

Commissioners:

James Bull
James Daire
Chuck Gitzen
Wayne Groff
Julie Kimble
Robert Murphy
Peter Sparby



**Planning Commission
Agenda**

Wednesday, October 3, 2018
6:30pm

Address:
2660 Civic Center Dr.
Roseville, MN 55113

Phone:
651-792-7080

Website:
www.cityofroseville.com/pc

1. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Review Of Minutes

Documents:

[SEPTEMBER 5, 2018 MINUTES.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. Continued Business
 - 6.A. CONTINUATION - Request By The Community Development Department To Consider Zoning Code Text Amendments To §1001.10 Definitions And Table 1005-1 Table 1005-5, Table 1006-1, And Table 1019-1 Pertaining To Breweries, Taprooms, Tasting Rooms, Brewpubs And Distilleries (PROJ17-Amdt35)

Documents:

[6A REPORT AND ATTACHMENT.PDF](#)

7. Public Hearing
 - 7.A. Request By Hand In Hand Christian Montessori For Consideration Of A Comprehensive Land Use Plan Map Change And Zoning Map Change At 211 North McCarrons Boulevard (PF18-016)

Documents:

[7A REPORT AND ATTACHMENTS.PDF](#)

8. Adjourn



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, September 5, 2018 – 6:30 p.m.**

- 1 **1. Call to Order**
2 Chair Murphy called to order the regular meeting of the Planning Commission meeting at
3 approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.
4
- 5 **2. Roll Call**
6 At the request of Chair Murphy, City Planner Thomas Paschke called the Roll.
7
- 8 **Members Present:** Chair Robert Murphy; Vice Chair James Bull; and Commissioners,
9 James Daire, Chuck Gitzen, Julie Kimble, Wayne Groff, and Peter
10 Sparby
11
- 12 **Members Absent:** None
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- 14 **Staff Present:** City Planner Thomas Paschke
15 Community Development Director Kari Collins
16 Senior Planner Bryan Lloyd
17
- 18 **3. Approve Agenda**
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- 20 **MOTION**
21 **Member Gitzen moved, seconded by Member Bull, to approve the agenda as**
22 **presented.**
23
- 24 **Ayes: 7**
25 **Nays: 0**
26 **Motion carried.**
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- 28 **4. Review of Minutes**
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- 30 **a. August 1, 2018 Planning Commission Regular Meeting**
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- 32 Member Daire indicated on page 9, lines 389 and 390 “There’s probably a solution
33 that can ~~compare~~ match the quality of the neighborhood round-a-about, ~~and the~~
34 ~~character of the neighborhood round-a-about.”~~
35
- 36 Chair Murphy stated in regard to line 645 to 648, they had a motion made and he did
37 not believe it had a second. He also believed he did not accept the motion at that
38 point in time because they were still in a public hearing. He wondered if the rest of
39 the Commissioners remembered if that was correct.
40
- 41 Member Bull stated he looked at this closely and it talks about Chair Murphy asking
42 to delay the motion until the Commission was able to discuss the item.

43
44 Member Daire did not believe the motion was seconded.

45
46 Chair Murphy asked staff if the motion is not seconded is that usually stated in
47 the minutes. He thought the statement on lines 645-648 was correct but not
48 complete. He moved to insert on line 649 that there was no second to the
49 motion.

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51 Member Bull thought line 657 it was asked to withdraw the motion and
52 Member Daire indicated that was fine.

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54 Chair Murphy indicated he would delete his suggestion to insert his
55 suggestion on line 649.

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57 Member Groff had a clarification on lines 135-136 to change the sentence to
58 read “Last month he did not think the Commission felt they had enough
59 information and the...”

60
61 Member Daire stated on line 832, “...Fairview they are considering a ~~big~~
62 ~~brew pub~~ that has sparked a text amendment.” Line 834 the word “~~raised~~”
63 should be changed to “Razed”

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65 **MOTION**

66 **Member Daire moved, seconded by Member Groff to approve the August 1,**
67 **2018 meeting minutes as amended.**

68 **Ayes: 7**

69 **Nays: 0**

70 **Motion carried.**

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73 **5. Communications and Recognitions:**

74
75 **a. From the Public:** *Public comment pertaining to general land use issues not on this*
76 *agenda, including the 2040 Comprehensive Plan Update.*

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78 None.

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

83
84 None.

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86 **6. Public Hearing**

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88 **a. Request By The Community Development Department to Consider Zoning Code**
89 **Text Amendments to §1001.10 Definitions and Table 1005-1 Table 1005-5, and**

Table 1006-1 Pertaining to Breweries, Taprooms, Brewpubs and Distilleries (PROJ17-Amdt35)

Chair Murphy opened the public hearing for PROJ17-Amdt35 at approximately 6:45 p.m. and reported on the purpose and process of a public hearing. He advised this item will be before the City Council

City Planner Paschke summarized the request as detailed in the staff report dated September 5, 2018. He reported at the City Council meeting the Council reviewed and tabled, directing staff to look into a number of other things and do some additional research and come back through the process with refinements to some of the same items the Commission had concerns with and also adding some additional definitions and clarifications. He noted distillery and tasting room was added into the categorization.

Mr. Paschke reviewed additional conditions that have been added to the Zoning Code Amendment.

Chair Murphy stated for clarification, in the original handout in the packet there is a table 1005-1 and there is also a handout that states table 1005-1 with accessory uses.

Mr. Paschke indicated that the table itself is three pages long and includes a plethora of different types of uses. These handouts are sections of that table.

Chair Murphy asked if in the packet both occurrences of tap room should be removed.

Mr. Paschke indicated tasting room should be removed, not tap room. Tasting Room as well as Tap Room would be moved to accessory use because that is what they are. He stated staff would like the Commission to review and discuss the text modifications and make a recommendation to the City Council.

Commission Gitzen wondered how noise would be handled. He asked if that was part of the hours of operation.

Mr. Paschke stated is one way, the other way which is standard to City Code and part of the property performance standard section that details a number of different environmental requirements, one of which is noise. Noise is mostly regulated by people calling and complaining. He noted there is not a decibel level specifically identified in City Code for noise.

Member Gitzen stated he was curious because the ordinance states 25 feet from a residence and a house 35 feet and may become an issue that comes up. He wondered why the rear of a business cannot have a patio, only the front or side.

Mr. Paschke stated it could be in the rear, but he was thinking the rear areas would be more for parking, given some of the other parking requirements. It will depend on the lot and utilizing some of the lots of similar design to the Fairview property where

137 front and side made more sense than the rear. He thought the Commission could add
138 “rear” if they wanted to.

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140 Member Gitzen asked for clarification on the parking.

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142 Mr. Paschke reviewed the parking requirements with the Commission.

143
144 Chair Murphy asked on line 63 regarding employees, would that be only on-duty
145 employees or could that be clarified to add on-duty after each.

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147 Mr. Paschke stated from his perspective it would be the employees that are working
148 whatever shifts there are however, if the Commission wanted to clarify or have staff
149 clarify that it can be done.

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151 Chair Murphy stated he would like some clarification, if possible.

152
153 Mr. Paschke indicated language would be added.

154
155 Member Daire asked for clarification on line 60, “shall be limited to no later than
156 9:00p.m.”, on line 63 “one space for each employee on site”.

157
158 Mr. Paschke stated line 63 could be worded that way or “one space for each employee
159 on shift”, which is pretty standard when there is shift type of work.

160
161 Member Daire stated it was to indicate that staff was using a specific criterion as to
162 establish the number of parking spaces rather than the total number of employee’s
163 staff pointed out. He stated on page 3 of the handout there is an excerpt that includes
164 “tasty room” which is to be deleted, which is in 1005-1, 1005-5 and 1006-1.

165
166 Mr. Paschke indicated all tasting rooms from the standard table of uses will be
167 deleted.

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169 Member Daire asked if the changes will be brought forward to the City Council.

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171 Mr. Paschke stated that was correct, assuming this item moves forward.

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173 Member Kimble asked how staff arrived at the 25 feet from residentially zoned for
174 the patio.

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176 Mr. Paschke stated if the Commission looks at a number of uses the City has,
177 different types of uses and setback requirements, and if they look at the size of lots
178 the City has, adding something greater than that would not allow patios to be utilized
179 on a site. Currently the Code does not have requirements anywhere within it that
180 would preclude someone from opening a restaurant at the Fairview site and having a
181 patio anywhere on the property. The patio would have to be setback similar to an
182 accessory structure which is 5 feet from a property line, no more than 10 with
183 screening. In looking at some of those requirements and trying to come up with

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something that was achievable on some of the City's smaller lots within Community or Neighborhood Business. It seemed logical to him to have the setback at 25 feet, especially if there is going to be a screening requirement and hours of operation.

Member Kimble thought 25 feet was close to a residential home. She understood it is confined somewhat by the time period of 9:00 p.m. and 10:00 p.m. She thought some of the items Mr. Paschke pointed out did make sense. She asked on line 61, what is table 10-19.

Mr. Paschke stated that is the parking chapter.

Member Kimble thought having a patio on the front or to the side of the structure with the unknown of potential sites, it would be a staff review and should be located where it makes the most sense. She asked what the reasoning was behind not permitted brew pub in table 1006-1, under the Commercial Uses in Industrial.

Mr. Paschke stated his reasoning was if the City is not allowing restaurants there then they should not be allowing a brew pub because it is essentially a restaurant brewing beer.

Member Kimble thought the brew pub concept is a little bit more aligned with a lot of industrial areas and are popping up all over in industrial areas. She thought it might be different than a typical restaurant or fast food place.

Member Daire thought it could be done with a Conditional use.

Mr. Paschke stated it all depends because some of them may be actual breweries that offer food and not considered a brew pub. There is some differentiation in his mind. The difference between a brew pub and brewery is the restaurant component versus the brewery component.

Chair Murphy asked if the City had a standard in determining if a business is a brewery or a brew pub.

Member Kimble thought it might determine on the quantity of beer produced but was not sure and might be a neat addition to Industrial. She stated it is hard to differentiate between some of the definitions.

Member Bull stated the way he reads the definitions is what is the principal business. In the brew pub definition it states it is a restaurant that also does some brewing versus a brewery or microbrewery that offers some food.

Member Kimble understood that, but she stated there is also the under/over 3500 which might not exactly align with some of the other parts of the description.

Senior Planner Lloyd stated restaurant is a specific term under licensing, there has to be a certain portion of its revenues from food as opposed to alcoholic beverages. The

231 definition obviously does not tie into the restaurant metric but for the sack of
232 differentiating it could. Brewery's with tap rooms might have full service kitchens
233 and still be a brewery first as opposed to a restaurant.

234
235 Member Sparby thought Commission Kimble had a good point a smaller brew pub
236 might fit well into something like the industrial area so by categorically excluding
237 them from industrial could be a potential disservice to not even have the door open
238 for a potential use like that. He thought categorically excluding brew pub does not
239 make a lot of sense because that could be a nice fit like some of the establishments in
240 Minneapolis and other cities that have these in their industrial areas.

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242 Member Kimble asked if it would make sense to propose it to be a Conditional Use so
243 at least there is a bit more opportunity for evaluation. She thought it is possible,
244 given the definitions, that the plus or minus 3500 might conflict with the other part of
245 the definition for some because there is such a wide variety of these places now.

246
247 Member Bull indicated on line 37, he thought staff should make the definition of
248 distillery consistent with the definition of brewery because this is facility that
249 produces for sale those combinations. He would insert "for sale" after produces in
250 the definitions. On line 40, Tasting Rooms, it talks about distilled spirits produced on
251 the premises of the distillery and common ownership. They are talking about a
252 different type of product where beer is not typically mixed with something, but a
253 liquor could be mixed with other liquors to make a cocktail that does not necessarily
254 have every ingredient produced at that location. He thought this becomes a bit
255 limiting to those businesses. He thought they also needed in the Tasting Room,
256 similar to the Tap Room, something that offers off sale consumption.

257
258 Member Bull agreed with Member Gitzen regarding limiting the patio to the front and
259 side and agreed that depending on what the particulars are with the lot the patio could
260 also be located in the back. Regarding screening on line 56, how does the City define
261 compatible materials.

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263 Mr. Paschke thought compatible materials means the City would look at the building
264 itself and determining what is the best material to use to make the principal structure
265 look good.

266
267 Member Bull noticed in the information there is a minimum height requirement but
268 wondered if there was also a maximum height requirement for screening.

269
270 Mr. Paschke stated in the business districts he believed it was 6.5 feet and could go up
271 to 8 feet. He would look into this.

