

**Commissioners:**

Chuck Gitzen  
Julie Kimble  
Michelle Kruzell  
Tammy McGehee  
Michelle Pribyl  
Peter Sparby  
Karen  
Schaffhausen



**Planning Commission  
Agenda**

Wednesday, October 2, 2019  
6:30pm

**Address:**

2660 Civic Center Dr.  
Roseville, MN 55113

**Phone:**

651-792-7080

**Website:**

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

1. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Organizational Business
  - 4.A. Swear-In New Commissioners, Tammy McGehee And Karen Schaffhausen
5. Review Of Minutes

Documents:

[AUGUST 7, 2019 MINUTES.PDF](#)

6. Communications And Recognitions
  - 6.A. From The Public:  
Public comment pertaining to general land use issues not on this agenda.
  - 6.B. From The Commission Or Staff:  
Information about assorted business not already on this agenda.
7. Public Hearing
  - 7.A. Request For Approval Of A Microbrewery As A Conditional Use At 2704 E Snelling Drive (PF19-018)

Documents:

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

- 7.B. Request For Approval Of An Amusement Area As A Conditional Use At 1955 County Road B2 (PF19-019)

Documents:

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

8. Adjourn



**Planning Commission Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Draft Minutes – Wednesday, August 7, 2019 – 6:30 p.m.**

- 1 **1. Call to Order**  
2 Chair Gitzen 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 Gitzen, City Planner Thomas Paschke called the Roll.  
7
- 8 **Members Present:** Chair Chuck Gitzen; Vice Chair Peter Sparby, and Commissioners  
9 Julie Kimble, Michelle Kruzel, and Michelle Pribyl.  
10
- 11 **Members Absent:** None  
12
- 13 **Staff Present:** City Planner Thomas Paschke, Community Development Director  
14 Janice Gundlach, Senior Planner Bryan Lloyd  
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- 16 **3. Approve Agenda**  
17
- 18 **MOTION**  
19 **Member Sparby moved, seconded by Member Kruzel, to approve the agenda as**  
20 **presented.**  
21
- 22 **Ayes: 5**  
23 **Nays: 0**  
24 **Motion carried.**  
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- 26 **4. Review of Minutes**  
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- 28 **a. July 10, 2019 Planning Commission Regular Meeting**  
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- 30 **MOTION**  
31 **Member Kimble moved, seconded by Member Sparby, to approve the July 10,**  
32 **2019 meeting minutes.**  
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- 34 **Ayes: 5**  
35 **Nays: 0**  
36 **Motion carried.**  
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- 38 **5. Communications and Recognitions:**  
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- 40 **a. From the Public:** *Public comment pertaining to general land use issues not on this*  
41 *agenda, including the 2040 Comprehensive Plan Update.*  
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43 None.

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

48

49 None.

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51 **6. Public Hearing**

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53 **a. Consider A Preliminary Plat (To Be Known As Rosedale Center Seventh**  
54 **Addition) For Macy’s Retail Holdings, Inc. Creating Two Additional**  
55 **Development Lots At 1815 Highway 36 (PF19-014)**

56 Chair Gitzen opened the public hearing for PF19-014 at approximately 6:33 p.m. and  
57 reported on the purpose and process of a public hearing.

58

59 City Planner Paschke summarized the request as detailed in the staff report dated  
60 August 7, 2019. He reported the city has not received any communications from the  
61 public.

62

63 Member Kimble asked if the Portillo’s Restaurant was platted separately when it was  
64 done.

65

66 Mr. Paschke indicated it was.

67

68 Member Pribyl asked in regard to the storm sewer easements on the corner if it was  
69 an existing storm sewer.

70

71 Mr. Paschke stated it was.

72

73 Member Pribyl asked if there would be any additional easements needed to meet the  
74 requirements.

75

76 Mr. Paschke thought each lot will be required to provide their necessary easements  
77 around the lot as indicated in the report. Any pre-existing easements will have to  
78 remain. The applicant is not looking to vacate any of the public easements for storm  
79 sewer or other.

80

81 Member Sparby asked if there was any insight into what was commented on by  
82 MNDot or the County.

83

84 Mr. Paschke indicated he did not know off hand. He did not think it was anything  
85 major. He thought the County and MNDot was wondering if there was enough right-  
86 of-way and those types of things versus whether or not to support a plat that creates a  
87 lot that have future development on it. From the city’s perspective, the traffic study  
88 was required that provided the information related to those potential impacts.

89 Ramsey County is going to want to know that as well moving forward with respect to

90 Fairview Avenue, but he did not know if there were any concerns or issues raised by  
91 either of those two entities.

92  
93 Member Sparby asked if there was a cap on the land dedication fee.

94  
95 Mr. Paschke indicated there was no cap per say on the dedication fee. It is based on a  
96 percentage of the fair market value, he believed at ten percent currently. If it is for  
97 residential the fee is \$4,000 per unit.

98  
99 Member Kruzal asked how much the traffic volume would change during the peak  
100 Christmas season.

101  
102 Mr. Paschke thought it would change dramatically but was not sure that was  
103 something that was looked upon as it relates to a traffic study because it is seasonal  
104 and not easy to gauge. Unless specific counts are done during that period or there is  
105 some historical information there is not way to know those potential impacts.

106  
107 Chair Gitzen asked if the existing sidewalk along the west property line will stay in  
108 place.

109  
110 Mr. Paschke believed currently staff will review as it relates to the projects coming  
111 forward how any of the existing sidewalk or other infrastructure within the mall of  
112 other might change in order to provide better access to pedestrians so those things  
113 will be taken into consideration when projects for the sites are reviewed.

114  
115 Chair Gitzen noted in the traffic study it talked about changing the loop road to a two-  
116 way and he wondered if the entire loop road would change into a two-way road.

117  
118 Mr. Paschke explained most of the road that is an interior to Rosedale would change  
119 to a two-way. There is one section in this general vicinity that would remain a one  
120 way. He indicated that is something the applicant is moving forward on and staff is  
121 working on it with the applicant.

122  
123 Mr. Andy Berg, Civil Engineer for Kimley-Horn indicated the applicant J.L.L. is also  
124 at the meeting and under contract with Macy's to carve out the land. He indicated he  
125 was at the meeting to answer any questions the Planning Commission might have.

126  
127 Member Sparby asked if there was any development slated for the two lots that will  
128 be created.

129  
130 Mr. Berg explained the applicant is evaluating different options, but nothing is certain  
131 yet.

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133 **Public Comment**

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

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**MOTION**

**Member Kimble moved, seconded by Member Pribyl, to recommend to the city Council approval of the Preliminary Plat for Rosedale Center Seventh Addition, based on the comments and findings stated in this report and the preliminary plat documents contained herein(PF19-014).**

**Ayes: 5**

**Nays: 0**

**Motion carried.**

Chair Gitzen advised this item will be before the city Council on August 26, 2019.

**b. Request For Approval Of A Preliminary Plat To Subdivide The Subject Property Into Two Lots For Development Of A Medical Office Building And An Apartment Facility. And For Approval Of The Proposed Multifamily Structure As A Conditional Use (PF19-016)**

Chair Gitzen opened the public hearing for PF19-016 at approximately 6:45 p.m. and reported on the purpose and process of a public hearing.

Senior Planner Bryan Lloyd summarized the request as detailed in the staff report dated August 7, 2019. He indicated staff has not received any public comment for this item.

Member Pribyl asked if the traffic study took into account the proposed redevelopment of the land immediately east of this.

Mr. Lloyd did not believe so but did not look at the details of that traffic report and has relied on the assessment of it from the City Engineer.

Member Pribyl wondered what the user group is for the pathway and what is the destination or destinations of the private pathway that is being proposed as a condition.

Mr. Lloyd indicated it relates a little bit to the proposals on the property to the east which includes some apartments as well as retail, other commercial uses. He noted there is a open ditch that drains from further up north by Oasis Pond and this has been on the Watershed District's long range plans and because of imminent developments being accelerated a bit to put that entire ditch into a culvert and staff is working with the developer to turn the culverted drainage area into a public pedestrian path, making connections from north to south. The anticipation for the pathway mentioned as a condition of the apartment development would be that it is a pedestrian corridor that can catch residents early on and get them across to the pathway in order to take advantage of some of the commercial uses. He noted it is not intended to be a public connection through the property.

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Member Kimble asked what both properties were parked at, she assumed there would be underground parking, and was there any consideration for shared parking between the two buildings.

Mr. Lloyd explained he did not know the total parking numbers and has not been a part of any conversations that have been directly about shared parking between them. From the site development plan, it looks like the parking might be more self-contained.

Member Kimble asked if the parking would get reviewed as this moved through the process.

Mr. Lloyd indicated it would.

Member Kimble asked as it relates to the Conditional Use Permit, are there any restrictions on height and what is the height of the multi-family.

Mr. Lloyd explained there are not any height restrictions in the Community Mixed Use Districts or among the considerations for Conditional Use review. He noted this is a five-story building and approximately 56 feet in height.

Mr. Paschke believed the regulating plan has a maximizing height of 65 feet so there is a cap in there that is reviewed, and the application is well under that currently.

Member Kimble asked if there were any requirements around affordable units or is this all market rate in this project.

Mr. Lloyd believed in this project it is fully market rate because the affordability requirements are not in effect at this time based on the 2030 Comprehensive Plan.

Member Kruzal indicated she was concerned with access to Langton Park because there did not seem to be a lot of open space in the development for children.

Mr. Lloyd explained there is intended to be some recreational area including play structures for younger children. More broadly there is today a connection north of the project at Terrace Drive and whether something else is introduced as another connection more mid-block as the other properties redevelop, staff does not know yet.

Member Sparby asked if there was a cap on the \$4,000 per unit for park dedication.

Mr. Lloyd thought that was the cap. The city can choose between \$4,000 per residential unit or park land up to ten percent in a residential context. That is the standard rate and a per unit fee. There is not a cap beyond that.

Member Sparby thought the park dedication fee the city charges are high and wondered what other communities charge.

229 Mr. Lloyd indicated he was not positive about that. It is the Parks and Recreation  
230 Commission that recommends periodic adjustments of the dedication amounts.

231  
232 Member Sparby asked if the park dedication fee could be brought to the city Council  
233 to review the determination because he felt that fee will affect any project that comes  
234 to Roseville.

235  
236 Mr. Lloyd thought as with similar recommendations by the Planning Commission,  
237 any recommendations by the Park and Recreation Commission is reviewed by the city  
238 Council and can change the recommendation if the city Council chooses.

239  
240 Member Sparby how the condition that was proposed to provide a private, non-  
241 motorized pathway connection through this development, to cross the path  
242 constructed on the culvert, going to account for future development in the area. He  
243 wondered if it is all going to be born by this property to do that and then later  
244 redevelopment will it be incorporated in. He was trying to figure out why that  
245 condition was being proposed.

246  
247 Mr. Lloyd supposed the biggest question mark at this point is what is the timing and  
248 ultimate be of the culverting project. The goal so far is to get a non-motorized  
249 pedestrian cycling path on there and if all of that happens the residents would be  
250 served well by a connection to it and that is the idea. The condition is intended to be  
251 written in such a way that it is dependent on the construction of that path and if that  
252 never occurs the developer would not be held to creating a pathway to the ditch or the  
253 grassy patch where there is a culvert underneath.

254  
255 Member Sparby wondered who will own and maintain the pathway down the road.

256  
257 Chair Gitzen indicated the north/south pedestrian path is a condition or the approval  
258 for the preliminary plat and would be the public easement.

259  
260 Mr. Lloyd indicated that was correct. He showed on the map the proposed public  
261 pathway that is a part of the condition along with the private pathway within the  
262 development.

263  
264 Member Pribyl noted the proposed pathway along Fairview looks like it will be close  
265 to traffic within the narrow corridor and she wondered if there were any plans on  
266 making Fairview three lane rather than four lanes in the future so the boulevard could  
267 be widened.

