nor commit to specific actions (as these may require additional study or may be obsolete in ten years).
  - c. The example goals provided by the Alliance for Sustainability may be a good starting point, but would need to be made more general, less detailed, and focus on achievable goals.
  - d. Pale Blue Dot is conducting a Vulnerability Assessment for Roseville, though the timing may not align with the comprehensive planning timeline. Results from this assessment may be useful in the comp plan.
  - e. Understanding what other cities are doing for their Resilience chapters would be helpful to the Commission.
  - f. The community should be given an opportunity to weigh in on this topic (it has not been a focus of stakeholder engagement).
  
2. Resilience feedback from November Public Meetings:
  - a. General:
    - i. Emergency preparedness: get community involved, where are the resources
    - ii. Recognize that climate change is a global problem and Roseville's impact will be minimal. So be realistic. This is not to say there shouldn't be some reference or goals related to climate change.
    - iii. Education, Incentives
  - b. Energy:
    - i. Solar energy on city buildings, park building would pay for it all in the long run.
    - ii. More incentives and city use of renewable energy sources
    - iii. Clean water efficient energy use
    - iv. Provide community solar
  - c. Water:

- i. So many people in my neighborhood get lawn service to fertilize or kill weed four times a summer. Way too many chemicals going into storm drain.
  - ii. Much more activity on conserving water; getting lakes and ponds clean.
  - iii. Water quality protection and water conservation
  - iv. Lawns: chemicals, run-off, effects on surface water
  - v. Water quality is degrading, needs attention. Incentives to reduce lawns, fertilizer.
  - vi. Clean water efficient energy use
  - vii. Water quality: particularly run off, stormwater standards.
- d. Travel:
  - i. Improve access to public transport to reduce need for private vehicle use.
  - ii. Promote transit and non-motorized travel
- e. Waste:
  - i. City regulation to require restaurant take out containers be compostable

## WHAT OTHER CITIES ARE DOING

Based on their work with cities across the metro area, the Alliance for Sustainability and the Great Plains Institute provided the following information about the approach other cities are taking to climate goals in their comp plan updates.

Cities that will include specific numeric energy/resilience goals in their comp plan updates:

- YES - Minneapolis, St. Anthony Village, Mahtomedi
- LIKELY - Oakdale, Edina, St. Louis Park, Eden Prairie, Golden Valley, Maplewood, Hennepin County, Ramsey County
- POSSIBLE - Minnetonka, Richfield, White Bear Lake, Shoreview, Apple Valley, Eagan, St. Paul

Proposed goals include:

- 30% reduction in greenhouse gas emissions by 2025 and 80% reduction by 2050 (Minneapolis, St. Anthony Village, Eden Prairie, Oakdale, Mahtomedi, Hennepin County)
- 100% renewable municipal electricity (Minneapolis, Oakdale)

Other cities (such as Burnsville and Bloomington) are planning to include a general community-wide energy/resilience goal (without numeric targets) and will develop a detailed community wide energy/resilience action plan in the following year.

Other notes:

- Ramsey County is likely to include a strategy in their comprehensive plan to help cities within the County achieve their individual climate goals.
- “The “safe” place for cities is to adopt the State’s **goal of 80% by 2050**. With that goal they are committing to work in partnership with the State, and not taking responsibility for goals over which they have no control. Moreover, Xcel Energy is moving ahead with a plan to be 85% carbon free by 2030 (20 years ahead of the State’s goal), so the pathway is getting easier.”
- A number of metro area residents have asked for climate goals.
- Recommendation for Roseville to coordinate with Falcon Heights and St. Anthony Village

## WHAT WE PROPOSE

1. Vision:
  - a. Roseville is an environmentally healthy community that supports the health and wellness of community members.
2. Purpose:
  - a. To continue to preserve and enhance natural resources within the city.
  - b. To set Roseville on a pathway to reduce community-wide greenhouse gas emissions, be resilient to short-term shocks, and adapt to long-term stressors.
3. Goals:
  - a. Protect, preserve, and enhance Roseville’s water, land, air, and wildlife resources for current and future generations.
    - i. Policies to be developed by City Staff starting with the 2030 Comprehensive Plan chapter on Environmental Protection
    - ii. Use Minnesota’s GreenStep Cities program as a framework for selecting best practices.
  - b. Support Minnesota’s Next Generation Energy Act goal of an 80% reduction in greenhouse gas emissions by 2050 through leadership in city operations in addition to education, incentives, and regulation to encourage action by residents and businesses.
    - i. Develop a Climate Action Plan to establish city-specific energy and greenhouse gas reduction goals and select strategies to reduce emissions from building energy, travel, solid waste, and water use.
  - c. Take action to reduce climate-related risks, especially for vulnerable populations.
    - i. Use the climate risks and resilience indicators identified in the Roseville Population Vulnerability and Climate Adaptation Framework as a starting point.

- d. Protect access to direct sunlight and support the development of local renewable energy installations, with targets of:
  - i. Sourcing 100% of the electricity used for city operations from renewable sources by 2030. (Based on electricity data tracked in B3 Benchmarking, this would require ~3MW of generation.)
  - ii. Producing enough solar electricity within city boundaries to meet 10% of citywide electricity use by 2030. (This is consistent with the State's solar goal, and would require the use of 16% of Roseville's viable rooftop area.)