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273 Member Bull stated on line 62, parking, there is parking for Micro-Brewery and he
274 wondered if that should be Taste Room and Tap Room rather than Micro-Brewery
275 and Tap Room. He was not sure why they would be so concerned about the parking
276 at a Micro-Brewery if it doesn't have a tap room with it and it does not include
277 Tasting Room at all and may have the same constraints for customers.

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Member Sparby indicated line 62 does not include a brewery either.

Member Bull stated he liked that Tap Room was being taken out of uses and putting it into accessory. Under Industrial Uses Brewery was added but Distillery was not, and he thought it should be added because there is not any capacity specifications for Distillery and it could be significant and producing for shipping and resale. Likewise, in Table 1006-1, he recommended adding Distillery there as well. He liked the idea of the Brew Pub being a Conditional Use in Commercial Uses.

Member Sparby indicated on line 18, when they define Micro Brewery there is a parenthetical that says, “or a Craft Brewery”. He thought that was confusing and unnecessary and should be stricken unless there was a good reason to keep it in. He thought a Brewery and a Micro-Brewery were potentially creating craft beverages. On Tap Room, he was unclear as to why the wording “by the brewer” was in there unless there was intent to define it, otherwise he suggested striking that language. Additionally, under Tasting Room there is a parenthetical saying “Distillery”, he was not sure if staff wanted to add some clarification stating, “Tasting Room only allowed for Distillery”. He would like better clarification of this. He would like more consistent definitions.

Member Sparby stated regarding the setback, is the 25 feet structure to structure or property line to the beginning of the structure of the patio.

Mr. Paschke indicated the setback starts at the property line and would at the end of the beginning of the patio, the surface of the patio.

Member Sparby stated the code also states, “From a residentially zoned or used property”, and wondered if there was a difference between the two.

Mr. Paschke stated there was. There could be residential uses that have been guided Other Comprehensive Plan Designations and zoned differently but are in residential use. He noted there are a few properties like that in the City and will continue to be so and staff is trying to include every type of property.

Member Sparby stated in regard to parking spaces, one space for every two seats in the Tap Room, which is heightening the standard. He thought these to be more casual places from a restaurant where there would be more foot traffic. He thought there should be equal or a little less stringent might be potentially what the City wants at the brew type locations. Additionally, on the table he was confused because there are four things, Brew Pub, Brewery, Micro-Brewery and Distillery along with accessory uses but in 1005-5 there is Industrial Uses that only covers Brewery and 1006-1 there is brewery only covered under manufacturing and brewery is not listed under Commercial Uses which he did not know if it was intentional or not but he thought these sections needed to be flushed out to make sure the City is covering everything in each table.

325 Mr. Paschke indicated it was intentional that brewery was not listed under
326 Commercial Uses.

327

328 **Public Comment**

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

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332 **Commission Deliberation**

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334 Chair Murphy stated there were several discussions for changes.

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336 Mr. Paschke thought the Commission could table this discussion until the next
337 meeting to allow staff to take all of the changes discussed and compile a clean version
338 for the Commission to review.

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340 Chair Murphy liked that idea. He also noted Table 1019 would be changed for
341 parking standards and should be brought back as well.

342

343 Page 2

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345 Lines 18-21

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347 Member Sparby asked to strike the parenthetical of “or Craft Brewery”.

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349 Lines 25-30

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351 Mr. Paschke thought “by the brewer” was requested to be stricken.

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353 Member Sparby agreed unless there was some definition of brewers, he did not see a
354 reason why it should be included.

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356 Member Kimble asked if it made sense for staff to review Minneapolis and St. Paul
357 Codes as well to see what is being done there.

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359 Mr. Paschke stated requirements can not be found in Minneapolis or St. Paul Zoning
360 Codes as it relates to definitions and those types of things. He noted he did contact
361 St. Paul and they regulate them much differently.

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363 Lines 37-39

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365 Member Bull indicated inserting “for sale” to the word produces.

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367 Member Kimble thought there was a State Statute regarding this and should be
368 included.

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370 Mr. Paschke stated he would confirm with State Statutes whether the words “for sale”
371 can be included.

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Lines 40-42

Member Sparby indicated on line 40 striking the parenthetical.

Member Bull was not sure how-to word “sell spirits on the premises”, because the distillery may be selling cocktails that include distilled spirits not on the premises or they should distinguish the principal ingredient would need to be in the cocktail.

Mr. Paschke indicated he understood the intent the Commission was trying to achieve there.

Chair Murphy thought Member Bull previously mentioned off sale.

Member Bull stated something such as “for sale for off premise consumption as permitted”.

Chair Murphy thought that would be off-sale in general. He wondered if that applied to Tasting Rooms.

Mr. Paschke indicated he was not sure on the State of Minnesota that it is but thought it was something the businesses are trying to get passed but he would check on it and bring it back to the Commission.

Lines 50-52

Chair Murphy stated there was some discussion on where to place the patio.

Member Gitzen thought the end of the sentence could be stricken after “permitted”.

Member Kimble asked how the Commission felt about the 25 feet.

Member Gitzen thought it was appropriate and Mr. Paschke’s comments were appropriate and made sense. He stated he would like to have more but did not want to limit it too much.

Chair Murphy agreed.

Lines 53-58

Member Gitzen wondered if the following sentence could be included “any screened fence or wall should be constructed of attractive permanent material and approved by the Planning Department”. This would leave it open more to the business and Planning Department as to what is appropriate or not.

The Commission concurred.

419 Member Sparby asked if it was necessary to have it approved by the Planning
420 Department because he thought the patio plans would need to be approved anyways.

421
422 Member Gitzen indicated he wanted to get rid of the “compatible and those used in
423 construction of the principal structure.” He thought they were looking for something
424 that is attractive and permanent. He wanted the Planning Department to weigh in and
425 indicate what is being constructed is appropriate.

426
427 Member Bull stated much of what the City has been moving to with the Code is
428 putting the definitions in the application process, so the Planning Department can
429 manage that as conditions warrant changes without having to come back to change
430 City Code.

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432 Member Sparby stated he liked language that described what needs to be done rather
433 than just stating “approved by the Planning Department”.

434
435 Member Gitzen stated he wanted to leave this one vague because he thought a lot of
436 these might be repurposed buildings. This may be a different type of structure and
437 may not be as easy as if building from scratch.

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439 Member Sparby asked if they should leave that language in and including the
440 wording “and approved by the Planning Department”.

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442 Member Gitzen stated he would strike the words “compatible with those used in
443 construction of the principal structure” and add “and approved by the Planning
444 Department”. He would like to leave this vague due to repurposed buildings being
445 used.

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447 Member Sparby thought the sentence Member Gitzen wanted stricken is an
448 instruction to the Planning Department so they can determine the compatibility.

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450 Member Groff thought there needed to be some flexibility with the Planning
451 Department. As long as the structure is attractive and permanent and appropriate for
452 use.

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454 Member Kimble indicated she was comfortable with Member Gitzen’ s change.

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456 Member Bull concurred.

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458 Chair Murphy directed staff to follow Member Gitzen’ s change.

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460 Line 59-60

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462 Chair Murphy noted staff would insert “no later” before 9:00 p.m.

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464 Lines 61-62

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Chair Murphy indicated the Commission would see a revised copy of table 119 at the next meeting.

Member Bull stated on line 62, he thought Micro-Brewery and Tap Room should be Tap Rooms and Tasting Rooms.

Chair Murphy asked Mr. Paschke if he agreed with the clarification.

Mr. Paschke stated lines 61-62 is indicating that 63-65 is the amendment to take place and there are no other changes proposed to parking. 63-65 goes into table 119 and he will figure out how to insert that and include it. As it relates to that requirement, he would have to give it some consideration as to whether or not they have specific requirements for a brewery for parking, micro-brewery and he would agree that tasting rooms and tap rooms would be where they would want to have the one space for every two seats.

Member Sparby noted some of the businesses have large open spaces where people stand around and don't necessarily sit so if there is some kind of congregation space that could be included. He did not think it needed to be addressed in parking.

Mr. Paschke stated that item is very tough to regulate and identify because a Fire Marshall will look at a space and give it a maximum occupant load which typically much different than what seating capacity is and without having a way to inspect and to determine whether or not the business is needing more space, the simplest way is to regulate based on seating.

Chair Murphy also noted something needed to be included in regard to employee per shift.

Page 3

Chair Murphy asked if Distillery was going to be added under Industrial Uses.

Mr. Paschke stated if the Commission agrees Distillery can be put it in under the same as a brewery.

Chair Murphy indicated he did not see any dissent from the Commission.

Member Sparby asked if Micro-Brewery would be included in Industrial Uses as well.

Member Kimble stated she did not understand the difference in Industrial Uses in the different sections. She indicated she understood what the different sections are doing but she did not understand why the use would be different.

Mr. Paschke reviewed the Industrial Use differences in the sections. He stated staff would clarify this item.

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Table 1006-1

Chair Murphy noted Mr. Paschke would add Distillery to the table. He thought a Brew Pub would not be permitted in Industrial.

The Commission agreed and thought it should be Conditional Use.

Chair Murphy indicated Tasting Room would be removed from the table.

MOTION

Member Bull moved, seconded by Member Gitzen to table the item to the October Planning Commission meeting for review of a revised packet.

Ayes: 7

Nays: 0

Motion carried.

7. Project File 0037: 2040 Comprehensive Plan Update

a. Review Abutting Future Land Use Categories In Draft 2040 Comprehensive Plan Updates of Neighboring Communities And Review Feedback Received On Roseville’s Draft 2040 Comprehensive Plan Update (PROJ0037)

Chair Murphy opened the public hearing for PROJ0037 at approximately 7:49 p.m. and reported on the purpose and process of a public hearing. He advised this item will be before the City Council

Senior Planner Lloyd indicated this item is not listed as a public hearing.

Chair Murphy closed the public hearing for PROJ0037 at approximately 7:49 p.m., indicating there should not have been a public hearing for this item.

Senior Planner Lloyd reported on May 21, 2018, Roseville’s City Council authorized staff to distribute Roseville’s draft 2040 Comprehensive Plan Update to the 21 local governments, State offices, and other organizations identified as “affected jurisdictions” required to review Roseville’s plan.

Mr. Lloyd summarized the request as detailed in the staff report dated September 5, 2018.

Member Bull stated he was confused when he received this item about what the Commission is going to do with it. He wondered if staff wanted their feedback and to discuss what actions are being taken.

Mr. Lloyd indicated that was correct.

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Member Bull asked if this item was being shared on the website for the public.

Mr. Lloyd stated it is on the website for the public to view.

Member Gitzen asked for clarification on what “active living Ramsey communities” is, what the organization is.

Mr. Lloyd stated he could not clarify what the organization is, but it is a Ramsey County office that deals with, in parts, transportation matters such as living streets and people have opportunities to walk and bicycle in addition to drive or taking transit. They also branch out into other recreational opportunities beyond the practical cycling or walking. It is part of their group of 21 effective agencies that are required to have the opportunity to review the City’s plan. Ramsey County, as a whole County body and Ramsey County Parks and Recreation Park Board and this Active Living Board is neither of those specifically. This is not a part of the City’s required review group but that does not make it any less valuable or any less worth considering.

Mr. Lloyd reviewed the 2040 future land use comparison maps with the Commission.

Chair Murphy asked in regard to Maplewood’s Future Land Use Mixed use-Community designated area he saw housing on the right side of the line and business and he asked if that was congruent with Roseville’s visioning plan for the area.

Mr. Lloyd stated it is a much more simplified version than the St. Paul node. He thought the end result is effectively similar and like Roseville’s mixed-use designation. It is primarily a commercial area and is developed that way today. It can accommodate high density residential. He noted he has not seen anything in Maplewood’s Comprehensive Plan for something that would directly reflect the visioning project that was being done but he did not see it being in congruent with that.

Chair Murphy asked if it was a lot of uses lumped under one label.

Mr. Lloyd indicated that was correct, it was a bunch of mixed uses in one area.

Mr. Lloyd continued with his review of 2040 future land use comparison maps with the Commission.

Member Daire stated in regard to Minneapolis proposed land use, does the possibility of their going 10 stories for structures in the purple area present any red flags.

Mr. Lloyd did not think so. The only land use particularly sensitive to tall buildings are short residential buildings and given the nearest areas of Roseville to there are Interstate Highway rights of way and large industrial property along with the golf

606 course, he thought any great height there would not have any adverse effects on
607 people’s experience with Roseville.