268  
269 Mr. Lloyd indicated he did not know what the plans are and there is not additional  
270 right-of-way being proposed with this platting application.

271  
272 Mr. Kyle Brassler, Reuter Walton Development, noted he was at the meeting the  
273 answer any questions. He noted for clarity, the connectivity to parks and greenspace,  
274 the development will have a tot lot, playground structure, sport court and a large pet  
275 and dog area in addition to a pool. He explained the park dedication fee is large. His

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company did recently do a project in St. Paul that was a 93-unit project in downtown and the park dedication fee was approximately \$30,000.

Member Kimble asked if any affordable housing component was considered.

Mr. Brassler stated it was talked about early on, but it was decided to go one hundred percent market rate because it is actually a city priority to provide high end, high amenity market rate housing. There has not been any built in the city for twenty-five years and is the direction his company has taken. It has turned out that it is good in many ways because there is a complimentary like use by this one that is going to provide a lot of affordable housing and will be a nice mix of affordability within this area.

Member Kimble asked if this development will be market rate, luxury or something else.

Mr. Brassler indicated it is market rate with a high amenity level.

Member Kimble asked in regard to the office building if there will be an anchor tenant along with more office space to be leased.

Mr. Brassler indicated that was correct. He reviewed the anchor tenant with the Commission and noted this will not have shared parking because medical users have a very high parking ratio required, especially for short term visits. He reviewed the parking spaces for the residential and commercial with the Commission.

Member Sparby asked if the applicant was comfortable with the condition on the motion for the conditional use.

Mr. Brassler indicated his company was comfortable with it as it is understood by them and have spoken with city Staff regarding it.

Chair Gitzen asked if the culvert would start at Fairview and go all the way up.

Mr. Lloyd thought it might be from the north side southward and would all happen at the same time.

**Public Comment**

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

**MOTION**

**Member Sparby moved, seconded by Member Kimble, to recommend to the city Council approval of the Proposed Preliminary Tareen 1<sup>st</sup> Addition Plat of the property at 2720 Fairview Avenue, based on the content of this RPCA, public input, and Planning Commission deliberation, with the following conditions:**



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- a. The applicant shall dedicate 10-foot drainage and utility easements at the margins of the proposed parcels pursuant to §1103.03 of the Subdivision Code.
- b. The applicant shall amend the existing easement for the drainage ditch to account for the culverting of the ditch and the construction of a pedestrian/cycling corridor on top of the culvert.
- c. The applicant shall dedicate pathway easement(s), where necessary, to accommodate the required 8-foot pathway along Fairview Avenue.
- d. The applicant shall pay a dedication of cash *in lieu* of park land equal to \$4,000 per dwelling unit before the approved plat will be released for recording at Ramsey County.

**Commission Deliberation**

Member Kimble commented on the park dedication fee noting the city is working on new developments and working in a major suburb and park dedication fee is considerably less than this but there are offsetting factors of other requirements that add to the costs and the other communities do not have an award winning park system like the City of Roseville either. She noted it costs money to have the system that the City of Roseville has. Those fees are considerably more than some of the other suburbs but sometimes the fees have to be looked at as a whole rather than just as one fee.

Member Sparby worried about any redevelopment happening when there is well over half a million dollars required by the city and it is a committee making those decisions and the Planning Commission does not know how the Parks and Recreation Department got to that number. He noted that could definitely hold up development.

Commissioner Pribyl wondered if Condition D needed to be included in the motion.

Mr. Lloyd explained park dedication is a requirement of the subdivision code and staff does not necessarily list all of the Code requirements that apply to something. The difference in a preliminary plat is that this is the time to make sure the city has everything specified that the plat will need to have or do moving forward. He thought this was a prudent, if not a necessary step.

Member Sparby explained as maker of the motion he did not want to hold up this recommendation knowing that the fee is the amount recommended by the city but he thought the city Council should take a look at it if the city is \$470,000 over the City of St. Paul for a similar development.

Chair Gitzen indicated he would support this development.

**Ayes: 5**  
**Nays: 0**  
**Motion carried.**

370 **MOTION**

371 **Member Pribyl moved, seconded by Member Kruzel, to recommend to the city**  
372 **Council approval of the Proposed Apartment Complex as a Conditional Use at**  
373 **2720 Fairview Avenue, based on the content of this RPCA, public input and**  
374 **Planning Commission deliberation, with the following condition:**

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- 376 **a. The applicant shall incorporate a private, non-motorized pathway**  
377 **connection through this development, to cross the path constructed on the**  
378 **culvert.**

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380 **Commission Deliberation**

381 Member Pribyl thought the private pathway requires further discussion as far as  
382 whether the north/south pathway is going to happen but if it does, she thought it  
383 would be a great addition to the neighborhood being created in this area and would  
384 support the idea of that.

385

386 Member Sparby indicated his one concern with that is how it is going to age and if it  
387 will actually come to fruition. He did not know if it made sense to add in something  
388 like “if applicable, the applicant shall incorporate a private pathway” because there  
389 are so many unknowns at this point and then at least there would be some direction.

390

391 Chair Gitzen thought the other path needed to go in before this east/west path because  
392 it is not connecting to anything. There is a condition built in somewhat, he thought.

393

394 Mr. Lloyd indicated the intention is that it does not take affect unless there is that path  
395 to connect to on the culvert. He wondered if “future” should be added to the  
396 condition before “path”.

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398 Member Sparby thought “if applicable” could be added to the condition.

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400 Member Pribyl thought the wording “if the public path is constructed on the culvert”  
401 could be added to the beginning of the condition.

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403 Member Pribyl amended the motion to revise condition a.

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405 **Member Pribyl moved, seconded by Member Sparby, to amend the condition to**  
406 **read:**

- 407
- 408 **a. If the public path is constructed on the culvert, the applicant shall**  
409 **incorporate a private, non-motorized pathway connection through this**  
410 **development, to cross the path constructed on the culvert.**

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412 **Ayes: 5**

413 **Nays: 0**

414 **Motion carried.**

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416 Chair Gitzen asked for a vote on the previous motion.

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**Ayes: 5**  
**Nays: 0**  
**Motion carried.**

Chair Gitzen advised this item will be before the city Council August 26, 2019.

**c. Request By City of Roseville To Approve Amendments To City Code Title 10 (Zoning) To Regulate Temporary Overnight Shelters (PROJ-017, Amdt 37)**

Chair Gitzen opened the public hearing for PF19-014 at approximately ? p.m. and reported on the purpose and process of a public hearing.

Senior Planner Lloyd summarized the request as detailed in the staff report dated August 7, 2019.

Member Kimble asked for clarification on the table of uses, 1005-5, where the place of assembly is conditional, the overnight shelter would only be applicable where there is an already approved place of worship.

Mr. Lloyd indicated that was correct.

Member Kimble asked in regard to the open-endedness of the definition relative to a limited period of time and seemed so subjective. She wondered how the city will manage expectations around that definition.

Mr. Lloyd explained that in itself is an open-ended time frame but the licensing requirements that are referred to specify up to four weeks in any calendar year. There is a much more definitive time frame involved and he thought instead of specifying that here, as a fair heads up in the Zoning Code staff is leaving it to those licensing requirements that if it changes at some point in the future staff does not have to remember to also change it in this amendment.

Member Pribyl assumed that most of the requirements being in the license, by changing to a permitted use in the Zoning Code, it really takes out any process related to zoning and permitting in that respect.

Mr. Lloyd explained there are certainly inspections that involve community development staff but the only reason that those overnight shelters came to the Planning Commission in the first place was the Zoning Code did not speak to that use at all and there is the interim use process that is sort of the wild card that can approve almost anything and that was the only tool available at the time. This intends to replace that whole process. The only time the Planning Commission would be involved in anything about a place of assembly would be in this CMU-1 District where the city would have to consider a place of assembly as a Conditional Use. Otherwise it is permitted by right and the overnight sheltering would be permitted with that license.

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Commissioner Sparby asked if the Planning Commission was looking at the wording in the Ordinance.

Mr. Lloyd explained the wording is provided as a reference to see what the licensing is shaping up to be. He believed what he recalled from city Council discussions, there is not much control or intend to make many amendments to them because it is coming directly from the State Fire Marshal who has been making, perhaps, some exceptions to standard requirements in this process to start with. To further deviate from that is not something the city Council is interested in looking at now. There could be errors to what is written and presented those corrections could be made.

Chair Gitzen thought it was open for comment, but the Planning Commission is only looking at the agenda item of zoning.

Member Sparby asked if there is any charge for a license in the Ordinance.

Mr. Paschke indicated there would be, but he did not know if that has been established yet. That would be done by the city Council once the business license is created.

Member Sparby asked what the duration of the license would be.

Mr. Paschke believed it would be done annually but the city Council could create a three-year license as well.

Member Sparby asked how four weeks came about for the duration.

Mr. Paschke explained that was directed by the State Fire Marshal. All of that language has come from the State Fire Marshal. It might have been modified slightly to include a few bullet points related to some of the paragraphs provided to staff but under the direction of the city Fire Chief, staff cannot deviate from what the Fire Marshal has supported or will support as it relates to those uses.

Member Sparby found it a little odd in this process that the place of worship is meeting all of the requirements but can only do it for four weeks. He indicated he was trying to understand this because it seems like an odd situation to him.

Chair Gitzen directed the Commission to review pages 24 and 25 of Attachment A where Fire Chief O'Neill address those items.

Member Kimble found that interesting because she thought that it was for a four-week duration, but this is for four weeks a year total. She thought if there were not any limitations then the actual use of the facility could be changed from a place of worship to a housing use. It seemed there should be some sort of limitation or the building use is literally being changed.

510 Mr. Paschke thought that in and of itself is a concern of the city Building Official as  
511 well. This is a temporary use.

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513 Community Development Direct Gundlach explained what the Commission does not  
514 have in front of them is Sections 301.01 to 301.09, that is the administrative section  
515 of the business license and activities chapter. That section talks about when the fee is  
516 paid and is an annual license with what processes are involved. This license that is  
517 being created would follow those existing administrative processes, however the  
518 Council was interested in having an avenue to not having to review it every year.  
519 Staff did tweak the one condition into the license that states based on the performance  
520 of the license in prior years, the Council could make the decision to grant a three year  
521 license and then the administrative requirements of this chapter talk about the fee and  
522 then that fee would be added to the fee schedule and the intention is to cover the staff  
523 costs for processing the license and for the Fire Marshal and the Building Official to  
524 do the inspections associated with the conditions that the Fire Marshal placed on it.

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526 Member Sparby explained one of the issues that came up is that is presupposes this  
527 whole ordeal that one of the uses of a place of assembly is not to bring in homeless  
528 people and give them a place to stay when it is below zero. He wondered if that was  
529 a part of the Zoning Code because that is a historic use that place of assembly have  
530 been used for.

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532 Member Kimble did not think that a place of assembly was used for that on a  
533 permanent basis.

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535 Chair Gitzen thought it was not a residential type or occupancy-based facility.

536  
537 Member Sparby thought it made more sense to indicate if it is either allowed or not  
538 allowed. He thought what the city was trying to do would make this to difficult for a  
539 place of assembly to do.

540  
541 Ms. Gundlach explained the city is viewing this as an activity and not a permanent  
542 use and staff did not think there needed to be a zoning rule other than allowing it as  
543 an accessory to a permitted use. These conditions that the State Fire Marshal  
544 imposed does not necessarily meet all of the requirements. These do not meet the  
545 requirements of the Fire Code and the State Fire Marshal stated in recognition of the  
546 public need of these uses he is willing to allow them, without meeting all of the Fire  
547 Code Standards subject to the conditions. She thought the idea was to regulate an  
548 activity and are not regulating a permanent use which why it is being limited to a few  
549 weeks a year and requiring inspections for the public health and safety aspect of it.  
550 The intention is not to create permanency.