608
609 Member Daire asked if the Met Council would have anything to say about the
610 proximity of that production processing land use in its for to Lauderdale.

611
612 Mr. Lloyd stated the Met Council could conceivably have an issue, but he indicated
613 there was an area in that community that had an Industrial District as well. He stated
614 there is a good block or two of distance but was not sure how the zoning in
615 Lauderdale would treat the height of buildings there.

616
617 Chair Murphy believed both the Commission and the City Council promised the
618 citizens another public hearing on the plan and he wondered what the timeline for this
619 would be. He wondered if the next meeting they could receive a timeline on the
620 upcoming dates. He was also in favor of having an additional Planning Commission
621 meeting in November to review this.

622
623 Mr. Lloyd stated he would get the Commission a timeline and bring this forward at
624 future meetings.

625
626 **8. Adjourn**

627
628 **MOTION**
629 **Member Bull seconded by Member Sparby to adjourn the meeting at 8:15 p.m.**

630
631 **Ayes: 7**
632 **Nays: 0**
633 **Motion carried.**

634
635



REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: 10/03/18
Agenda Item: 6a

Prepared By

Department

Agenda Section
Continued Public Hearing

Item Description: CONTINUATION - Request by the Community Development Department to consider Zoning Code Text Amendments to §1001.10 Definitions and Table 1005-1 Table 1005-5, and Table 1006-1 pertaining to breweries, taprooms, brewpubs and distilleries (**PROJ17-Amdt35**).

1 **Background**

2 Per the Planning Commission’s recommendation, the Planning Division has made the necessary
3 corrections and additions that were discussed on September 5, 2018 (Attachments A).

4 The following are the proposed definitions to be incorporated into §1001.10 Definitions of the
5 Zoning Code:

6 **Microbrewery (or craft brewery): A facility that produces for sale no more than 3,500**
7 **barrels annually of beer, cider, meads, or other beverages made from malt by fermentation**
8 **and containing not less than one-half of one percent alcohol by volume. A microbrewery**
9 **may include a taproom.**

10 **Brewery: A facility that produces for sale more than 3,500 barrels annually of beer or**
11 **other beverages made from malt by fermentation and containing not less than one-half of**
12 **one percent alcohol by volume. A brewery may include a taproom.**

13 **Taproom: An area for the on-sale consumption of beer or other beverages made from malt**
14 **by fermentation produced by the brewer for consumption on the premises of a brewery. A**
15 **taproom may also include sale for off-premises consumption of beer or other beverages**
16 **made from malt by fermentation produced at the brewery location or adjacent taproom**
17 **and owned by the brewery for off-premises consumption, packaged subject to Minnesota**
18 **Statute 340A.301, subdivision 7(b), or its successor.**

19 **Brewpub: A restaurant that brews beer or other beverages made from malt by**
20 **fermentation on the same premises and who also holds one or more retail on-sale licenses**
21 **and who manufactures fewer than 3,500 barrels of malt liquor in a year, at any one**
22 **licensed premises, the entire production of which is solely for consumption on tap on any**
23 **licensed premises owned by the brewer, or for off-sale from those licensed premises as**
24 **permitted in section 340A.24, subdivision 2.**

25 **Distillery: A facility that produces for sale Ethyl Alcohol, hydrated oxide of ethyl, spirits of**
26 **wine, rum, brandy, gin, or other distilled spirits, including all dilutions and mixtures**
27 **thereof, for non-industrial use. A distillery may include a tasting room.**

28 **Tasting Room (Distillery): An area for the on-sale consumption of distilled spirits produced**
29 **on the premises of one distillery and in common ownership to the producer of the distilled**
30 **spirits.**

31 Next, the Planning Division discussed additional requirements that could be developed into a
32 specific conditional use process as a means to mitigate potential impacts adjacent to residential
33 use. These specific requirements are in addition to those the Zoning Code already requires, such
34 as “buffer area screening”, which is required for all new developments/uses adjacent to Low
35 Density Residential property.

36 The following would be amended into §1009.02 Conditional Use for Taprooms adjacent to
37 residentially zoned or used property:

38 **Where appropriate and applicable, an outdoor patio shall be permitted in a location which**
39 **is the furthest away from any adjacent residential zone or use. In no instance shall an**
40 **outdoor patio be located closer than 25 feet from a residentially zoned or used property.**

41 **Site screening (including outdoor patio areas), shall be required for all new or changes in**
42 **use buildings/sites. Screening may requirement shall be satisfied through the use of include**
43 **berms, solid board-on-board fences, walls, planting screens, evergreen trees, hedges, or**
44 **some combination thereof. Any screen fence or wall shall be constructed of attractive,**
45 **permanent finished materials compatible with those used in the construction of the**
46 **principal structure approved by the Community Development Department. Such screens**
47 **shall be 100% opaque and shall be at least between 6 and 6-1/2 feet in height.**

48 **Hours of operation of an outdoor patio that lies adjacent to a residentially zoned or used**
49 **property shall be limited to no later than 9 pm weekdays and 10 pm weekends.**

50 Table 1019 is also proposed to be amended to add an on-site parking minimum standard for a
51 microbrewery and taprooms.

Table 1019-1: Minimum Parking Standards	
Use	Minimum Standard
Retail showrooms	1 space per each 500 sq. ft. of floor area
Warehouse	1 space per each 2,000 sq. ft. gfa
Microbreweries, taprooms, and tasting rooms	<u>1 space for each employee at the greatest shift and one space for every two seats in a taproom/tasting room. If an outdoor patio is included, an additional 1 space for every 3 outdoor patio seats shall be required as well</u>

52 Proposed amendments to Table 1005-1

Table 1005-1	NB	CB	RB-1	RB-2	Standards
Commercial Uses					
Parking	P	P	P	P	
Restaurant, fast-food	P	P	P	P	
Restaurant, traditional	NP	P	P	P	
<u>Brewpub</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Brewery</u>	<u>NP</u>	<u>NP</u>	<u>C</u>	<u>C</u>	
<u>Microbrewery</u>	<u>NP</u>	<u>C</u>	<u>P</u>	<u>P</u>	
<u>Distillery</u>	<u>NP</u>	<u>C</u>	<u>P</u>	<u>P</u>	
Accessory Uses					
Telecommunication tower	C	C	C	C	Y
Tennis and other recreational courts	C	C	P	P	Y
<u>Taproom</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Tasting Room</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>P</u>	

53 Proposed amendments to Table 1005-5

Table 1005-5	CMU-1	CMU-2	CMU-3	CMU-4	Standards
Commercial Uses					
Retail, general and personal service*	P	P	P	P	
Retail, large format	NP	NP	NP	C	
Vertical mixed-use	NP	C	P	P	
<u>Brewpub</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Microbrewery</u>	<u>NP</u>	<u>C</u>	<u>P</u>	<u>P</u>	
Industrial Uses					
Manufacturing	NP	NP	NP	NP	
Warehousing	NP	NP	NP	NP	
Brewery	NP	NP	C	C	
Distillery	NP	NP	C	C	
Accessory Uses, Buildings, and Structures					
Telecommunications tower	C	C	C	C	Y
Tennis/other recreational court	P	P	P	P	Y
<u>Taproom</u>	<u>NP</u>	<u>NP</u>	<u>P</u>	<u>P</u>	
<u>Tasting room</u>	<u>NP</u>	<u>NP</u>	<u>P</u>	<u>P</u>	

54 Table 1005-5 amendments continued

Table 1005-5	CMU-1	CMU-2	CMU-3	CMU-4	Standards
Commercial Uses					
Retail, general and personal service*	P	P	P	P	
Retail, large format	NP	NP	NP	C	
Vertical mixed use	NP	C	P	P	
<u>Brewpub</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Microbrewery</u>	<u>NP</u>	<u>C</u>	<u>P</u>	<u>P</u>	
Industrial Uses					
Limited production/processing	C	P	P	P	
Limited warehousing/distribution	C	C	C	C	
Manufacturing	NP	NP	NP	NP	
Warehouse	NP	NP	NP	NP	Y
<u>Brewery</u>	<u>NP</u>	<u>NP</u>	<u>C</u>	<u>C</u>	
<u>Distillery</u>	<u>NP</u>	<u>NP</u>	<u>C</u>	<u>C</u>	

55 Proposed amendment to Table 1006-1:

Table 1006-1	O/BP	I	Standards
Manufacturing, Research, and Wholesale Uses			
Wholesale establishment	P	P	
Wood treatment plant	NP	NP	
<u>Brewery</u>	<u>NP</u>	<u>P</u>	
<u>Distillery</u>	<u>NP</u>	<u>P</u>	
Commercial Uses, Personal			
Restaurant, fact-food	P	NP	Y
Restaurant, traditional	P	NP	
<u>Brewpub</u>	<u>P</u>	<u>C</u>	
<u>Microbrewery</u>	<u>P</u>	<u>P</u>	
Accessory Uses, Buildings, and Structures			
Telecommunication tower	C	C	Y
Renewable energy system	P	P	Y
<u>Taproom</u>	<u>P</u>	<u>P</u>	
<u>Tasting room</u>	<u>P</u>	<u>P</u>	

56 **SUGGESTED PLANNING COMMISSION ACTION**

57 Based on the project report, public comments, and Planning Commission input, recommend
58 approval of amendments to §1001.10 (Definitions), Table 1005-1, 1005-5, 1006-1, and Table
59 1019-1 Minimum Parking Standards in support of definitions and allowance within specific
60 zoning districts for taproom, tasting room, brewpub, microbrewery, and brewery.

61 **ALTERNATIVE ACTIONS**

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

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

Extract from the September 5, 2018 Planning Commission Meeting Minutes**6. Public Hearing****a. Request By The Community Development Department to Consider Zoning Code Text Amendments to §1001.10 Definitions and Table 1005-1 Table 1005-5, and Table 1006-1 Pertaining to Breweries, Taprooms, Brewpubs and Distilleries (PROJ17-Amdt35)**

Chair Murphy opened the public hearing for PROJ17-Amdt35 at approximately 6:45 p.m. and reported on the purpose and process of a public hearing. He advised this item will be before the City Council

City Planner Paschke summarized the request as detailed in the staff report dated September 5, 2018. He reported at the City Council meeting the Council reviewed and tabled, directing staff to look into a number of other things and do some additional research and come back through the process with refinements to some of the same items the Commission had concerns with and also adding some additional definitions and clarifications. He noted distillery and tasting room was added into the categorization.

Mr. Paschke reviewed additional conditions that have been added to the Zoning Code Amendment.

Chair Murphy stated for clarification, in the original handout in the packet there is a table 1005-1 and there is also a handout that states table 1005-1 with accessory uses.

Mr. Paschke indicated that the table itself is three pages long and includes a plethora of different types of uses. These handouts are sections of that table.

Chair Murphy asked if in the packet both occurrences of tap room should be removed.

Mr. Paschke indicated tasting room should be removed, not tap room. Tasting Room as well as Tap Room would be moved to accessory use because that is what they are. He stated staff would like the Commission to review and discuss the text modifications and make a recommendation to the City Council.

Commission Gitzen wondered how noise would be handled. He asked if that was part of the hours of operation.

Mr. Paschke stated is one way, the other way which is standard to City Code and part of the property performance standard section that details a number of different environmental requirements, one of which is noise. Noise is mostly regulated by people calling and complaining. He noted there is not a decibel level specifically identified in City Code for noise.

Member Gitzen stated he was curious because the ordinance states 25 feet from a residence and a house 35 feet and may become an issue that comes up. He wondered why the rear of a business cannot have a patio, only the front or side.

35 Mr. Paschke stated it could be in the rear, but he was thinking the rear areas would be
36 more for parking, given some of the other parking requirements. It will depend on the lot
37 and utilizing some of the lots of similar design to the Fairview property where front and
38 side made more sense than the rear. He thought the Commission could add “rear” if they
39 wanted to.

40 Member Gitzen asked for clarification on the parking.

41 Mr. Paschke reviewed the parking requirements with the Commission.

42 Chair Murphy asked on line 63 regarding employees, would that be only on-duty
43 employees or could that be clarified to add on-duty after each.

44 Mr. Paschke stated from his perspective it would be the employees that are working
45 whatever shifts there are however, if the Commission wanted to clarify or have staff
46 clarify that it can be done.

47 Chair Murphy stated he would like some clarification, if possible.

48 Mr. Paschke indicated language would be added.

49 Member Daire asked for clarification on line 60, “shall be limited to no later than
50 9:00p.m.”, on line 63 “one space for each employee on site”.