551  
552 Mr. Lloyd thought if a church did want to find some more permanent means of  
553 housing people, that could be explored and build appropriate dwelling kinds of units  
554 with all of the Building Code and fire safety incorporated into it.

555

556 Member Pribyl indicated some churches in St. Paul offer shelter and she wondered if  
557 St. Paul used a similar approach.

558  
559 Ms. Gundlach noted staff did the research on what other communities were doing and  
560 she thought one community did do an interim use process and the rest either did not  
561 know it was occurring in their city or chose not to regulate them. She indicated she  
562 did not have her file in front of her so was not sure what St. Paul was doing.

563  
564 Mr. Paschke noted one had a Conditional Use process the facility had to go through  
565 as well.

566  
567 Chair Gitzen thought this came a long way since the Interim Use and felt the city was  
568 trying to streamline it so the churches understand exactly what is needed. He  
569 wondered if there would be any advantage to adding a limited number of occupants to  
570 the definition right after limited time.

571  
572 Mr. Lloyd thought language could be crafted such as “improvised, limited residential  
573 housing”.

574  
575 Chair Gitzen thought that would help so the church knew ahead of time that there is a  
576 limited amount of time and occupancy.

577  
578 Ms. Gundlach indicated staff wanted to make sure to include the license section in the  
579 definition because the zoning requirements are in a completely separate chapter than  
580 the business requirements and staff wanted to make sure that it is referring to both.  
581 The conditions from the Fire Marshal limit it to 24 persons.

582  
583 **Public Comment**

584  
585 No one came forward to speak for or against this request.

586  
587 **MOTION**

588 **Member Kimble moved, seconded by Member Kruzel, to recommend to the City**  
589 **Council approval the proposed Zoning Code Amendment, based on the**  
590 **comments and findings of this report and the input offered at the public hearing.**

591  
592 **Commission Deliberation**

593  
594 Member Kimble thought this is a good step forward and made sense.

595  
596 Member Kruzel agreed and thought it was very worthwhile and easier on the  
597 churches to obtain what is needed and have more clarity.

598  
599 Member Sparby indicated he did not feel comfortable with the proposal. All of the  
600 requirements put on the churches and not thoroughly analyzing whether that use is  
601 able to be looked at under the place of assembly in the Zoning Code. Also, the city

602 will be imposing a licensure fee on the churches and did not feel comfortable  
603 recommending this.

604  
605 Member Pribyl indicated she did not have any comments other than knowing the  
606 extensive process this has already been through, she feels confident that staff and the  
607 city Council and churches have already had quite a bit of discussion on this and she  
608 would support the motion.

609  
610 Chair Gitzen indicated he would support the motion. He thought staff did a great job  
611 putting this together.

612  
613 **Ayes: 4**  
614 **Nays: 1 (Sparby)**  
615 **Motion carried.**

616  
617 **7. Adjourn**

618  
619 **MOTION**  
620 **Member Sparby, seconded by Member Kruzel, to adjourn the meeting at 8:02**  
621 **p.m.**

622  
623 **Ayes: 5**  
624 **Nays: 0**  
625 **Motion carried.**



REQUEST FOR PLANNING COMMISSION ACTION

Date: October 2, 2019
Item No. 7A

Department Approval

Agenda Section
Public Hearings

Item Description: Request for approval of a Microbrewery as a conditional use (PF19-018)

APPLICATION INFORMATION

Applicant: High Pines Brewing Company LLC
Location: 2704 E Snelling Drive
Property Owner: The Starlite Limited Partnership
Open House Meeting: N/A
Application Submittal: Submitted September 5, 2019; Considered complete September 13, 2019
City Action Deadline: November 12, 2019, per Minn. Stat. 15.99

GENERAL SITE INFORMATION

Land Use Context

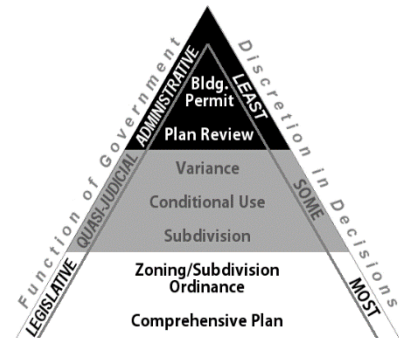
Table with 4 columns: Site, Existing Land Use, Guiding, Zoning. Rows include Site (Restaurant), North, West, East, and South.

Notable Natural Features: none

Planning File History: none

LEVEL OF CITY DISCRETION IN DECISION-MAKING

Action taken on conditional use requests is quasi-judicial.





1 **BACKGROUND**

2 While there are no zoning approvals that apply explicitly to the subject property, the existing parcel was  
3 created in 1989 as part of the *Venture 3<sup>rd</sup> Addition* plat (Planning File 2032). In addition to the plat, the  
4 approvals sought in PF2032 involved an amendment of a Planned Unit Development (PUD) approved in  
5 1987. In some cases, like the Centre Pointe office park development, PUDs approved in the past  
6 continue to be relevant to the present zoning regulations affecting a given property. In the 1980s and  
7 early 1990s, however, PUDs were not the same kind of tool as we understand them today. In this case,  
8 the 1987 “PUD” was simply a standard rezoning that was paired with a Special Use Permit, which  
9 allowed more than one principal structure to be constructed on a single tax parcel. Technically, then, the  
10 proposal to replat and further develop the property in 1989 represented a “PUD amendment” even  
11 though the subsequent development situated only one principal structure on each of the replatted lots.  
12 Based on the historical research of the subject property, Planning Division staff has concluded the  
13 previously approved PUD addressed the physical characteristics of the development, but the PUD did  
14 not regulate the land uses allowed on the properties. Therefore, the existence of this particular PUD does  
15 not constrain the use of the subject property, and the requested approval of a microbrewery as a  
16 conditional use can be processed according to the normal procedures established in the current zoning  
17 code. The proposed conversion of the former restaurant into a microbrewery is illustrated in Attachment  
18 C, along with other development information.

19 When exercising the “quasi-judicial” authority on conditional use requests, the role of the City is to  
20 determine the facts associated with a particular proposal and apply those facts to the legal standards  
21 contained in the ordinance and relevant state law. In general, if the facts indicate the application meets  
22 the relevant legal standards and will not compromise the public health, safety, and general welfare, then  
23 the applicant is likely entitled to the approval. The City is, however, able to add conditions to  
24 conditional use approvals to ensure that potential impacts to parks, schools, roads, storm sewers, and  
25 other public infrastructure on and around the subject property are adequately addressed.

26 Roseville’s Development Review Committee (DRC) met on September 5 and September 19, 2019, to  
27 review the proposal. Some of the comments and feedback based on the DRC’s review of the application  
28 are included in the analysis below, and the full comments offered by DRC members are included with  
29 this RPCA as Attachment D.

30 **CONDITIONAL USE ANALYSIS**

31 The Zoning Code defines a microbrewery as “a facility that produces for sale no more than 3,500 barrels  
32 annually of cider, mead, beer or other beverages made from malt by fermentation and containing not less  
33 than one-half of one percent alcohol by volume,” and requires approval of a microbrewery as a  
34 conditional use in the CB district. But the Zoning Code does not establish other requirements or  
35 standards for microbreweries, nor does it establish any specific conditional use approval criteria to  
36 review when considering such a request for conditional use approval.

37 With this in mind, floor plans, exterior elevations, and other details are included with the materials in  
38 Attachment C; while these plans help to illustrate the proposal, the specific details may not be germane  
39 to the City’s consideration of the request for conditional use approval. One detail that may not be  
40 immediately obvious in the plans is the volume of production associated with the given specifications of  
41 the brewing equipment. The applicant has verified, however, that while their equipment could be used to  
42 brew 3,500 barrels (or perhaps marginally more) in a year, the brewing equipment would need to be  
43 running almost constantly to do so. By contrast, the intent is to brew three to four days per week, and to  
44 produce about 2,000 barrels per year. Verifying the proposed production levels are consistent with

45 Roseville’s definition of a microbrewery is useful, but since Roseville’s definition is aligned with state  
46 licensing requirements, the applicant’s production volume will be monitored and regulated primarily by  
47 the State of Minnesota.

48 Section 1009.02.C of the City Code establishes a mandate that the City make five specific findings  
49 pertaining a proposed conditional use. Planning Division staff has reviewed the application and offers  
50 the following draft findings.

- 51 1. *The proposed use is not in conflict with the Comprehensive Plan.* The 2030 Comprehensive Plan  
52 does not speak directly to the proposed use or the subject property, but Planning Division staff  
53 believes the proposal is generally not in conflict with the Comprehensive Plan because:
  - 54 a. It represents the Comprehensive Plan’s broad goals promoting high quality reinvestment.
  - 55 b. A microbrewery among the office, bank, retail, lodging, and restaurant uses that surround it  
56 contributes to the commercial-area goal of “promot[ing] an appropriate mix of commercial  
57 development types within the community.”
- 58 2. *The proposed use is not in conflict with any Regulating Maps or other adopted plans.* The site is not  
59 subject to a regulating map, nor is the proposed use in conflict with the previously approved PUD or  
60 its subsequent amendment.
- 61 3. *The proposed use is not in conflict with any City Code requirements.* Based on the plans that have  
62 been received and reviewed thus far, staff have not uncovered any City Code conflicts, and the  
63 proposed microbrewery must meet all applicable City Code regulations, or the applicant must secure  
64 any necessary variance approvals, in order to receive the required construction permits. Moreover, a  
65 conditional use approval can be rescinded if the approved use fails to comply with all applicable City  
66 Code requirements or any conditions of the approval.
- 67 4. *The proposed use will not create an excessive burden on parks, streets, and other public facilities.*  
68 The proposed microbrewery will not create an excessive burden on parks, streets, or other public  
69 facilities because its impacts are expected to be comparable to the former restaurant in this location,  
70 or many of the other uses permitted in the CB zoning district.
- 71 5. *The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact*  
72 *traffic or property values, and will not otherwise harm the public health, safety, and general welfare.*  
73 Consistent with the preceding findings, Planning Division staff believes the proposed microbrewery  
74 will be a valuable addition to the surrounding commercial area, will not create adverse traffic  
75 impacts, will positively affect surrounding property values, and will not cause harm to the public  
76 health, safety, and general welfare, especially when compared to other uses permitted at the  
77 property.

78 **PUBLIC COMMENT**

79 At the time this RPCA was prepared, Planning Division staff has not received any comments or  
80 questions about the proposed home addition.

81 **RECOMMENDED ACTION**

82 **By motion, recommend approval of the proposed microbrewery as a conditional use at 2704 E**  
83 **Snelling Drive**, based on the content of this RPCA, public input, and Planning Commission  
84 deliberation.

85 **ALTERNATIVE ACTIONS**

86 **A) Pass a motion to table the item for future action.** An action to table consideration of the  
87 request must be based on the need for additional information or further analysis to make a  
88 recommendation on one or both requests. Tabling beyond November 6, 2019, may require  
89 extension of the 60-day action deadline established in Minn. Stat. 15.99 to avoid statutory  
90 approval.

91 **B) Pass a motion to recommend denial of the request.** A recommendation of denial should be  
92 supported by specific findings of fact based on the Planning Commission's review of the  
93 application, applicable zoning regulations, and the public record.

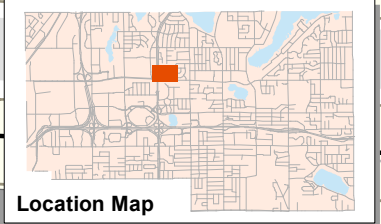
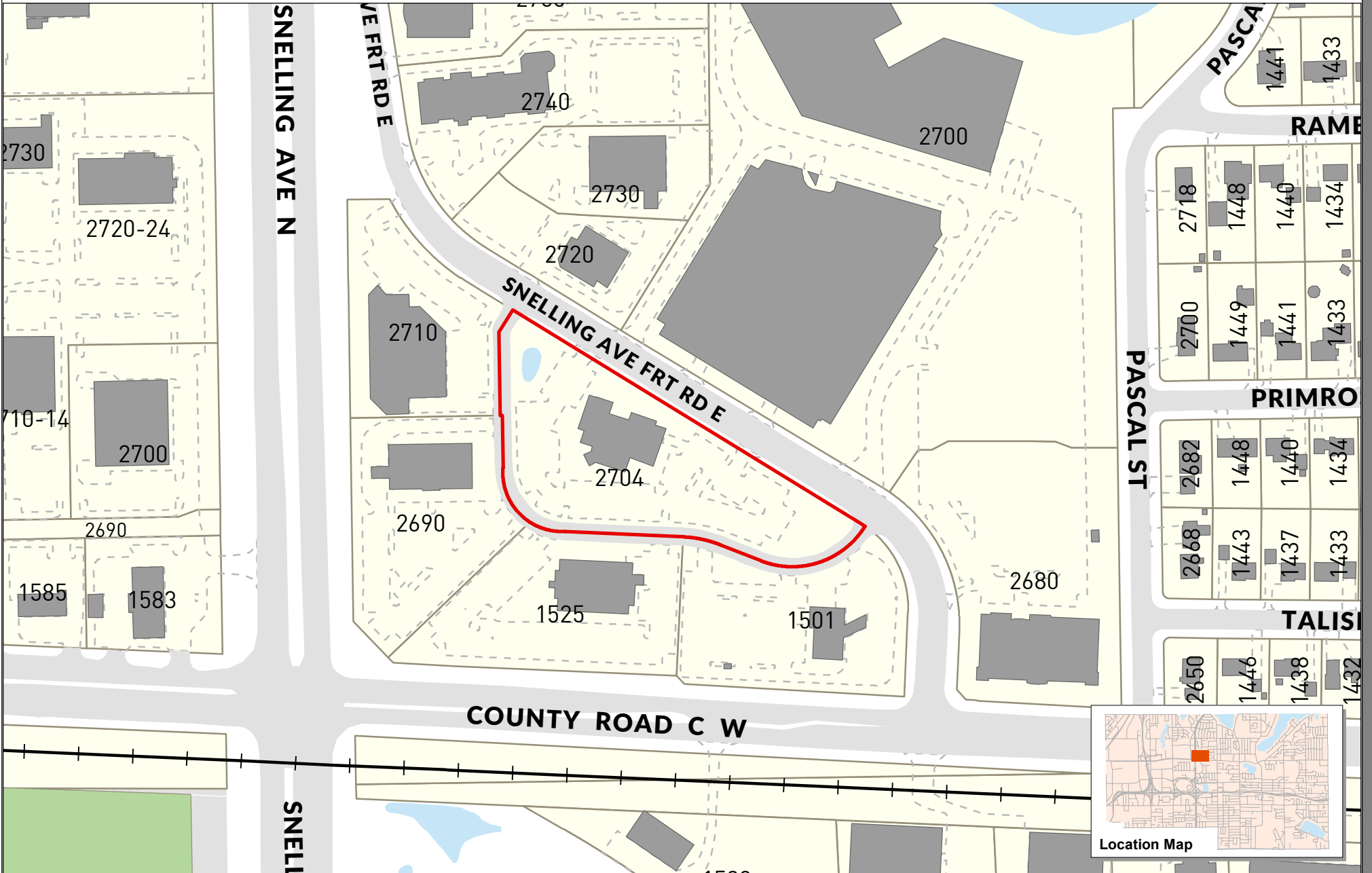
Attachments: A: Area map  
B: Aerial photo

C: Proposed plans and written narrative  
D: Comments from DRC

Prepared by: Senior Planner Bryan Lloyd  
651-792-7073  
[bryan.lloyd@cityofroseville.com](mailto:bryan.lloyd@cityofroseville.com)

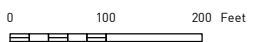


# Planning File 19-018



**Data Sources**  
 \* Ramsey County GIS Base Map (9/4/2019)  
 For further information regarding the contents of this map contact:  
 City of Roseville, Community Development Department,  
 2660 Civic Center Drive, Roseville MN

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





# Attachment B for Planning File 19-018



Site Location

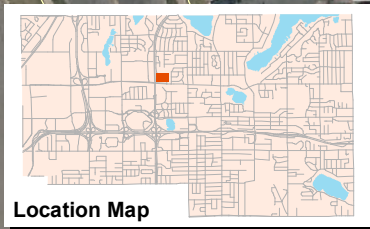
### Data Sources

- \* Ramsey County GIS Base Map (9/4/2019)
- \* Aerial Data: Sanborn (4/2017)

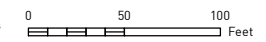
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Location Map



Prepared by:

Community Development Department

Printed: September 24, 2019

High Pines Brewing plans to use to remodel the building located at 2704 E Snelling Drive in Roseville Minnesota into a brewery. We will initially produce 6-8 styles of beer, including a lager, 2-3 India Pale Ales, a stout, and a few specialty beers. These products will be tapped at our facility and sold directly to customers in our tap room. At our taproom, we will offer viewings of the brewery's daily operation, beer by the glass, beer in growlers to-go, and retail items including company logo apparel and food provided by local food trucks.

High Pines Brewing Co. will produce our high quality beer with a 10 barrel, stainless steel brewing plant. Production capacity of our brewery plant, which includes the 10 barrel brewing system and 8 twenty barrel fermenters, is estimated to produce 2000 barrels a year (1 barrel equals 31 gallons, which equals two standard 15.5-gallon kegs). The management team intends to produce and sell approximately 670 barrels in the first year and incrementally increase production and sales by approximately 75-125 barrels annually, leveling out at 1000 barrels a year.

We plan to keep the existing structure and only making changes that we need to add our brewery equipment. Some of these changes include moving some of the existing booths and moving the location of the bar. The brewery equipment will be placed near the wall between the restaurant seating area and the kitchen. We have been working with an architect, Pat Waddick, who has designed breweries throughout Minnesota, and a professional brewery designer, Jeremy King, from Craft Kettle. They are taking every precaution to make sure that we are following any code enforced by the city of Roseville, Department of Agriculture, and the Department of Health. We have already reached out to representatives in each department. Furthermore, we are working with the Department of Agriculture and Jeremy King to make sure that negatively impact the environment around us.

We are not planning to make any changes to the kitchen area. Our kitchen is an existing structure in our building and will not be needed for our purposes.

Because High Pines does not intend to serve food, we are going to contract food trucks to sell food to our customers. We will allow them to park on the premise near the entrance to make it easy for our guests but will not block any walkways.

High Pines is going to be a family friendly brewery. We plan to utilize the playground that is currently at this location and only making changes needed to ensure the equipment is safe. We also plan to utilize the existing outdoor space for walkways and potentially add some outdoor seating. Again, the only structural changes that will need to be made will be to ensure the safety of our guests.

Adding the brewery equipment will decrease the seating capacity because we will be eliminating 6 of the existing booths. The outdoor seating will remain same. We will ultimately follow the fire departments recommendation for capacity.

The proposed location for the High Pines Brewing Co. is in the former Joe's Crab Shack located at the intersection of Snelling Ave. (State Hwy 51) and County Road C in Roseville MN. The area is a large commercial area which includes Rosedale Mall, The Pavillion Mall, Har Mar Mall and various other strip malls and retail outlets. Rosedale Mall alone serves a trade area population of almost 2 million people and boasts 12 million visitors a year.

Specifically, across the street from the proposed site is a Wells Fargo office building that currently maintains around 600 employees in addition to Frontline Asset and McKesson Medical Supply businesses. There also is a Radisson Country Inn and Suites within walking distance to the location.

Although we hope to capture the attention of these employees by marketing directly to them, we do not intend to disrupt any current traffic patterns. We will not move any of parking lot entrances and exits. In addition, the size of the parking lot will offer ample parking for our guests and the capacity of the restaurant. Therefore, we don't foresee any issues with disrupting our neighboring business or utilizing any of their parking lots. Also, because the restaurant is an existing commercial space and was formally a restaurant, we don't feel our added traffic will add any excessive burden to the area.

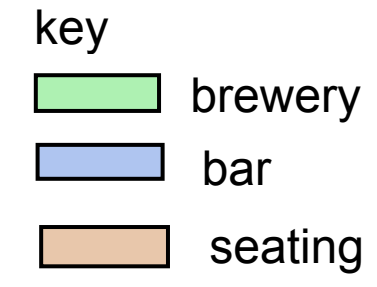
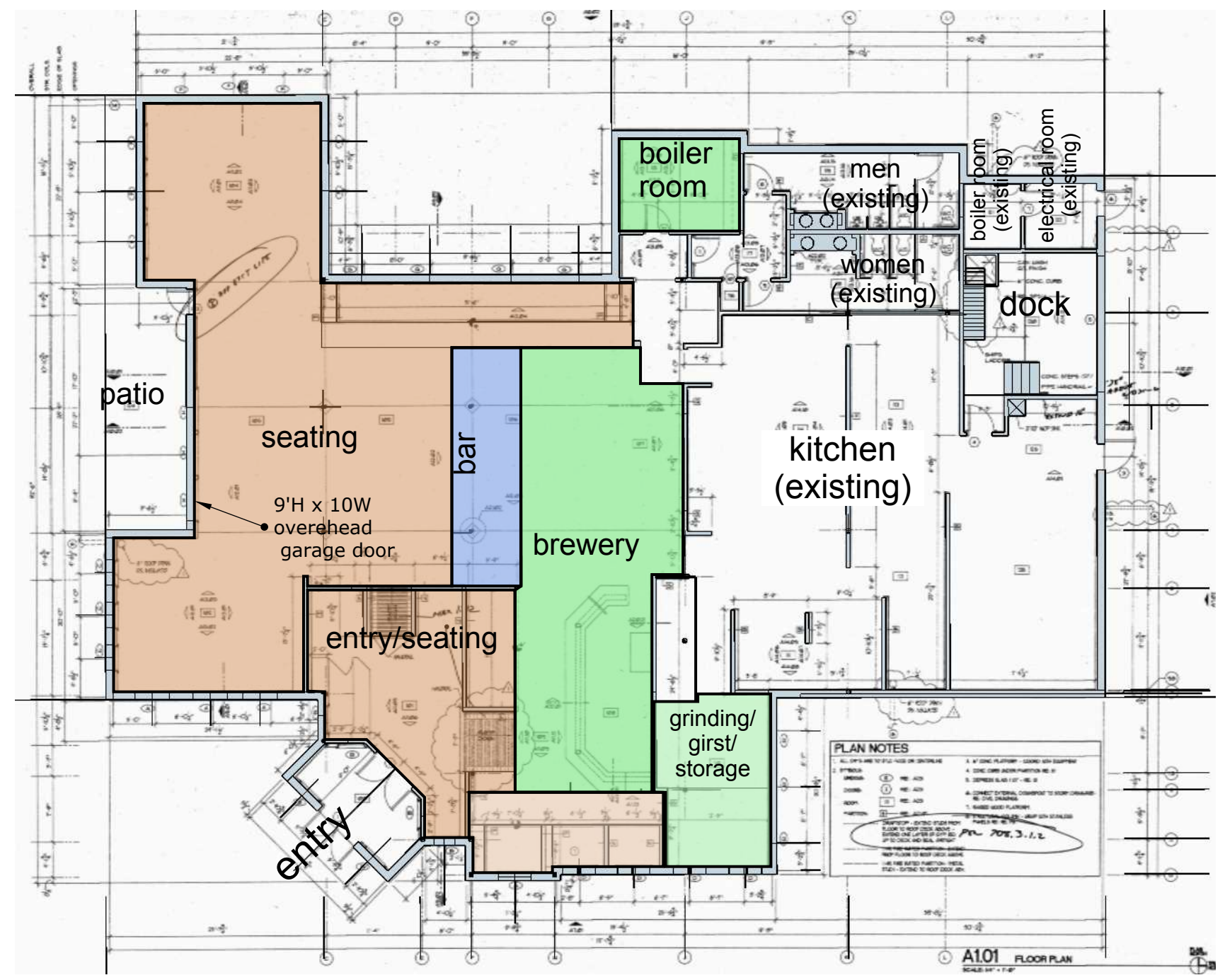
The traffic report supplied by the Realtors Property Resource, LLC states that the estimated daily traffic on Snelling Ave (State Hwy 51) is anywhere between 30,001 and 50,000. It is one of the busiest roads in the area. In addition to this, State Hwy 36 (1.2 mile away) has estimated daily traffic counts between 88,000 and 92,000 and Interstate 35W (1.5 mile away) has an estimated daily traffic count between 106,000 and 139,000. We do not feel that our restaurant will have any impact on any of these major highways.