51 Mr. Paschke stated line 63 could be worded that way or “one space for each employee on
52 shift”, which is pretty standard when there is shift type of work.

53 Member Daire stated it was to indicate that staff was using a specific criterion as to
54 establish the number of parking spaces rather than the total number of employee’s staff
55 pointed out. He stated on page 3 of the handout there is an excerpt that includes “tasty
56 room” which is to be deleted, which is in 1005-1, 1005-5 and 1006-1.

57 Mr. Paschke indicated all tasting rooms from the standard table of uses will be deleted.

58 Member Daire asked if the changes will be brought forward to the City Council.

59 Mr. Paschke stated that was correct, assuming this item moves forward.

60 Member Kimble asked how staff arrived at the 25 feet from residentially zoned for the
61 patio.

62 Mr. Paschke stated if the Commission looks at a number of uses the City has, different
63 types of uses and setback requirements, and if they look at the size of lots the City has,
64 adding something greater than that would not allow patios to be utilized on a site.
65 Currently the Code does not have requirements anywhere within it that would preclude
66 someone from opening a restaurant at the Fairview site and having a patio anywhere on
67 the property. The patio would have to be setback similar to an accessory structure which
68 is 5 feet from a property line, no more than 10 with screening. In looking at some of
69 those requirements and trying to come up with something that was achievable on some of
70 the City’s smaller lots within Community or Neighborhood Business. It seemed logical
71 to him to have the setback at 25 feet, especially if there is going to be a screening
72 requirement and hours of operation.

73 Member Kimble thought 25 feet was close to a residential home. She understood it is
74 confined somewhat by the time period of 9:00 p.m. and 10:00 p.m. She thought some of
75 the items Mr. Paschke pointed out did make sense. She asked on line 61, what is table
76 10-19.

77 Mr. Paschke stated that is the parking chapter.

78 Member Kimble thought having a patio on the front or to the side of the structure with
79 the unknown of potential sites, it would be a staff review and should be located where it
80 makes the most sense. She asked what the reasoning was behind not permitted brew pub
81 in table 1006-1, under the Commercial Uses in Industrial.

82 Mr. Paschke stated his reasoning was if the City is not allowing restaurants there then
83 they should not be allowing a brew pub because it is essentially a restaurant brewing
84 beer.

85 Member Kimble thought the brew pub concept is a little bit more aligned with a lot of
86 industrial areas and are popping up all over in industrial areas. She thought it might be
87 different than a typical restaurant or fast food place.

88 Member Daire thought it could be done with a Conditional use.

89 Mr. Paschke stated it all depends because some of them may be actual breweries that
90 offer food and not considered a brew pub. There is some differentiation in his mind.
91 The difference between a brew pub and brewery is the restaurant component versus the
92 brewery component.

93 Chair Murphy asked if the City had a standard in determining if a business is a brewery
94 or a brew pub.

95 Member Kimble thought it might determine on the quantity of beer produced but was not
96 sure and might be a neat addition to Industrial. She stated it is hard to differentiate
97 between some of the definitions.

98 Member Bull stated the way he reads the definitions is what is the principal business. In
99 the brew pub definition it states it is a restaurant that also does some brewing versus a
100 brewery or microbrewery that offers some food.

101 Member Kimble understood that, but she stated there is also the under/over 3500 which
102 might not exactly align with some of the other parts of the description.

103 Senior Planner Lloyd stated restaurant is a specific term under licensing, there has to be a
104 certain portion of its revenues from food as opposed to alcoholic beverages. The
105 definition obviously does not tie into the restaurant metric but for the sake of
106 differentiating it could. Brewery's with tap rooms might have full service kitchens and
107 still be a brewery first as opposed to a restaurant.

108 Member Sparby thought Commission Kimble had a good point a smaller brew pub might
109 fit well into something like the industrial area so by categorically excluding them from
110 industrial could be a potential disservice to not even have the door open for a potential
111 use like that. He thought categorically excluding brew pub does not make a lot of sense
112 because that could be a nice fit like some of the establishments in Minneapolis and other
113 cities that have these in their industrial areas.

114 Member Kimble asked if it would make sense to propose it to be a Conditional Use so at
115 least there is a bit more opportunity for evaluation. She thought it is possible, given the
116 definitions, that the plus or minus 3500 might conflict with the other part of the definition
117 for some because there is such a wide variety of these places now.

118 Member Bull indicated on line 37, he thought staff should make the definition of
119 distillery consistent with the definition of brewery because this is facility that produces
120 for sale those combinations. He would insert “for sale” after produces in the definitions.
121 On line 40, Tasting Rooms, it talks about distilled spirits produced on the premises of the
122 distillery and common ownership. They are talking about a different type of product
123 where beer is not typically mixed with something, but a liquor could be mixed with other
124 liquors to make a cocktail that does not necessarily have every ingredient produced at that
125 location. He thought this becomes a bit limiting to those businesses. He thought they
126 also needed in the Tasting Room, similar to the Tap Room, something that offers off sale
127 consumption.

128 Member Bull agreed with Member Gitzen regarding limiting the patio to the front and
129 side and agreed that depending on what the particulars are with the lot the patio could
130 also be located in the back. Regarding screening on line 56, how does the City define
131 compatible materials.

132 Mr. Paschke thought compatible materials means the City would look at the building
133 itself and determining what is the best material to use to make the principal structure look
134 good.

135 Member Bull noticed in the information there is a minimum height requirement but
136 wondered if there was also a maximum height requirement for screening.

137 Mr. Paschke stated in the business districts he believed it was 6.5 feet and could go up to
138 8 feet. He would look into this.

139 Member Bull stated on line 62, parking, there is parking for Micro-Brewery and he
140 wondered if that should be Taste Room and Tap Room rather than Micro-Brewery and
141 Tap Room. He was not sure why they would be so concerned about the parking at a
142 Micro-Brewery if it doesn't have a tap room with it and it does not include Tasting Room
143 at all and may have the same constraints for customers.

144 Member Sparby indicated line 62 does not include a brewery either.

145 Member Bull stated he liked that Tap Room was being taken out of uses and putting it
146 into accessory. Under Industrial Uses Brewery was added but Distillery was not, and he
147 thought it should be added because there is not any capacity specifications for Distillery
148 and it could be significant and producing for shipping and resale. Likewise, in Table
149 1006-1, he recommended adding Distillery there as well. He liked the idea of the Brew
150 Pub being a Conditional Use in Commercial Uses.

151 Member Sparby indicated on line 18, when they define Micro Brewery there is a
152 parenthetical that says, “or a Craft Brewery”. He thought that was confusing and
153 unnecessary and should be stricken unless there was a good reason to keep it in. He
154 thought a Brewery and a Micro-Brewery were potentially creating craft beverages. On
155 Tap Room, he was unclear as to why the wording “by the brewer” was in there unless
156 there was intent to define it, otherwise he suggested striking that language. Additionally,

157 under Tasting Room there is a parenthetical saying “Distillery”, he was not sure if staff
158 wanted to add some clarification stating, “Tasting Room only allowed for Distillery”. He
159 would like better clarification of this. He would like more consistent definitions.

160 Member Sparby stated regarding the setback, is the 25 feet structure to structure or
161 property line to the beginning of the structure of the patio.

162 Mr. Paschke indicated the setback starts at the property line and would at the end of the
163 beginning of the patio, the surface of the patio.

164 Member Sparby stated the code also states, “From a residentially zoned or used
165 property”, and wondered if there was a difference between the two.

166 Mr. Paschke stated there was. There could be residential uses that have been guided
167 Other Comprehensive Plan Designations and zoned differently but are in residential use.
168 He noted there are a few properties like that in the City and will continue to be so and
169 staff is trying to include every type of property.

170 Member Sparby stated in regard to parking spaces, one space for every two seats in the
171 Tap Room, which is heightening the standard. He thought these to be more casual places
172 from a restaurant where there would be more foot traffic. He thought there should be
173 equal or a little less stringent might be potentially what the City wants at the brew type
174 locations. Additionally, on the table he was confused because there are four things, Brew
175 Pub, Brewery, Micro-Brewery and Distillery along with accessory uses but in 1005-5
176 there is Industrial Uses that only covers Brewery and 1006-1 there is brewery only
177 covered under manufacturing and brewery is not listed under Commercial Uses which he
178 did not know if it was intentional or not but he thought these sections needed to be
179 flushed out to make sure the City is covering everything in each table.

180 Mr. Paschke indicated it was intentional that brewery was not listed under Commercial
181 Uses.

182 **Public Comment**

183
184 No one came forward to speak for or against this request.

185 **Commission Deliberation**

186 Chair Murphy stated there were several discussions for changes.

187 Mr. Paschke thought the Commission could table this discussion until the next meeting to
188 allow staff to take all of the changes discussed and compile a clean version for the
189 Commission to review.

190 Chair Murphy liked that idea. He also noted Table 1019 would be changed for parking
191 standards and should be brought back as well.

192 **Page 2**

193 Lines 18-21

194 Member Sparby asked to strike the parenthetical of “or Craft Brewery”.

195 Lines 25-30

196 Mr. Paschke thought “by the brewer” was requested to be stricken.

197

198 Member Sparby agreed unless there was some definition of brewers, he did not see a
199 reason why it should be included.

200 Member Kimble asked if it made sense for staff to review Minneapolis and St. Paul
201 Codes as well to see what is being done there.

202 Mr. Paschke stated requirements can not be found in Minneapolis or St. Paul Zoning
203 Codes as it relates to definitions and those types of things. He noted he did contact St.
204 Paul and they regulate them much differently.

205 Lines 37-39

206 Member Bull indicated inserting “for sale” to the word produces.

207 Member Kimble thought there was a State Statute regarding this and should be included.

208 Mr. Paschke stated he would confirm with State Statutes whether the words “for sale”
209 can be included.

210 Lines 40-42

211 Member Sparby indicated on line 40 striking the parenthetical.

212 Member Bull was not sure how-to word “sell spirits on the premises”, because the
213 distillery may be selling cocktails that include distilled spirits not on the premises or they
214 should distinguish the principal ingredient would need to be in the cocktail.

215 Mr. Paschke indicated he understood the intent the Commission was trying to achieve
216 there.

217 Chair Murphy thought Member Bull previously mentioned off sale.

218 Member Bull stated something such as “for sale for off premise consumption as
219 permitted”.

220 Chair Murphy thought that would be off-sale in general. He wondered if that applied to
221 Tasting Rooms.

222 Mr. Paschke indicated he was not sure on the State of Minnesota that it is but thought it
223 was something the businesses are trying to get passed but he would check on it and bring
224 it back to the Commission.

225 Lines 50-52

226 Chair Murphy stated there was some discussion on where to place the patio.

227 Member Gitzen thought the end of the sentence could be stricken after “permitted”.

228 Member Kimble asked how the Commission felt about the 25 feet.

229 Member Gitzen thought it was appropriate and Mr. Paschke’ s comments were
230 appropriate and made sense. He stated he would like to have more but did not want to
231 limit it too much.

232 Chair Murphy agreed.

233 Lines 53-58

234 Member Gitzen wondered if the following sentence could be included “any screened
235 fence or wall should be constructed of attractive permanent material and approved by the
236 Planning Department”. This would leave it open more to the business and Planning
237 Department as to what is appropriate or not.

238 The Commission concurred.

239 Member Sparby asked if it was necessary to have it approved by the Planning
240 Department because he thought the patio plans would need to be approved anyways.

241 Member Gitzen indicated he wanted to get rid of the “compatible and those used in
242 construction of the principal structure.” He thought they were looking for something that
243 is attractive and permanent. He wanted the Planning Department to weigh in and indicate
244 what is being constructed is appropriate.

245 Member Bull stated much of what the City has been moving to with the Code is putting
246 the definitions in the application process, so the Planning Department can manage that as
247 conditions warrant changes without having to come back to change City Code.

248 Member Sparby stated he liked language that described what needs to be done rather than
249 just stating “approved by the Planning Department”.

250 Member Gitzen stated he wanted to leave this one vague because he thought a lot of these
251 might be repurposed buildings. This may be a different type of structure and may not be
252 as easy as if building from scratch.

253 Member Sparby asked if they should leave that language in and including the wording
254 “and approved by the Planning Department”.

255 Member Gitzen stated he would strike the words “compatible with those used in
256 construction of the principal structure” and add “and approved by the Planning
257 Department”. He would like to leave this vague due to repurposed buildings being used.