architects



PATRICK WADDICK ARCHITECTS LLC  
39 Washburn Ave. S. Mpls. Mn. 55405 • pwaddick@gmail.com • 612.377.6121



1 proposed layout

1/16" = 1'-0"

# High Pines Brewing Company

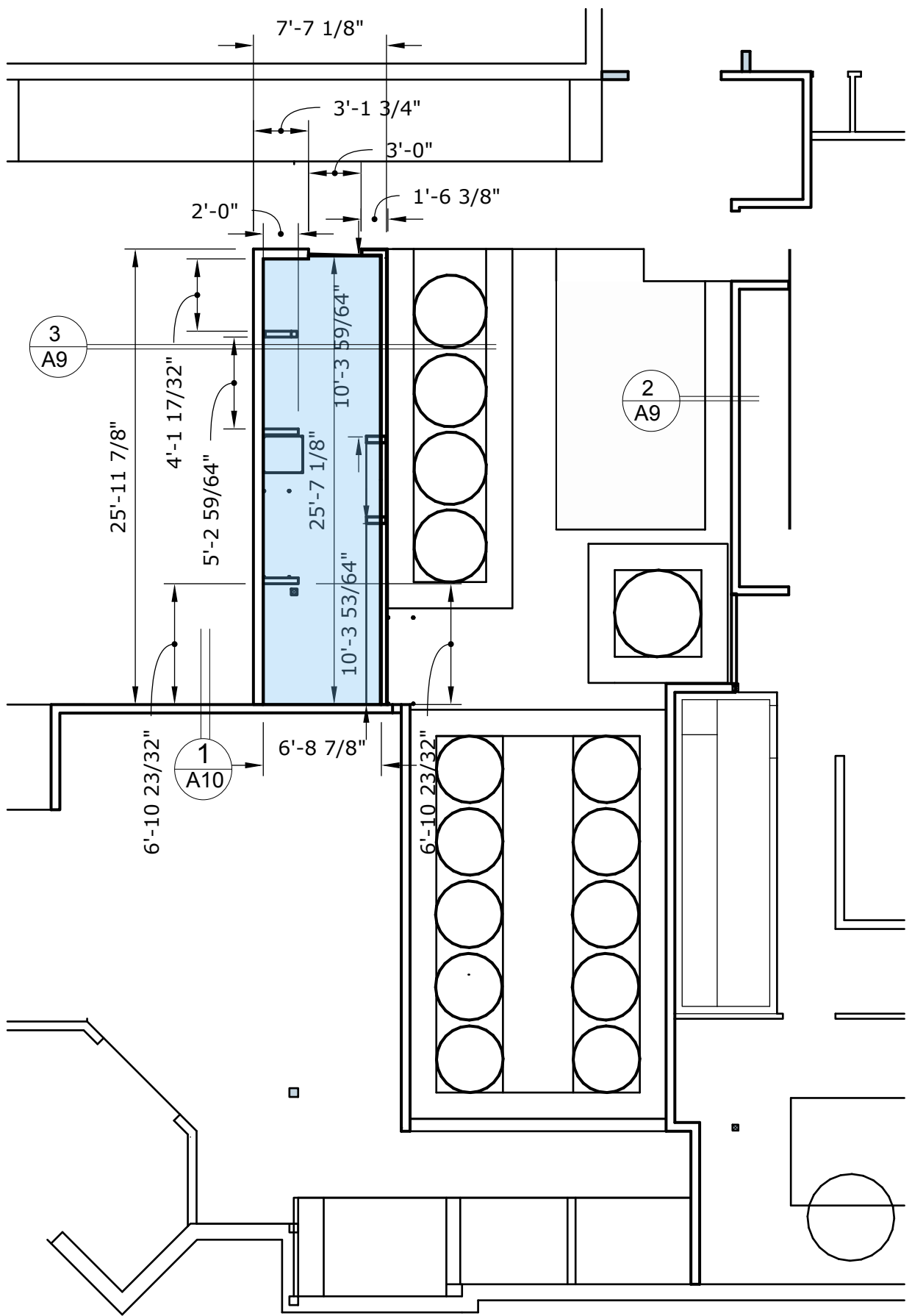
2704 Snelling Ave. N., Roseville MN, 55113

# A4

Page 3 of 5

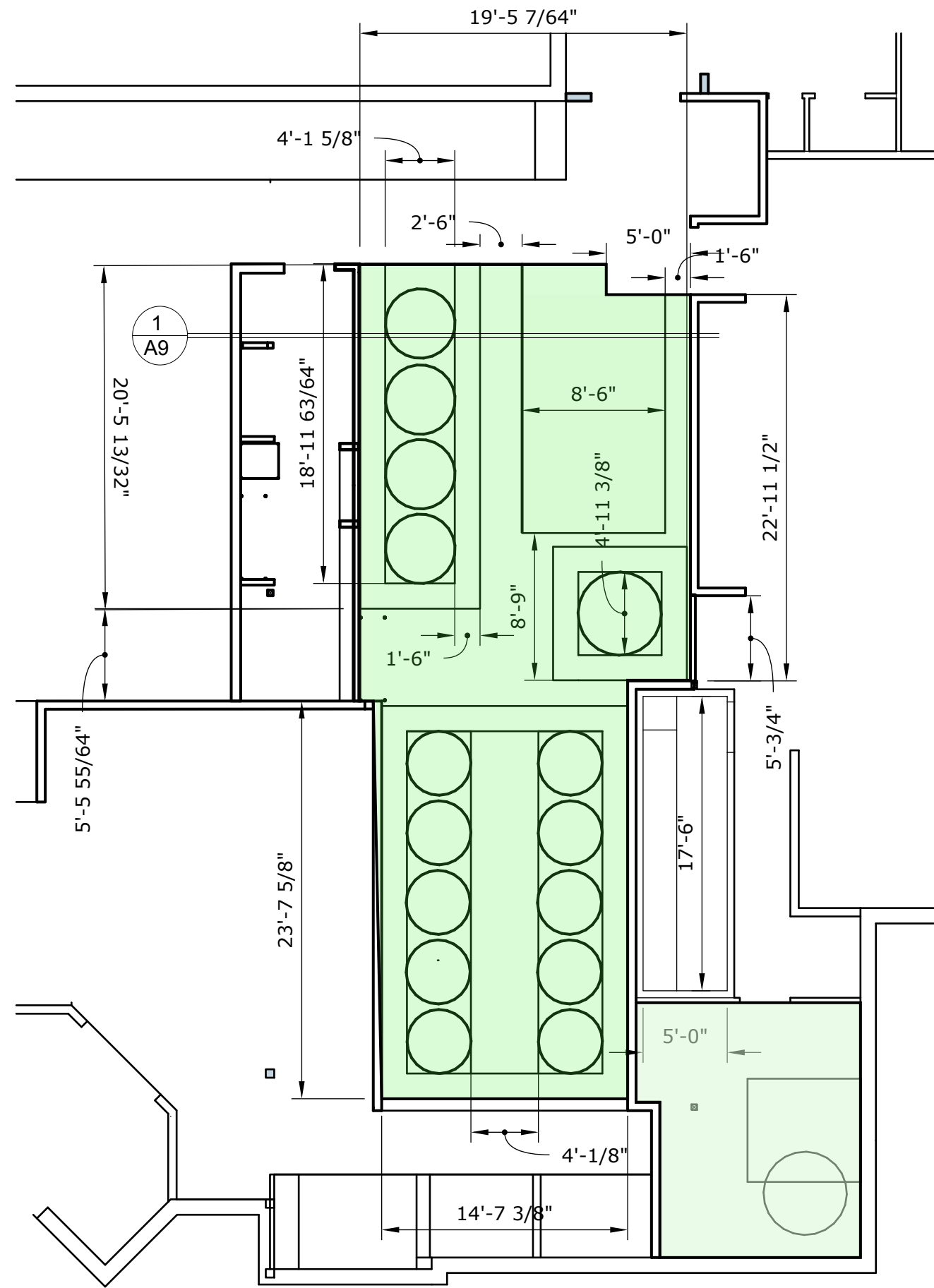
date: 07 03 19





1 bar layout

1/8" = 1'-0"

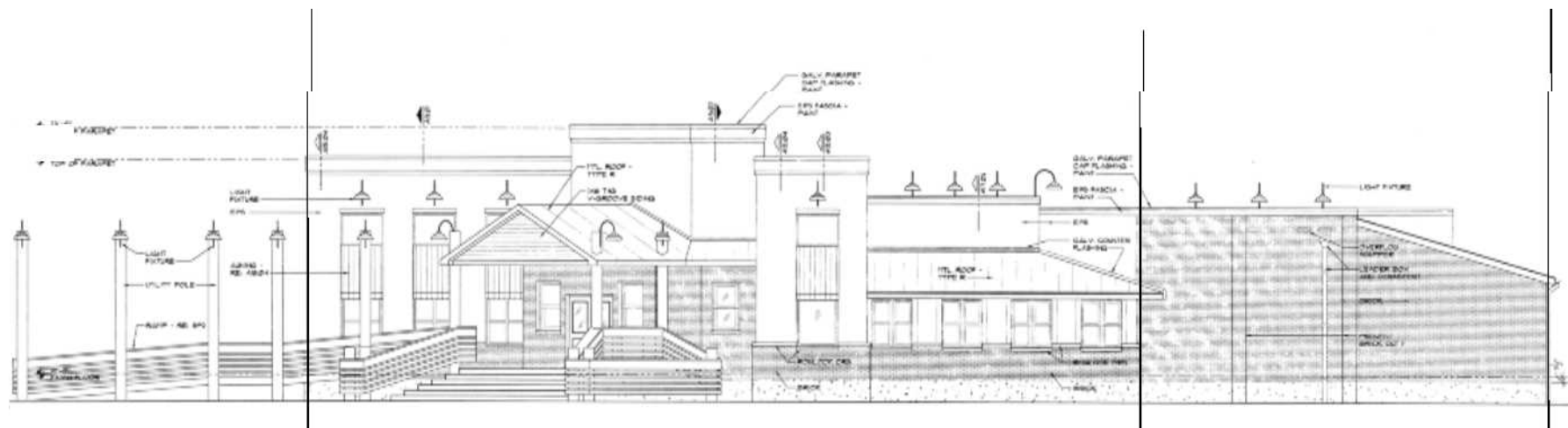


2 brewery layout

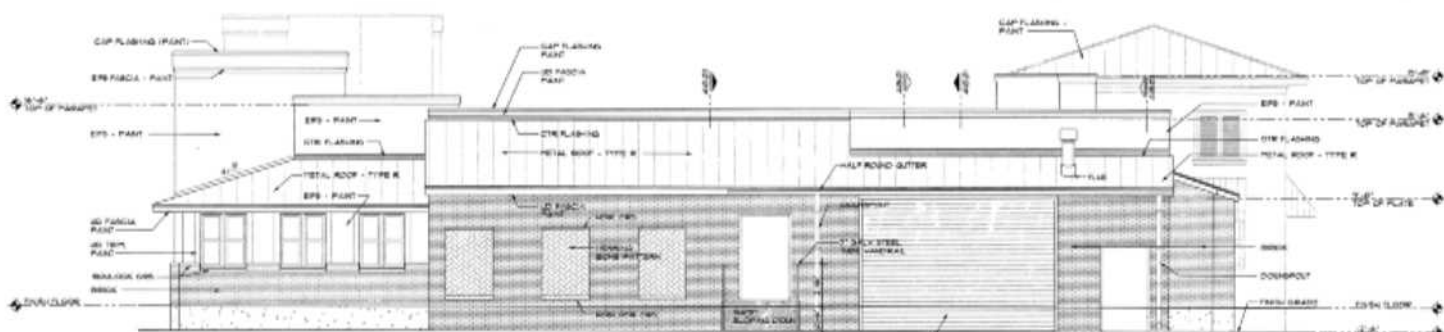
1/8" = 1'-0"

notes:

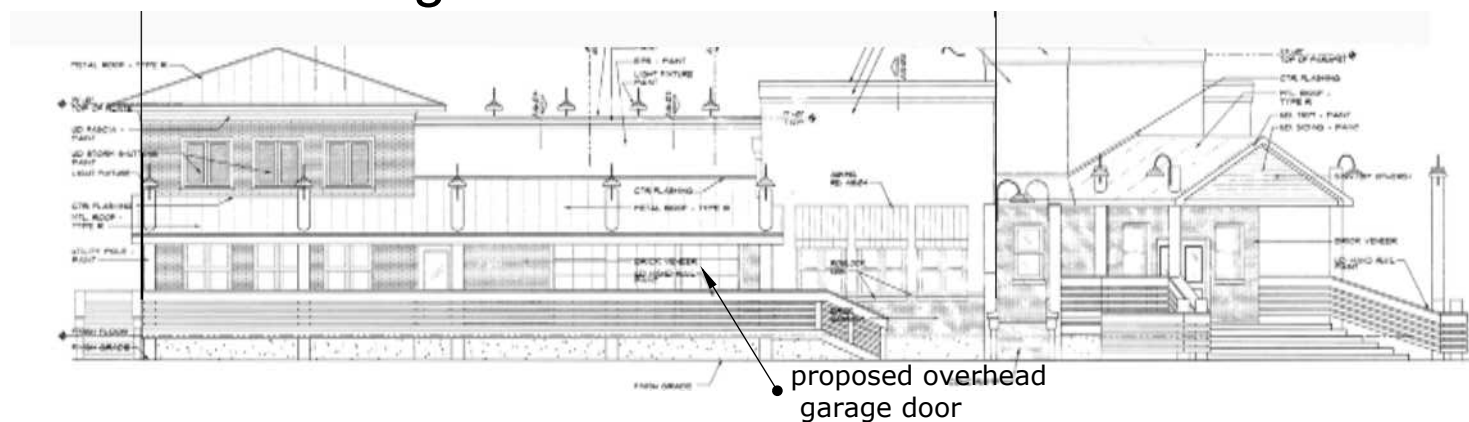
1. All rotten or damages lumber is to be repaced to match existing
2. Paint accordingly to match existing
3. All signage is to be changed in wording only to reflect new owners.
4. All existing electrical lighting to be tested and replaced if necessary



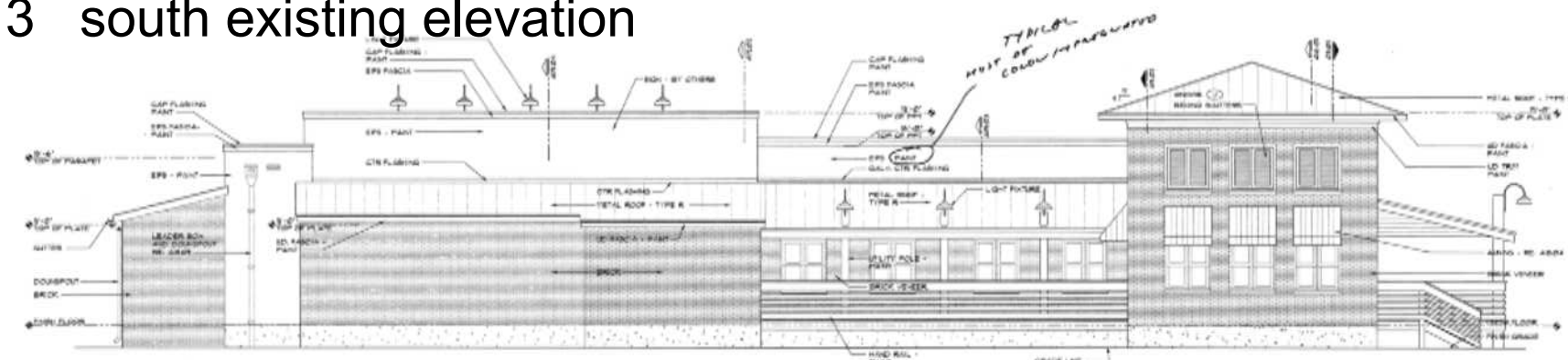
1 east existing elevation



2 north existing elevation



3 south existing elevation



4 west existing elevation

High Pines Brewing  
Company

2704 Snelling Ave. N., Roseville MN, 55113

A2

Page 5 of 5

date: 07 03 19



**INTEROFFICE MEMORANDUM**

---

**Date:** September 19, 2019

**To:** Thomas Paschke, City Planner  
Bryan Lloyd, Senior Planner

**From:** Timothy O'Neill Fire Chief / Marshal

**RE: PF19-018:** Request by High Pines Brewing Company LLC, in conjunction with the property owner, The Starlite Limited Partnership, for approval of a Microbrewery as a conditional use at 2704 E Snelling Drive.  
/or name

---

The Fire Department reviewed the proposed plans for the project noted above and offer the following comments with regard to the project's impact on City services and/or infrastructure:

1. No comments

**ROSEVILLE**  
**REQUEST FOR PLANNING COMMISSION ACTION**

Date: October 2, 2019  
 Item No. 7B

Department Approval

**Agenda Section**  
 Public Hearings

Item Description: Request for approval of an Amusement Area as a conditional use (PF19-019)

**APPLICATION INFORMATION**

Applicant: Strange Stars Entertainment LLC/DreamTrace, Inc.  
 Location: 1955 County Rd B2  
 Property Owner: Roseville Properties LLP  
 Open House Meeting: N/A  
 Application Submittal: Submitted August 30, 2019; Considered complete August 30, 2019  
 City Action Deadline: October 29, 2019, per Minn. Stat. 15.99

**GENERAL SITE INFORMATION**

Land Use Context

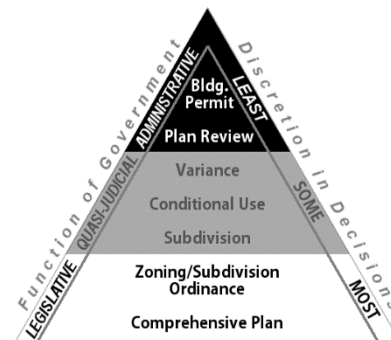
	Existing Land Use	Guiding	Zoning
<b>Site</b>	General retail and personal service	RB	RB-2
<b>North</b>	General retail and personal service	RB	RB-2
<b>West</b>	General retail and personal service	RB	RB-2
<b>East</b>	Office	RB	RB-2
<b>South</b>	Office	RB	RB-2

Notable Natural Features: none

Planning File History: PF1405 (1982) Variance to minimum building setback because of widened right-of-way  
 PF2046 (1990) Rezoning from industrial to retail district, variance to minimum number of parking stalls, and variance to maximum area of a freestanding sign

**LEVEL OF CITY DISCRETION IN DECISION-MAKING**

Action taken on conditional use requests is **quasi-judicial**.



1 **BACKGROUND**

2 The contemplated tenant in the subject property would predominantly provide motion-capture and  
3 virtual reality (VR) services to commercial clients. This use of technology is not regulated by the City  
4 Code. Additionally, during evenings and weekends, the applicant proposes to use the same VR  
5 technology for entertainment purposes, by providing opportunities for customers to compete against  
6 each other in e-sports or to work collaboratively on AI challenges. Chapter 303 of the City Code  
7 pertaining to business and activity licenses regulates this sort of use as an “amusement,” which is  
8 defined as:

9 [A]ny for-profit enterprise or business which provides areas within a building, room or  
10 outdoor space with capacity for eight or more customers at one time, wherein customers play  
11 games, watch game playing, wait to play or que to enter or are being entertained. Examples  
12 of such business uses are: video, laser, pool or other table game areas; arcades, carnivals and  
13 circuses. This definition excludes physical exercise or health centers, theaters, private lodges  
14 or clubs, restaurants and bars and all tax-exempt operations

15 Uses fitting this definition are then required to receive approval as a conditional use and an annual  
16 business license. Chapter 303 also includes a requirement that conditional use approvals and the annual  
17 license applications address the following list of 13 items:

- |    |  |    |                                      |
|----|--|----|--------------------------------------|
| 18 | A. Insurance Coverage                  | 25 | H. Signs                             |
| 19 | B. Security Guards                     | 26 | I. On-Site Manager                   |
| 20 | C. Exterior Lighting Plan              | 27 | J. Employee Training Program         |
| 21 | D. Traffic Management                  | 28 | K. Food/Sanitarian Inspection Report |
| 22 | E. Indoor and Outdoor Pedestrian Plans | 29 | L. License Fees                      |
| 23 | F. Emergency Evacuation Plan           | 30 | M. Noise                             |
| 24 | G. Maintenance Building Report         |    |                                      |

31 In receiving and reviewing this application, however, City staff have found the existing code provisions  
32 to be somewhat problematic. For instance, some retail establishments currently have annual licenses for  
33 amusement devices while other identical establishments do not—and none of them has applied for  
34 conditional use approval. And not only is it entirely possible that new amusement devices or amusement  
35 areas crop up organically without a proprietor knowing about these requirements; Planning Division  
36 staff have recently learned of exactly this situation playing out in existing businesses. While staff across  
37 City Departments hope to consider changes to these regulations in the near future, the present  
38 application must be evaluated based on the regulations currently in effect. To that end, the applicant has  
39 provided some preliminary information about how they would comply with the list of plans and  
40 information required for their eventual license application. This information is intended to demonstrate  
41 the applicant likely can obtain a license, so as not to waste effort and cost undergoing the conditional use  
42 process only to be denied the necessary license. This information, along with the applicant’s description  
43 of the proposed use is included with this RPCA as Attachment C.

44 When exercising the “quasi-judicial” authority on conditional use requests, the role of the City is to  
45 determine the facts associated with a particular proposal and apply those facts to the legal standards  
46 contained in the ordinance and relevant state law. In general, if the facts indicate the application meets  
47 the relevant legal standards and will not compromise the public health, safety, and general welfare, then  
48 the applicant is likely entitled to the approval. The City is, however, able to add conditions to

49 conditional use approvals to ensure that potential impacts to parks, schools, roads, storm sewers, and  
50 other public infrastructure on and around the subject property are adequately addressed.

51 Roseville’s Development Review Committee (DRC) met on September 5 and September 19, 2019, to  
52 review the proposal. Some of the comments and feedback based on the DRC’s review of the application  
53 are included in the analysis below, and the full comments offered by DRC members are included with  
54 this RPCA as Attachment D.

55 **CONDITIONAL USE ANALYSIS**

56 Although the Zoning Code does not specifically identify “amusements,” one can assume that different  
57 types of amusements generally function in a way that is similar to other uses that are identified. An  
58 escape room, for example, might function like a family counseling office, in which small groups of  
59 people reserve approximately hour-long blocks of time to be in that place together. A paintball center  
60 might look a lot like a spinning studio, where 20 – 30 people enter and exit at regular intervals. These  
61 examples are permitted uses in the RB-2 zoning district, and if the scale of the current VR proposal is  
62 assumed to fall somewhere between the uses just described, it can be treated as a permitted use on the  
63 subject property in accordance with Title 10 of the City Code (Zoning). As discussed in the preceding  
64 Background section of this RPCA, however, the City’s business license regulations require approval of  
65 an amusement area as a conditional use in whichever zoning district the amusement use might be  
66 allowed. Chapter 303 does not establish any specific conditional use approval criteria to review when  
67 considering such a request for conditional use approval.