258 Member Sparby thought the sentence Member Gitzen wanted stricken is an instruction to
259 the Planning Department so they can determine the compatibility.

260 Member Groff thought there needed to be some flexibility with the Planning Department.
261 As long as the structure is attractive and permanent and appropriate for use.

262 Member Kimble indicated she was comfortable with Member Gitzen’ s change.

263 Member Bull concurred.

264 Chair Murphy directed staff to follow Member Gitzen’ s change.

265 Line 59-60

266 Chair Murphy noted staff would insert “no later” before 9:00 p.m.

267 Lines 61-62

268 Chair Murphy indicated the Commission would see a revised copy of table 119 at the
269 next meeting.

270 Member Bull stated on line 62, he thought Micro-Brewery and Tap Room should be Tap
271 Rooms and Tasting Rooms.

272 Chair Murphy asked Mr. Paschke if he agreed with the clarification.

273 Mr. Paschke stated lines 61-62 is indicating that 63-65 is the amendment to take place
274 and there are no other changes proposed to parking. 63-65 goes into table 119 and he
275 will figure out how to insert that and include it. As it relates to that requirement, he
276 would have to give it some consideration as to whether or not they have specific
277 requirements for a brewery for parking, micro-brewery and he would agree that tasting
278 rooms and tap rooms would be where they would want to have the one space for every
279 two seats.

280 Member Sparby noted some of the businesses have large open spaces where people stand
281 around and don't necessarily sit so if there is some kind of congregation space that could
282 be included. He did not think it needed to be addressed in parking.

283 Mr. Paschke stated that item is very tough to regulate and identify because a Fire
284 Marshall will look at a space and give it a maximum occupant load which typically much
285 different than what seating capacity is and without having a way to inspect and to
286 determine whether or not the business is needing more space, the simplest way is to
287 regulate based on seating.

288 Chair Murphy also noted something needed to be included in regard to employee per
289 shift.

290 **Page 3**

291 Chair Murphy asked if Distillery was going to be added under Industrial Uses.

292 Mr. Paschke stated if the Commission agrees Distillery can be put it in under the same as
293 a brewery.

294 Chair Murphy indicated he did not see any dissent from the Commission.

295 Member Sparby asked if Micro-Brewery would be included in Industrial Uses as well.

296 Member Kimble stated she did not understand the difference in Industrial Uses in the
297 different sections. She indicated she understood what the different sections are doing but
298 she did not understand why the use would be different.

299 Mr. Paschke reviewed the Industrial Use differences in the sections. He stated staff
300 would clarify this item.

301 Table 1006-1

302 Chair Murphy noted Mr. Paschke would add Distillery to the table. He thought a Brew
303 Pub would not be permitted in Industrial.

304 The Commission agreed and thought it should be Conditional Use.

305 Chair Murphy indicated Tasting Room would be removed from the table.

306 **MOTION**

307 **Member Bull moved, seconded by Member Gitzen to table the item to the October**
308 **Planning Commission meeting for review of a revised packet.**

309 **Ayes: 7**

310 **Nays: 0**

311 **Motion carried.**

312



REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: **10/03/18**

Agenda Item: **7a**

Prepared By

Department Approval

Agenda Section
Public Hearings

Item Description: Request by Hand In Hand Christian Montessori for consideration of a **Comprehensive Land Use Plan map and Zoning map change** at 211 North McCarrons Boulevard (**PF18-016**).

APPLICATION INFORMATION

1	Applicant:	Hand in Hand Christian Montessori
2	Location:	211 North McCarrons Boulevard
3	Property Owner:	Department of Military Affairs
4	Application Submission:	September 6, 2018
5	City Action Deadline:	November 5, 2018
6	Project File History:	PROJ00-41
7		

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.

RECENT HISTORY

12 On January 21, 2016, the City of Roseville was notified by the Department of Military Affairs
13 that they were selling the property at 211 North McCarrons Boulevard and that the City held the
14 Right of First Refusal. At its August 29, 2016, meeting, the Roseville City Council voted not to
15 acquire the site and directed staff to engage the community in a rezoning process. Before
16 initiating a rezoning process staff checked in with Ramsey County to see if they were interested
17 in redeveloping the site, since they had the next Right of Refusal. In November the County
18 declined to purchase the property.

19 On November 15, 2016, Community Development Staff held two Community Input Meetings
20 (one at 3:30 pm and the other at 6:30 pm) to inform the community that a rezoning process was
21 about to occur and to gather any feedback about preferred uses on the site. The input sessions
22 were well attended – more than 80 people attended the two sessions – and there was a high level
23 of interest in the future development of the site. After receiving a brief presentation, attendees
24 were invited to complete a survey that asked which uses they would find most suitable for the
25 site.

26 On January 18, 2017, the Community Development Department brought forth to the City
27 Council the neighborhood input session information and sought direction regarding the next step
28 in the process. After reviewing the community survey results, the City Council directed the
29 Planning Division to begin the process of amending the Comprehensive Plan Land Use
30 designation from Institutional (IN) to Low Density Residential (LDR) and to rezone the property
31 from a classification of Institutional (INST) District to Low Density Residential-1 (LDR-1)
32 District.

33 On February 16, 2017, the Planning Division held the open house meeting to seek out questions
34 and/or concerns regarding the proposed changes in land use and zoning for the former armory
35 property. Approximately 40 citizens were in attendance at the meeting, in which staff provided
36 a brief presentation and some general information regarding what could be developed in the Low
37 Density Residential-1 District.

38 On April 5, 2017, the Planning Division, via the public hearing process, brought forward the
39 proposal to change the land use and zoning map from Institutional to Low Density Residential.
40 At that meeting, the Planning Commission voted 6-0 to recommend approval of the proposed
41 changes.

42 On April 24, 2017, the City Council received the Planning Commission's recommendation on
43 the land use map amendment, voting 5-0 to approve Resolution 11413 effectively changing the
44 land use designation of 211 North McCarrons Boulevard from IN to LDR.

45 On June 29, 2017, The City received the Metropolitan Council approval letter regarding the
46 Comprehensive Plan Map, which allowed the Planning Division to complete the map changes
47 process.

48 On August 14, 2017 the City Council approved Ordinance 1532 rezoning of 211 McCarrons
49 from INST District to LDR-1 District, thus finalized the map change process.

50 **CURRENT PROPOSAL**

51 Hand in Hand Christian Montessori desires to purchase the former armory and school site and
52 convert the building and site into a new school with activity area. Additionally, the proposal
53 seeks to develop four small lot single family homes in the southwest corner of the site. In order
54 to do so, the Land Use and Zoning Maps have to be amended to support these two projects. The
55 school and activity area will need to change from its current Land Use Designation of Low
56 Density Residential to Institutional and the residential area would remain the same. Regarding
57 rezoning, the school/activity area would need to change Zoning Classification from Low Density
58 Residential-1 District to Institutional District and the residential area from Low Density
59 Residential-1 District to Low Density Residential-2 District.

60 On August 16, 2018, Hand in Hand held the required Open House Meeting to discuss with those
61 in attendance their desires for the former armory property. Approximately 25 area residents
62 attended. A summary of the Open House can be found as Attachment C.

63 **COMPREHENSIVE LAND USE PLAN MAP CHANGE:**

64 Applicant initiated Comprehensive Plan and Official Zoning Map changes go through the same
65 open house/public hearing process as City initiated map changes. They also require a
66 recommendation by the Planning Commission to approve a change to the Comprehensive Plan
67 with an affirmative vote of at least 5/7ths of the Planning Commission's total membership.

68 The change from the current Low Density Residential land use designation to the proposed
69 Institutional, is supported by the following Goals and Policies of the Roseville 2030
70 Comprehensive Plan:

71 **Goal 4: Protect, improve, and expand the community’s natural amenities and**
72 **environmental quality.**

73 Policy 4.2: Promote the use of energy-saving and sustainable design practices during all
74 phases of development including land uses, site design, technologies, building, and
75 construction methods.

76 Policy 4.2: Seek to use environmental best practices for further protection, maintenance, and
77 enhancement of natural ecological systems including lakes, lakeshore, wetlands, natural and
78 man-made storm water ponding areas, aquifers, and drainage areas.

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

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

84 Policy 6.2: Where higher intensity uses are adjacent to existing residential neighborhoods,
85 create effective land use buffers and physical screening.

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

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

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

95 **ZONING MAP CHANGE:**

96 If the the Comprehensive Plan change is supported and approved, the requested ZONING MAP
97 CHANGE becomes a clerical step to ensure that the zoning map continues to be “consistent with
98 the guidance and intent of the Comprehensive Plan” as required in City Code §1009.04 (Zoning
99 Changes).

100 **SUGGESTED PLANNING COMMISSION ACTION**

101 Based on community and neighborhood comments, and Planning Commissioner input, staff
102 recommends one of the following options:

- 103 **a.** The property be re-guided from a Comprehensive Land Use Map designation of Low Density
104 Residential (LDR) top Institutional (INS); or
- 105 **b.** The property remain Low Density Residential (LDR) and the applicant request be denied.
- 106 **c.** The property be rezoned from an Official Map classification of Low Density Residential-1
107 (LDR-1) District to Institutional (INST) District; or

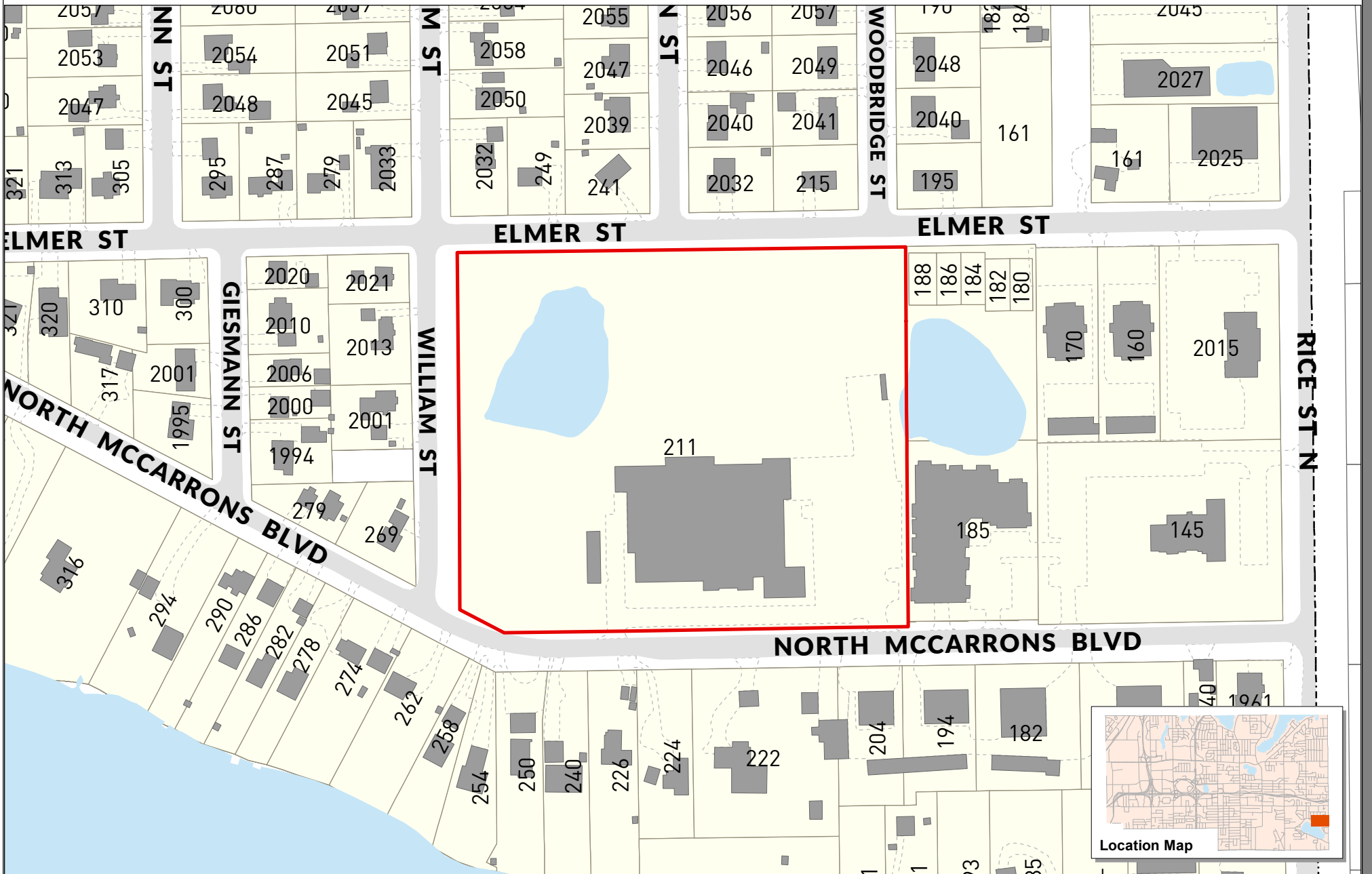
- 108 **d.** The property remain Low Density Residential-1 (LDR-1) District and the applicant request
109 be denied.

Report prepared by: Thomas Paschke, City Planner, 651-792-7074

thomas.paschke@cityofroseville.com

- Attachments:
- | | | | |
|----|--------------------|----|--------------------------|
| A. | Site map | B. | Aerial photo |
| C. | Open house summary | D. | Community Survey Results |
| E. | Concept plans | | |

Attachment A for Planning File 18-016

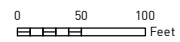


Attachment B for Planning File 18-016



Data Sources
 * Ramsey County GIS Base Map (9/5/2018)
 * Aerial Data: Sanborn (4/2017)
 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 §466.02, 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.





I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- ☹️ - Was hoping for: _____

Comments: ressurrection idea
is great.

Attachment C



I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- ☹️ - Was hoping for: _____

Comments: Very glad that the
school can be saved +
restored. I live right
across the street.



I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- ☹️ - Was hoping for: _____

Comments: love it!
thanks



I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- ☹️ - Was hoping for: _____

Comments: We welcome you
to the school! Let me
know how I can help.

I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- 😞 - Was hoping for: _____

Comments: Yes please yes please!
Living in this neighborhood
and having a kiddo at
Hand in Hand. I am
DELIGHTED at the thought
of you here!

I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- 😞 - Was hoping for: _____

Comments: We would LOVE
to have Hand in Hand in our
neighborhood!!

I would like to be your neighbor

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- 😞 - Was hoping for: _____

Comments: Love & support the
great stewardship idea

I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- 😞 - Was hoping for: _____

Comments: GREAT Idea
SAVE the Building
Town#ones needed
100% Support



I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- ☹️ - Was hoping for: _____

Comments: Seems like a very good fit for the space.



Attachment C

I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- ☹️ - Was hoping for: _____

Comments: I'm so happy for this schools next step!



I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- ☹️ - Was hoping for: _____

Comments: GREAT



I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- ☹️ - Was hoping for: _____

Comments: Welala giff

The neighborhood will welcome & LOVE you



I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- 😞 - Was hoping for: _____

Comments:

Love that they will be "repurposing" the building back to a school. Thrilled that it is a Christian school



I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- 😞 - Was hoping for: _____

Comments:

I was hoping the Civil defence Siren would move away from the school



I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- 😞 - Was hoping for: _____

Comments:

Would love to see McCarron's Lake have a second life as a school again



I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- 😞 - Was hoping for: _____

Comments:

This is the best option I have heard for this space. I support it.



HAND IN HAND
CHRISTIAN MONTESSORI

I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- ☹️ - Was hoping for: _____

Comments: _____

Go for it!

It sounds wonderful!
We want it to be
relocated as a school!



Attachment C

HAND IN HAND
CHRISTIAN MONTESSORI

I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas! Joe Englund
- 😐 - Not Sure Chair Director/
- ☹️ - Was hoping for: Cellist

651-208-0606

Comments: _____

For me personally, I can't
think of a better use for
the property!



HAND IN HAND
CHRISTIAN MONTESSORI

I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- ☹️ - Was hoping for: _____

Comments: _____

Move Retaining wall on SW
corner back to fix turning
sightlines from William to McCarron



HAND IN HAND
CHRISTIAN MONTESSORI

I would like to be your neighbor!

Thanks for coming.

We'd appreciate your feedback!

- 😊 - Great Ideas!
- 😐 - Not Sure
- ☹️ - Was hoping for: _____

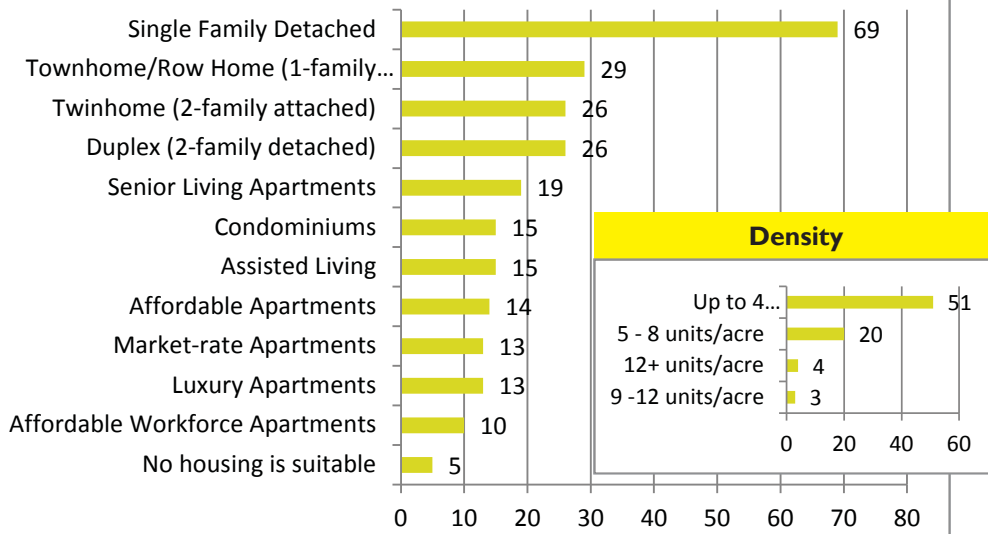
Comments: _____

You had me at
Stewardship!