68 Section 1009.02.C of the City Code establishes a mandate that the City make five specific findings  
69 pertaining a proposed conditional use. Planning Division staff has reviewed the application and offers  
70 the following draft findings.

- 71 1. *The proposed use is not in conflict with the Comprehensive Plan.* The 2030 Comprehensive Plan  
72 does not speak directly to the proposed use or the subject property, but Planning Division staff  
73 believes the proposal is generally consistent with the goals of the Comprehensive Plan to allow a  
74 diverse range of land uses in the Regional Business districts.
- 75 2. *The proposed use is not in conflict with any Regulating Maps or other adopted plans.* The site is not  
76 subject to any regulating map or other adopted plans.
- 77 3. *The proposed use is not in conflict with any City Code requirements.* Based on the plans that have  
78 been received and reviewed thus far, staff have not uncovered any City Code conflicts, and the  
79 proposed amusement area must meet all applicable City Code regulations, or the applicant must  
80 secure any necessary variance approvals, in order to receive the required construction permits.  
81 Because the use will be occupying an existing tenant space, it is unlikely conflicts with City Code  
82 would materialize. Moreover, a conditional use approval can be rescinded if the approved use fails to  
83 comply with all applicable City Code requirements or any conditions of the approval.
- 84 4. *The proposed use will not create an excessive burden on parks, streets, and other public facilities.*  
85 The proposed VR amusement will not create an excessive burden on parks, streets, or other public  
86 facilities because its impacts are expected to be comparable to many of the other uses permitted in  
87 the RB-2 zoning district.

88 5. *The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact*  
89 *traffic or property values, and will not otherwise harm the public health, safety, and general welfare.*  
90 Consistent with the preceding findings, Planning Division staff believes that the proposed  
91 amusement area will not create adverse traffic impacts or surrounding property values, and will not  
92 cause harm to the public health, safety, and general welfare, especially when compared to other uses  
93 permitted at the property.

94 **PUBLIC COMMENT**

95 At the time this RPCA was prepared, Planning Division staff has not received any comments or  
96 questions about the proposed home addition.

97 **RECOMMENDED ACTION**

98 **By motion, recommend approval of the proposed amusement area as a conditional use at 1955**  
99 **County Road B2**, based on the content of this RPCA, public input, and Planning Commission  
100 deliberation.

101 **ALTERNATIVE ACTIONS**

102 **A) Pass a motion to table the item for future action.** An action to table consideration of the  
103 request must be based on the need for additional information or further analysis to make a  
104 recommendation on one or both requests. Tabling beyond October 29, 2019, may require  
105 extension of the 60-day action deadline established in Minn. Stat. 15.99 to avoid statutory  
106 approval.

107 **B) Pass a motion to recommend denial of the request.** A recommendation of denial should be  
108 supported by specific findings of fact based on the Planning Commission's review of the  
109 application, applicable zoning regulations, and the public record.

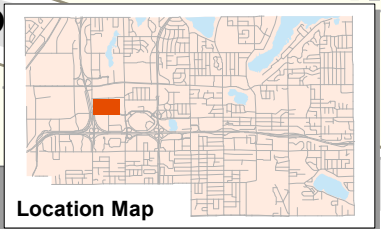
Attachments: A: Area map  
B: Aerial photo

C: Proposed plans and written narrative  
D: Comments from DRC

Prepared by: Senior Planner Bryan Lloyd  
651-792-7073  
[bryan.lloyd@cityofroseville.com](mailto:bryan.lloyd@cityofroseville.com)

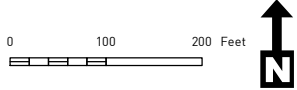


# Planning File 19-019



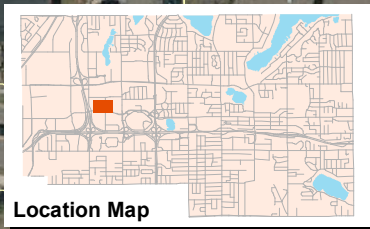
**Data Sources**  
 \* Ramsey County GIS Base Map (9/4/2019)  
 For further information regarding the contents of this map contact:  
 City of Roseville, Community Development Department,  
 2660 Civic Center Drive, Roseville MN

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





# Attachment B for Planning File 19-019



Prepared by:

Community Development Department

Printed: September 24, 2019



Site Location

**Data Sources**

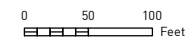
\* Ramsey County GIS Base Map (9/4/2019)

\* Aerial Data: Sanborn (4/2017)

For further information regarding the contents of this map contact:  
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## DREAMTRACE

August 23rd, 2019

**TO:**

Mr. Thomas Paschke (or to Whom it May Concern),  
City of Roseville

**FROM:**

Christian T. Petersen  
Strange Stars Entertainment/DreamTrace, Inc.

**REG:**

Approval of Intended use of 1975 W. Cty Rd B2 (Suite 1).

Dear Mr. Paschke,

With this letter, I'm thrilled to provide you and the city of Roseville with a description of our intended use for a lease of the 9,000 sqf premises located at 1975 W. Cty Rd B2 (Suite 1).

I have personally had a wonderful experience doing business in the city of Roseville over the last 20+ years in establishing Fantasy Flight Games, Asmodee North America, and the Fantasy Flight Games Center (bringing 250+ jobs to the city and a great number of international and domestic visitors).

Strange Stars Entertainment is my new company which focuses on investing and incubating the new ventures I have developed with my team. One of our first investments is in "DreamTrace, Inc", which we hope to launch in Roseville.

DreamTrace is a motion-capture and Virtual Reality business that will install state-of-the-art technology and hardware on two "stages" on which we intend to offer the following products:

**1) Motion Capture Services (MCS)**

We will offer services to media, software, and other industries (such as health care and sports) with needs to capture digital information related to motion .

**2) Virtual Realty Visualization (VRV)**

We will offer the ability for consumers and businesses to visualize projects (such as construction, trade show booths, planograms, and more) in Virtual Reality, unique in that customers may freely walk around in a 40' x 40' stage to explore the true dimensionality of their project. We will accept standard architectural digital files, as well as provide services to convert sketches/drawings into a walkable Virtual Reality 3D visualization space.



**3) Virtual Reality Experiences (VRX)**

On evenings and weekends (and by special appointment, such as team-building events) we intend to offer entertainment Virtual Reality Experiences to the public. In these experiences, participants freely move around a 40' x 40' or 40' by 80' stage using special VR equipment. Experiences will range from: 1) "eSport" battles against opposing teams, 2) collaborative experience against digital AI challenges, and c) (potentially) educational experiences.

We expect the maximum capacity of the Roseville DreamTrace facility to be no more than 50 people, with average attendance much lower (~8-14 people). We expect business hours to be 9am to 11pm, M-Su.

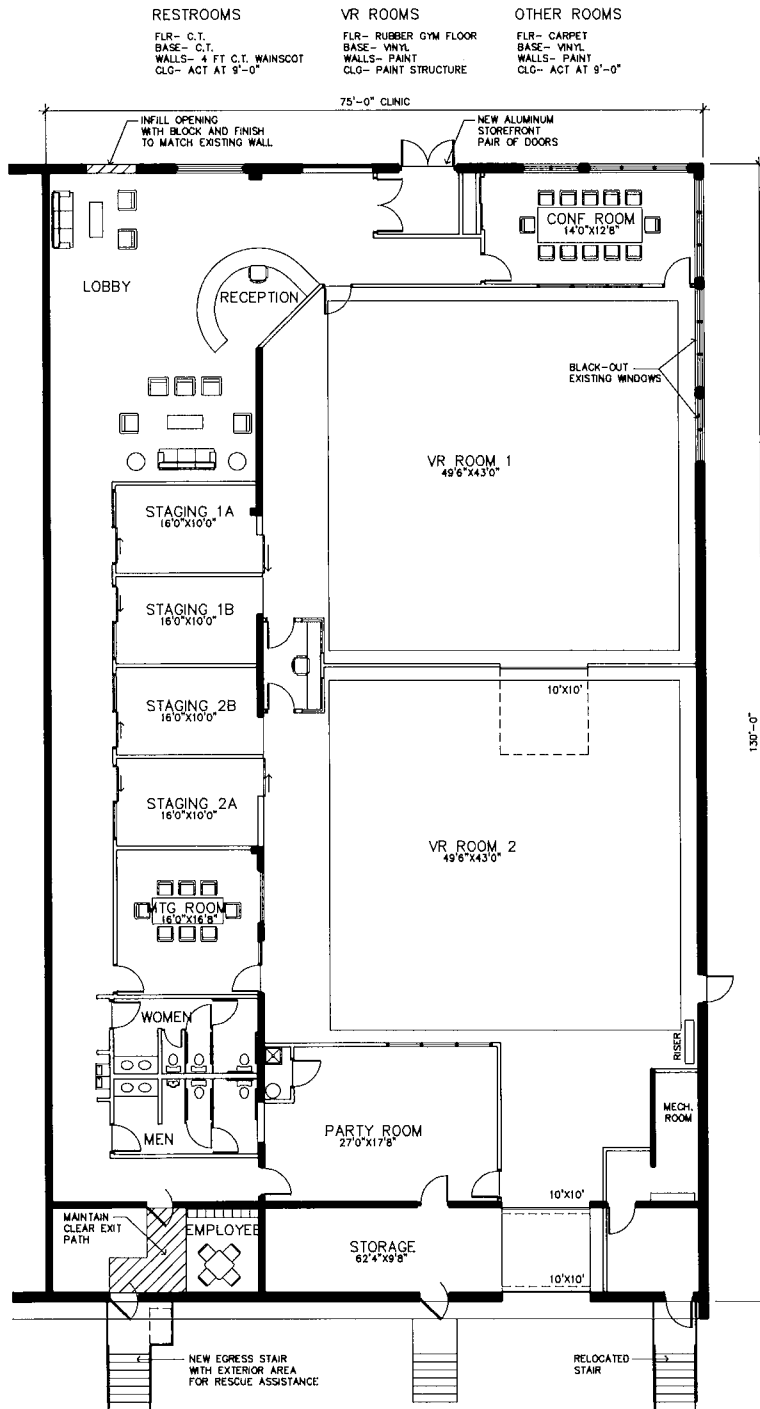
I'm excited to bring this innovative and cutting-edge business to Roseville and I hope that you will allow our intended use at the premises. I am available for any questions that you may have pertaining to the project.

Please find attached a few images of the proposed facilities and our draft build-out plan (subject to approval by the city at a later time).

Best Wishes,

Christian T. Petersen  
Strange Stars LLC, DreamTrace, Inc.  
cpetersen@strangestars.com  
Mobile: 651 785 7161

DreamTrace Int Plans (Draft, NOT FOR CONSTRUCTION APPROVAL)



- = PROPOSED WALL
- = EXISTING WALL
- = DEMOLISH WALL

2 FLOOR PLAN  
LH1 SCALE: 1/8" = 1'-0"



**LAMPERT ARCHITECTS**  
 420 Summit Avenue  
 St. Paul, MN 55102  
 Phone: 763.755.1211 Fax: 763.757.2848  
 lampert@lampert-arch.com

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**ARCHITECT CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**STRANGE STARS**  
 1955 County Road B2, Roseville, MN

Copyright 2019 Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

DATE	DESCRIPTION
8/14/19	PRELIMINARY

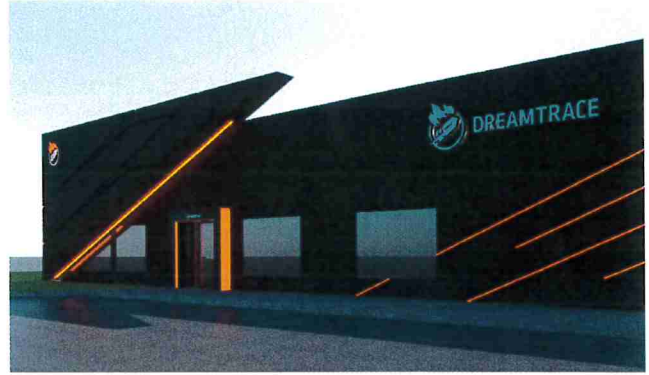
**FLOOR PLAN**

Sheet Number

LH1

Project No. 190703-2

DreamTrace Ext and Int Concepts (Draft, NOT FOR CONSTRUCTION APPROVAL)





# DREAMTRACE

September 17, 2019

**TO:**

Bryan Lloyd, Senior Planner &  
Thomas Paschke, City Planner.  
City of Roseville

**FROM:**

Christian T. Petersen  
Strange Stars Entertainment/DreamTrace, Inc.