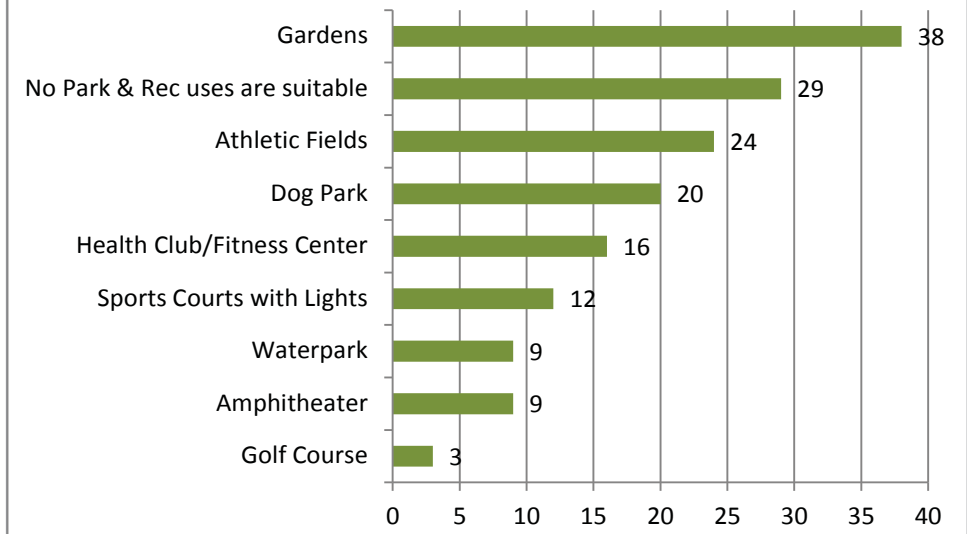
211 N. McCarrons Final Survey Results

87 Total Responses • 56 Online • 31 Paper

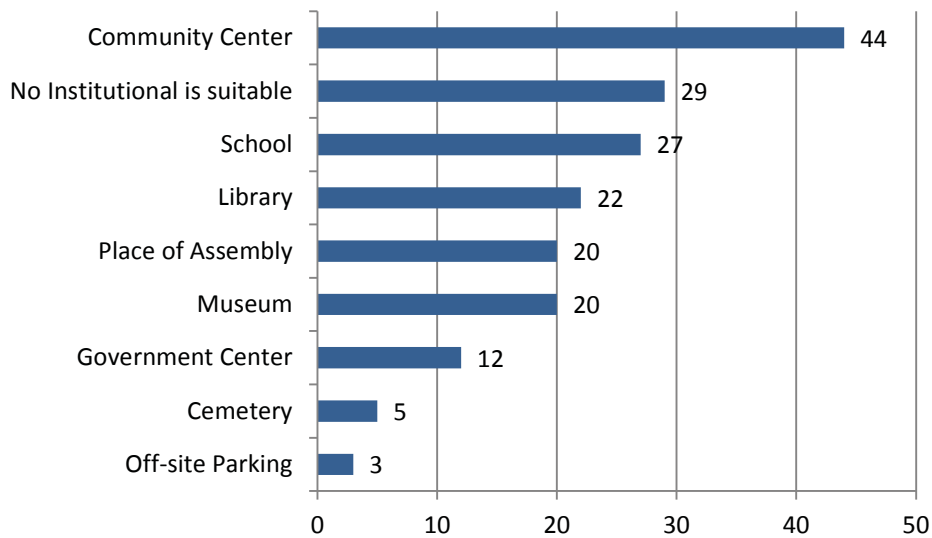
Housing Uses



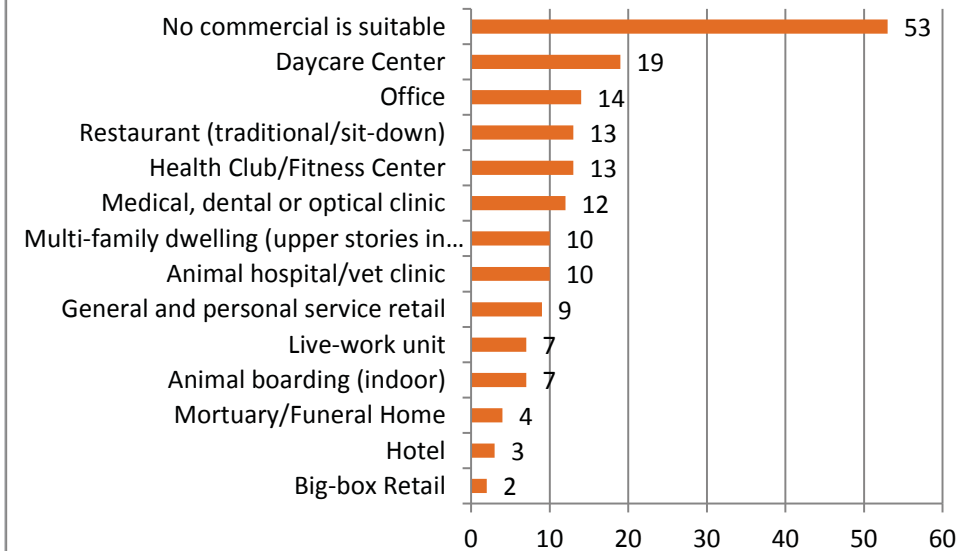
Park & Rec Uses



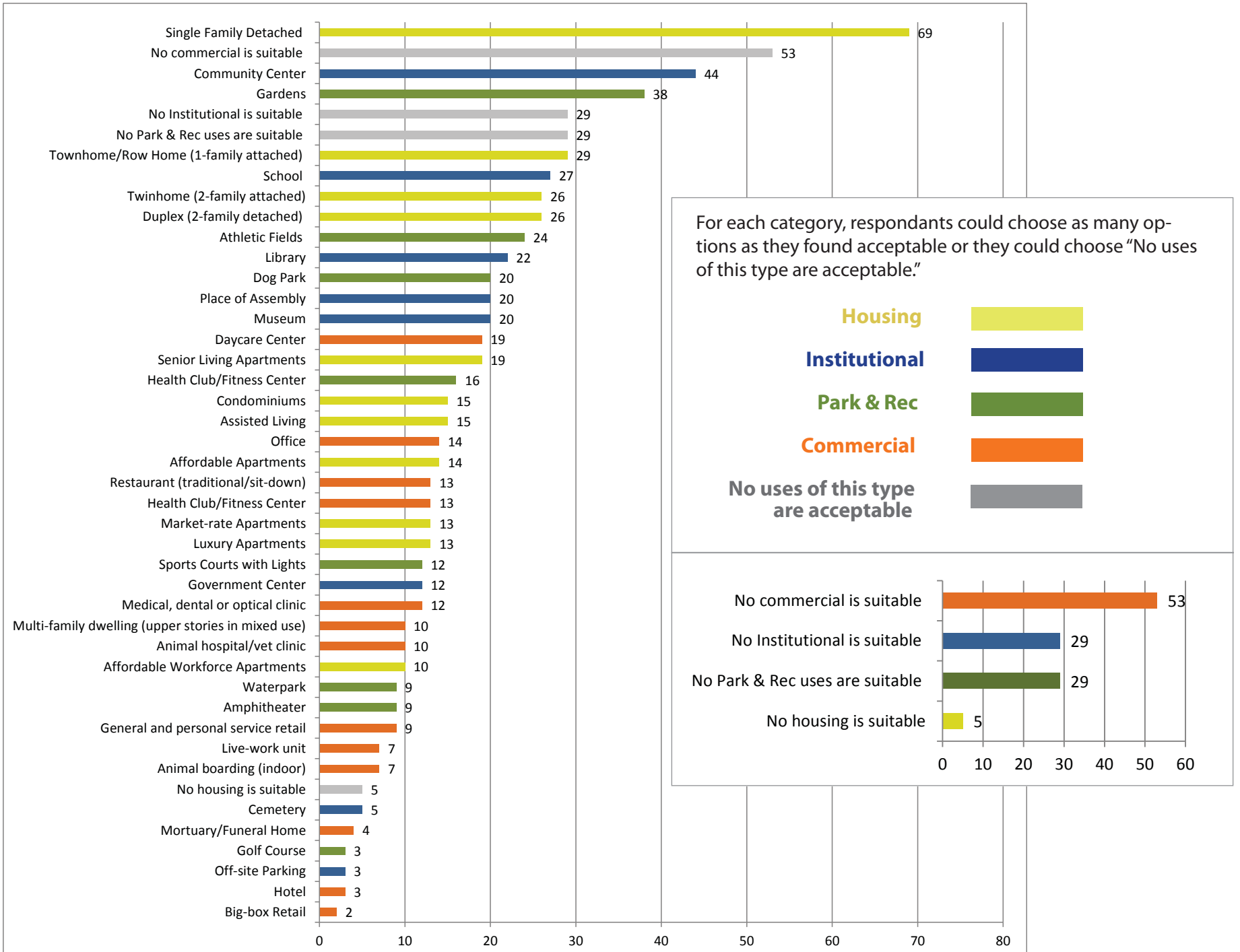
Institutional Uses



Commercial Uses



211 N. McCarrons • Uses in Ranked Order



211 N. McCarrons Survey Results - Comments

- Would like to see positive, progressive movement. Something that brings economic development to this corner of Roseville and north Rice Street. Dwellings for families with income to bring to this area and businesses to attract, that could work. Community work is nice but doesn't develop. (Ex. Com. Garden)
- This site is probably best suited for housing. I know some neighbors are proposing saving the armory building and using as a community center, but I don't agree. It doesn't make sense to keep the building. I would like to see nice housing, possibly with some retail mixed in.
- The National Guard additions to the historic school building should be demolished, leaving only the 1936 school structure for future "public/institutional" type use. The open land should be rezoned for single family dwellings to match the three sides of the entire property, so to act as a buffer between the existing apartments and multistory condominiums on the eastern edge. Open space should be provided utilizing the pond and the undeveloped woodland on the William street border. Any other permitted uses of the property should be consistent with the existing single family neighborhood on the north, south, and western sides of the property.
- Please keep the green space and line of trees along the north side of the lot along Elmer. The green space is used by many residents as-is for a variety of activities. Also, I don't want the amount of traffic on Elmer (and northward) to increase, so I don't want a new road/access point from the zoning area onto Elmer. There is enough speeding traffic coming through without adding to it w/the zoning area. The area is already generally quiet, so would prefer to keep the area quiet with Low Density housing.
- I propose keeping the green area and tree line on the north side (maybe including a walking path) and low density housing on the south side along McCarrons where the Armory is.
- I hope there is a way to consider the proposal put forward by community members which looked at mixed use: housing, open space and, community center. I think the city should be taking more of a lead in energy efficient, smart design. We have enough big houses with garages in front. If the apts on N McCarron are upgraded and the people forced to move out, I would be highly in favor of HDR in part of the site, Whatever the plan, it's important to consider the environmental question of the lake's capacity to handle greater and greater levels of use. City should also be proactive on building heights, before the tear down phenomenon takes over.
- The west side of the site should be retained as a natural area as it currently exists and is used by the neighborhood. The original school site holds many memories for all and would be a good location for a mini community center with the gym, stage, and kitchen--a park building with associated natural area. It could have programming for all in the city, including senior programs. The remainder could be community gardens and/or some limited housing of a small type of upscale, down sizing housing--1200 sf or so and 4-6 per acre--on small lots. Nice site for a PUD for a creative plan. Thank you for the opportunity to weigh in on the project. Hope you listen.
- It would be great if you could get some soils information, perhaps from old school construction documents. It could help evaluate the economics of various alternatives. I am neutral on the old school building but would not like to see "forced demand" that can be handled better in other ways.
- I also like the plan developed by architect that was presented to McCarrons group
- Minimal housing for the area. 12 new houses at most. No commercial unless it be for pet boarding.
- Would like to see the southwest corner of the property remain open space wooded area. Combination of low density housing and community center (multiple zoning) would be acceptable on the site.
- I'd love for the land to remain idle. I realize that that may not be practical. Low to mid-level density housing would be fine. I'd prefer no high density, high rise, housing or commercial uses.
- I would love the area to become more child-friendly - whether that be through a neighborhood use, through a school, daycare, park, or museum, etc.
- FYI - I hesitantly signed a petition going around asking if I preferred something similar to the architectural drawing shown with the petition (facilitated by Sherry Sanders/ Jim Moncur). It showed 12 houses, wooded buffer on west, community center utilizing core of old grade school and a parking lot. I signed it, BUT in the margin I wrote that I was NOT IN FAVOR OF THE CITY PURCHASING THE PROPERTY. I believe that would not be a good use of my tax dollars. There was NO reference on the petition I signed about requesting that the City buy the property, so if the petition comes to you differently, then please remove my name from the petition. I agree with the city decision to pass on the purchase of 211 N McCarrons. The most important thing to me would be a large wooded buffer zone on the west side of property. Thanks for putting together a great presentation for our neighborhood meeting, Teri Hanson - 322 N McCarrons Blvd

211 N. McCarrons Survey Results - Comments • (continued)

- I have lived several blocks from this area since 1987 and have spent many days and hours in the open spaces with family, children and pets.
- The need for affordable housing is great and continues to grow rapidly. I would prioritize the use of this site towards meeting those needs.
- I would like to see a mixed use space and would like to see some of the parking lot get transitioned to green area.
- A community center would be my preference on this site. The area is already 'housing dense'.
- This space should not be used for housing.
- I would like to preserve the quiet nature of the neighborhood. That sector already has high density housing and low income housing. The natural areas (pond on one side and woods with wetland on the other) also already have enormous pressure on them from existing development. In my opinion there has been too much new development. Traffic levels have increased markedly - it is noisy at night due to traffic, and driving to work takes longer. Because of the increased numbers of people on the roads, the quality of living is not as high as it used to be. I value our open spaces, natural areas, wetlands, and Lake McCarron. I like quiet residential communities with families in single family homes. I am an environmentalist and think the entire world is too focused on large-scale development. Green space has been proven to have positive health effects in so many different ways, and yet we continue to remove it. From a re-development standpoint (which this site could be focused on), I think any lower impact alternatives would be fine. Single family housing, a small day care, one story offices, a small meeting site. I'm not too keen on the large alternatives.
- I feel a community center that can grow with the city is the best use. A safe place with a pool, after school programs, and possibly a decent theatre or entertainment venue would be wonderful. I would be more than happy to spend my money at such a place where the money is going back into the community.
- From a hospitality point of view you could look at that area for a hotel/housing/nightlife entertainment district potential if armory is torn down.
- There are plenty of residential/recreational opportunities nearby. Keep it commercial.
- This site is a historical community resource and it's future use should be as a community resource taking into account ongoing planning for the future of SE Roseville and proposed collaborative (Ramsey County, Cities of St Paul, Roseville and Maplewood) improvements in Rice & Larpenteur area which is very nearby. The City Council too quickly and without the input of area residents and any investigation or research judged this resource (The Armory property) not worthy of consideration or any collaborations with the School District and other community resources. The former Armory property holds the potential for far more useful and community based usage than the recent efforts of extensive research, community input and consideration at the Roseville golf course. Effort in this regard should be considered mandatory by the Roseville City Council and due to time constraints of the highest priority. Simply relegating the former Armory property to housing zoning of any kind is to ignore the property's potential benefits to the Roseville community at large as well as nearby neighbors and businesses.
- I see three areas for the 9 acre site. -Row/town houses for the southwest corner to be used as a medium density transition from the higher density of the condominiums and apartments to the West. -As many single family detached homes as the site can manage with a street running through for access. -The area around the wetlands to be open for public use, along with some adjoining land. Hopefully this area could be dedicated to a trail and playground. I am not opposed to the rendering that Sherry Sanders shared; preserving the gym/meeting space. (But would like to see more homes.) The neighbors in that area (especially those from the high density housing) deserve to have an accessible playground, for which the site has served for many decades. Getting an easy access neighborhood playground for that corner of SE Roseville would be my top priority. Anything less would be taking resources away.
- I believe it's too far off Rice, for Commercial / Retail traffic needs. Therefore, the best potential use could be residential or public/institutional use.
- I don't think it's necessary to preserve the old building on the site. I'm not comfortable that some people are trying to ram the idea to save the building down our throats. Why is there a separate meeting with surveys being handed out to push keeping this building?
- Given that much of the parcel's NW corner is both wetland and borders lower density zoning, I think it makes sense to earmark the entire western slice (NW corner and corresponding SW area) for a park or other open space to buffer between different zoning densities.

211 N. McCarrons Survey Results - Comments • (continued)

- When I moved here in 1997, I read somewhere that 75% of the houses in Roseville did not have anyone under age 18 living there. We have kids now, going to Roseville Public Schools, and we see the aging of our neighbors. There has been a lot of replacing businesses with senior living buildings. There is now plenty of senior living in Roseville. We know that Roseville is a much-desired place to live. It is one of two cities that touch St. Paul and Minneapolis - we can get to either downtown in ten minutes. There are 29 parks in Roseville, plenty of retail, plenty of churches, a lot of great reasons to live here. People that want to live in Roseville frequently buy existing houses and tear them to the ground and re-build. Not everyone can afford that. What we have a shortage of is affordable single family housing. Please consider zoning this site LDR 1 or LDR 2. My second choice is to zone it Park and put in some soccer or baseball fields, but I know that is a long shot, and all about me. LDR1/2 is about the future. Thank you.
- I prefer this area to stay as quiet and natural as possible, to have no deleterious impact on the quality of life of anyone in our neighborhood. We already have steadily increasing issues with undesirable persons and activities, and crime infiltrating this area of Roseville. It is crucial to me that whatever happens with this site work toward a SAFER neighborhood.
- The need for move-up housing is needed in this area. There is more than enough apartments and starter homes. Too often I see neighbors moving out of Roseville as their families grow, too many small homes, not enough modern larger homes.
- It would be nice to have this part of the neighborhood for families.
- My family and I bought our house in 2014 which is directly across the street from the armory. If this site is used for multi unit housing I'm putting my house up for sale. There are too many apartments and condos in the area. Our area is beautiful. Please don't ruin it with ugly buildings.
- I believe that the historic WPA school should be kept as the historical society, playhouse, community gathering place, and possible coffee shop.
- Thanks
- Given that there is going to be building on this site in some form, think it would be good if the existing wooded area to the west of the current buildings and to the south of the 2.04Acre / undevelopable space would be retained / protected. Three reasons for this 1) it would provide a good buffer between the new properties and the existing single home families to the west, 2) it would also allow a walk around path to be created around the small lake thus giving something back to the community that does not exist today and 3) it would mean that other than the 'drive by impact' it would mean that only the 6 immediately adjacent properties would directly see / be impacted by the new development and for them it would actually be an improvement vs the existing eye sore of the armory. If building goes to the full west edge then another 14-20 properties had direct line of sight impact and the impact for them is only negative. Also, make sure that the parking on any development is central, vs off to one side.
- This link was posted on Nextdoor web site so how does it prevent people who do not live in Roseville from voting? I would not like to see high density housing on this site.
- I would not like any high density. I would be ok with a wildlife area.
- I think this area of Roseville is already saturated with apartments and many of the single family houses in the area would be considered affordable. For this reason, I feel larger single family or even luxury townhomes would be the best fit. The area around the pond should be park like land, with a walking trail, benches. This area could also use a small playground, maybe a small dog park. I also saw a suggestion with a wading pool which would be nice on this side of Roseville.
- I would like the highest-value development possible on the site, to help reduce the property taxes of other Roseville properties. a corporate headquarters or high density housing would be great! i believe if the treeline was preserved on the north, west, and southwest portions of the property, there would be plenty of shielding of the single family homes, that they would not notice what was on the property. To the east and south are high density properties, who should not object to any type of development on this site. I believe the vast majority of traffic from the 211 site would move east to rice st, and would not impact the houses to the west. there is already a great deal of high density housing in the area, and still, whenever i drive on north mc carron's boulevard, which i do quite often, it is very rare to see another vehicle on the roadway at the same time. if the treeline was kept, i see no negative impacts for the single family homes in the area.

211 N. McCarrons Survey Results - Comments • (continued)

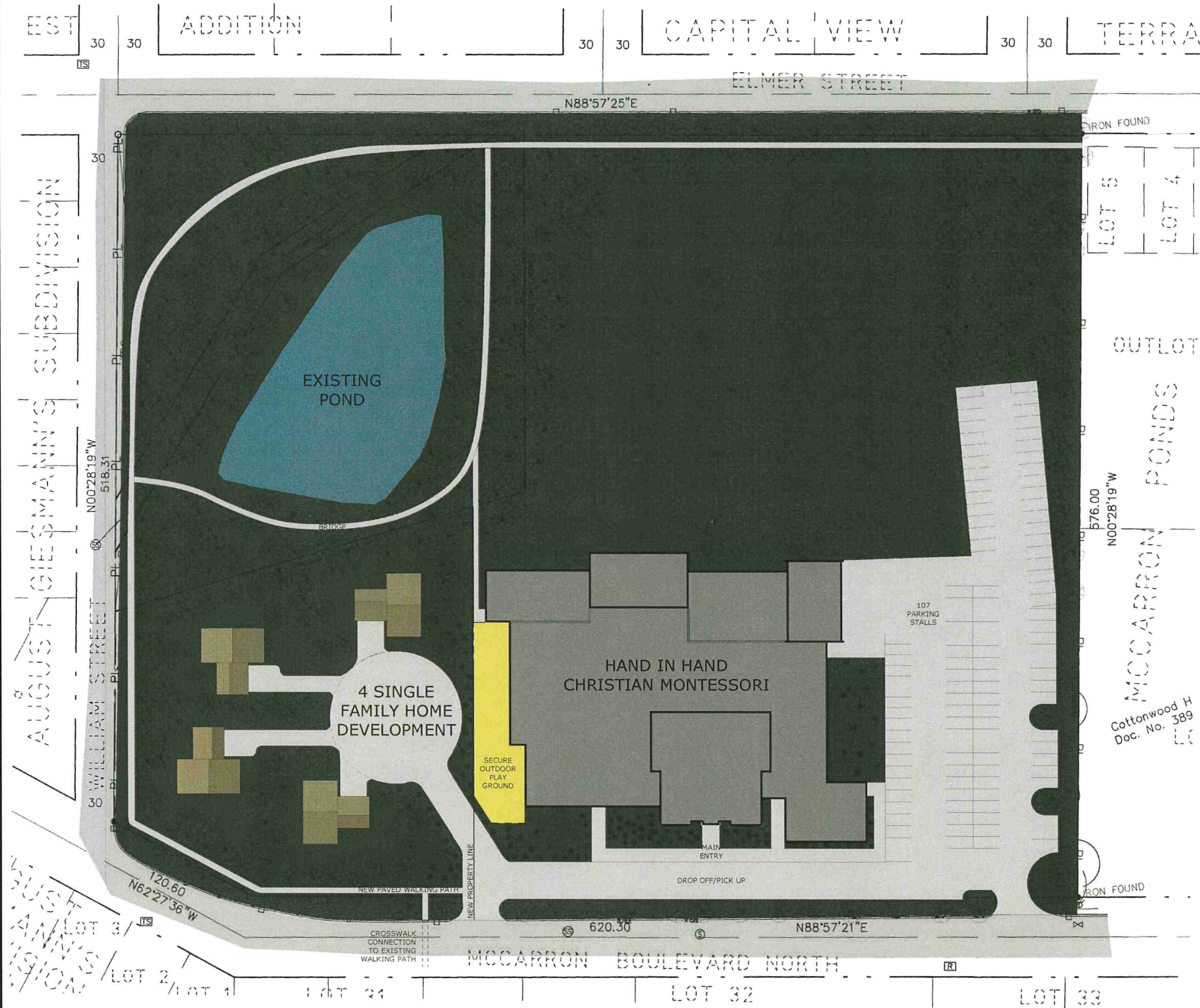
- The neighborhood at 2032 Marion Street just across from Elmer Street (on the north side of the proposed development) is mostly a neighborhood of the 1950's style single family homes with large 1/3 to 1/2 acre yards. The neighborhood has attracted many new residents recently including many with young families. The homes are well maintained. We enjoy the close proximity to Lake McCarrons. Some of us walk around Lake McCarrons every day. I would hope that the new development at 211 North McCarrons Blvd would be compatible with the look and the vibe of the rest of the neighborhood. With the kind of housing density proposed (even the low density of 4 houses per 1 acre), I am concerned about the possibility of too many drive-ways on the short space on Elmer Street between Woodbridge and Marion Street. There are just 2 driveways and houses on this block on the north side of Elmer Street. In contrast, the approved development of 5 townhouses on the south side of Elmer Street adjacent to the proposed development has 5 driveways in a shorter space along Elmer Street. I am also concerned about possible problems with surface water control with the proposed new development. As the property is now, the baseball field on the property is filled with pooling water in the spring. Ducks come and go to the large pond on the field for at least a couple of weeks. The field is also flooded with heavier rains during the summer and fall. My house on the north side of Elmer Street is protected from flooding by the boulevard on the south side of Elmer Street which is at street level. The boulevard then drops about 4 feet onto the 211 North McCarrons property keeping water from pooling on Elmer Street. The drop in elevation from the boulevard on the Elmer Street side of the 211 North McCarrons Blvd property also keeps the street drains on Elmer Street from being over-whelmed by the storm water rushing down the block from Woodbridge and Marion Street. If the new owner would be allowed to raise the elevation on the Elmer side of the development we would experience new flooding issues on the north side of Elmer Street.
- I would like to see the west side of the property turned into a park. The SW portion is elevated so it would take a lot of ground work to develop that. Having that west side be a park with walking paths would be wonderful. I do not want any businesses to build here nor more apartments. Our corner of Roseville has plenty already. Thanks for taking our thoughts into consideration for rezoning.
- In very general terms what I would like to see here is a space that is safe and fosters community. A single zoning designation may not best serve those ends. I loved the concept drawn up by Tom (the architect at Galilee Lutheran). We have an opportunity here to create something fantastic for our community, or we can succumb to bottom line market forces and end up with who knows what.
- Landscape around ponds (swamps)
- Appreciate any consideration that would be good for our now stable community! Bob Erdman, 240 N McCarrons Blvd
- I have lived in my home at 226 N McCarrons Blvd for 63 years. I and my two children all attended the school that is just across the street. My husband taught at the school for 21 years when it finally closed. I have always enjoyed this location because it is so close to St. Paul & Mpls. and yet has a quiet feel of the north woods. We have enough apartments and have no need for more or any commercial uses. Since Roseville's population is getting more children, it would be nice to have an area where they can play, go on walking paths and watch environmental growth near the pond. I do not wish to have more traffic on N. McCarrons Blvd. It is difficult now to go north on Rice St. I would like to see a few homes where children can grow up and enjoy the area safety. Sincerely, Sharon Hill
- Condo-Coop -- Applewood Community; walking trail in NW corner (undevelopable area)
- Some green space should remain (walking, gardens, strips of native vegetation, etc.)
- I feel that we need to keep as much open green space at this address. Keep the original school as a meeting place would be an added plus.
- Please do what you can to help protect the neighborhood. There's more than enough high density housing in the neighborhood. We could make the property on west side (south of the pond) into an open green space with dirt paths like at Reservoir Woods. Tear down the behemoth of additions and preserve McCarron's Lake School. It could house the Roseville Historical Society, Rosetown Playhouse, provide meals for seniors in kitchen, the Police Athletic League could sponsor sports league activities for youth. The gym could be rented out for events. the classrooms could hold classes similar to Fairview Community Center for adults.
- No high density
- Half the property green space; half the property housing; Currently the woods & pond provide Green space -- keep natural
- LDR-2 Permitted Uses - Two-family (twinhome); No HDR - This section of Roseville - overloaded, now! Use old school for community center
- I think this area should be low density housing in keeping with the neighborhood.

211 N. McCarrons Survey Results - Comments • (continued)

- Would like to see closer connections between this and the SE Roseville project. It was mentioned, but it did not feel like there was a cohesive vision for what happens in this part of the city. It does not feel productive to have isolated meetings; this property is part of a neighborhood. And while we as residents may have a specific opinion on this space, we have not all had a chance to think critically/strategically about where things are going. That being said, with what I know and understand, I most strongly have things I do not want to see: big-box retail - self-explanatory; hotel/boardings; land should serve the community, not visitors; lowest density housing - unsustainable for the City's growth. Thank you for the opportunity to understand this process and provide feedback.
- The site is surrounded by single family houses. There is no reason to put anything else in this area.
- I live directly across the street from the site, across N. McCarrons Blvd, so what happens here greatly affects me. The neighborhood is single family homes, except for closer to Rice St, and I think we should maintain that on this site. I'd like to see large areas of green space along the north side of N McCarrons Blvd, especially keeping the beautiful row of maple trees there with a park like buffer. The houses could be on the side of the present armory building plus to the north of that, while making the treed area south of the pond into a park, incorporating walking paths in and around pond area. Hopefully once the building is down and parking lot is broken up, even with 12-18 homes, there would still be more green than we have now. Keep as many of the current trees as possible. Apart from a church or library, school or community center, there are no other uses that fit in with the neighborhood. Leave commercial and high density (not even LDR-2 or Medium Density) on or along Rice Street. Many of the homes across the street on N. McCarrons have 1 house on almost an acre of land. Don't make small lots! I'd like to see the entrance to this community via an access on Elmer St., not N. McCarrons which has a lot of pedestrians along the bike path. I drew this out on the map you gave us. Some of the photos on the light density demonstration board at the meeting looked very much like where I lived in St. Paul MAC Groveland neighborhood. Nice for city living but after 27 years we moved here to be away from all that: Enjoy the lake, walk the bike path, spot the occasional deer or bald eagle . . . that's what makes this neighborhood special. Nor more apts or rental units or condos. Thanks!
- Single family homes preferred on most of the six (6) acres but I would be okay with some small amount of medium density/townhomes as a buffer between new properties and 185 N. McCarrons.
- Respondent selected 5-8 units per acre and added this note: "under 25' total height please."
- Respondent added the following annotation to the Parks & Rec uses: "with the exception of small parks"



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SITE DEVELOPMENT

- HAND IN HAND CHRISTIAN MONTESSORI SCHOOL
 - INFANT THROUGH 12TH GRADE
- 4 SINGLE FAMILY HOUSES
- PARK AREA
 - SOCCER/BALLFIELD
 - WALKING TRAILS

CONCEPTUAL SITE PLAN

HAND IN HAND CHRISTIAN MONTESSORI SCHOOL
 MCCARRON BLVD. N
 ROSEVILLE, MN

PROJECT:	18152
DRAWN BY:	MRD
CHECKED BY:	MRD
DATE:	8/31/18
REVISIONS:	

PRELIMINARY:
 NOT FOR
 CONSTRUCTION

A1.1

① SITE
 1" = 40'-0"





9115 CANTILL AVE, INVER GROVE HEIGHTS, MN 55076
P. 651.451.4605
KOMAINC.COM

DATE: _____ REG. NO.: _____



PARTIAL SOUTH ELEVATION



FRONT ENTRY PERSPECTIVE

EXTERIOR RENDERINGS

HAND IN HAND CHRISTIAN MONTESSORI SCHOOL
MCCARRON BLVD. N
ROSEVILLE, MN

PROJECT:	18152
DRAWN BY:	SJB/MDS
CHECKED BY:	MRD
DATE:	8/7/18
REVISIONS:	

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

A1.2