**REG:**

ADDENDUM TO "DREAMTRACE" MEMO SENT ON AUGUST 23rd, 2019.

Dear Mr. Lloyd & Mr. Paschke,

Pursuant to our conditional-use-permit (CUP) for the "DreamTrace" business, which we hope to locate at 1975 W. Cty B2 (Suite 1), I'm providing this addendum to my memo sent to Thomas Paschke on August 23rd, 2019.

With this correspondence, I provide you with details and answers to the statutes in Ordinance Code 303.08, as they relate to the proposed DreamTrace facility. I'm available for any questions related to the below.

---

**303.08: CONDITIONAL USE PERMIT REQUIREMENTS:** *In addition to the requirements listed in Section 1013.01, a conditional use permit shall include, but not be limited to, the following reports, standards and plans which are to be submitted as part of the annual license application or as otherwise stated:*

**A. Insurance Coverage:** *The City may require proof of liability insurance coverage in amounts not less than \$1,000,000.00 each.*

We plan to have liability insurance equal to, or in excess, of that amount. We would provide proof of this insurance prior to opening the doors to the public.

**B. Security:** *The City may require the applicant to provide on-site security agents at indoor and outdoor locations during peak periods which are identified in the pedestrian, maintenance and traffic management plans.*

The attendance at DreamTrace is not expected to be more than 50 individuals at peak times (including staff) so we hope this will not be necessary.

**C. Lighting Plan: An exterior lighting plan shall provide for installation and maintenance of lighting standards in parking and entry areas. The standards shall include light intensity as follows: 1. 20 foot-candles within 75 feet of entry or exit. 2. Five foot-candles throughout the parking lot.**

Since this is an longstanding existing strip center, the lighting should be compliant. On request we can provide a photometric plan.

**D. Traffic Management: A traffic management plan shall provide for parking and circulation. The plan shall illustrate: 1. Number of spaces estimated to be in use during afternoon and evening business hours or performances. The total number of spaces available on the site shall accommodate two complete shifts of customers when the facility is used at capacity. 2. The traffic circulation plan within the car and bus parking areas and any traffic direction signage. 3. Entrance and exit capacity on driveways.**

We have staff parking provided for in the rear of the building (4-6 vehicles), and anticipate no more than (30) vehicles in the front shared parking lot, primarily between the hours of (5pm to 9pm M-F, and 1pm to 9pm S-Su) There are 117 spaces in the front parking lot, with the lightest parking needs from FreeWheel Bike and Schneiderman’s Furniture. Schneiderman’s Furniture parks far less than the code assumes. On request, we can provide the parking plan and map.

**E. Pedestrian Plan: An exterior (out of the parking areas) and indoor pedestrian queuing plan shall be provided with staggered entry times to gaming areas and a managed one-way entry, multi-way building exit system for customers.**

I attach the anticipated peak use interior traffic flow as Appendix “A” to this diagram. We don’t foresee any significant queuing, as we expect the lion’s share of attendance to be pre-booked.

**F. Emergency Evacuation Plan: An evacuation plan shall include a weekly attendance total, reported on a monthly basis (to City Fire Marshal) to determine capacity and routing for evacuation. The evacuation plan shall describe the exit locations, designated fire lanes, routing, crowd management techniques and staff training necessary for evacuation.**

We expect the facility to receive thorough city and fire-marshal approvals prior to finalizing construction. While we are happy to comply with city requests, we request a waiver from providing a monthly evacuation plan, as such a plan seems to anticipate significantly greater crowds than our expectations of DreamTrace. Instead, we suggest to provide such a plan promptly upon a city or fire-marshal request.

**G. Maintenance Building Report: An annual maintenance and building report shall include records of all maintenance and building improvements during the previous year. This report shall include records of improvements to bathrooms, seats, carpet, windows, doors, heating and air handling equipment, water and sewer services, exterior landscaping, parking and lighting. The trash collection systems for inside the building and in parking areas shall be illustrated and methods for screening exterior trash collection areas must be provided.**

As above, while we are happy to comply with city requests, we request a waiver from providing an annual maintenance and building report, as our interior changes are not expected to change materially from the drawings that we will submit for city approval prior to starting construction. Instead, we suggest to provide such a report promptly upon future city or fire-marshall request.

***H. Signs: Exterior and interior marquee or wall signs shall illustrate entry areas and hours of operation or starting times for events.***

We intend to comply with this.

***I. On-Site Manager: An on-site manager shall be on the site at all times when the business is open to the public. The on-site manager shall have his/her name and business phone number prominently displayed in the front entry or lobby at all times.***

We intend to comply with this.

***J. Employee Training Program: All employee training programs shall include a 12 month roster of employees and a description of the employee training program. The employee training program shall include health, sanitation, safety, crowd management, maintenance and evacuation training. Employees shall be in recognizable uniform, shirt or jacket.***

We will execute routine training programs with our staff covering these areas, and our staff will be required to wear recognizable uniforms.

***K. Food/Sanitarian Inspection Report: A copy of the most recent Ramsey County Department of Health Food/Sanitarian inspection report shall be submitted with license application. It shall include all actions taken to comply with the inspection reports.***

We will deliver copies of such reports when/if such a license is applied for.

***L. License Fees: License fees, as established by the City Fee Schedule in Section 314.05, shall cover all annual City administration and life/safety expenses and inspections. (Ord. 1379A, 11-17-2008)***

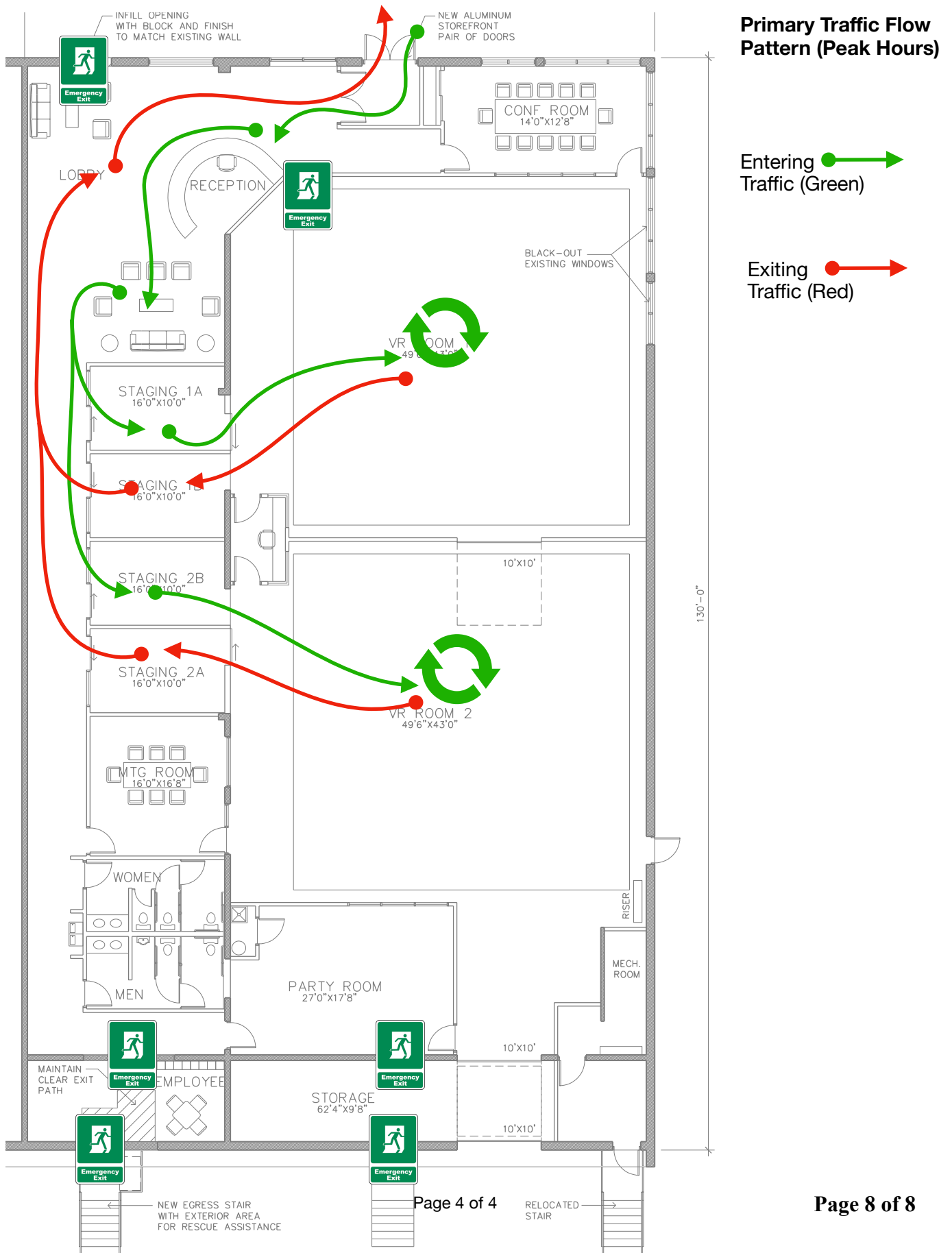
Dreamtrace will comply with such fees as apply to our business.

***M. Noise: Noise levels from machinery or customers shall be identified in a noise plan. Such noise shall not cause a disturbance to adjacent and surrounding uses which would cause the normal operation of said uses to be damaged or unreasonably disturbed.***

As we expect any noise emitted from DreamTrace to be immaterial, we request a waiver from delivering a noise plan. Rather, we will deliver such a plan if deemed necessary by the city.



Appendix A, Traffic Flow (DRAFT PLAN, NOT YET SUBMITTED FOR CITY APPROVAL)





**INTEROFFICE MEMORANDUM**

---

**Date:** September 19, 2019

**To:** Thomas Paschke, City Planner  
Bryan Lloyd, Senior Planner

**From:** Timothy O'Neill Fire Chief / marshal

**RE: PF19-019:** Request by Strange Stars Entertainment LLC/DreamTrace, Inc., in conjunction with the property owner, Roseville Properties LLP, for approval of an Amusement Area as a conditional use at 1955 County Road B2.

---

The Fire Department reviewed the proposed plans for the project noted above and offer the following comments with regard to the project's impact on City services and/or infrastructure:

1. Approval of construction and sprinkler plans will be required.
2. Under current City Code would require Amusement license and annual inspection
  - a. Would like to recommend removal of current "Amusement license" provision for business and thus annual inspection.
  - b. Inspection of these type business fall under other inspection requirements and thus not a reduction in services.
  - c. Current "Amusement license fees do not cover the cost of conduction and administering the inspection.



**INTEROFFICE MEMORANDUM**

---

**Date:** September 19, 2019

**To:** Thomas Paschke, City Planner  
Bryan Lloyd, Senior Planner

**From:** Chief Rick Mathwig- Roseville Police Department

**RE:** Strange Stars Entertainment LLC/DreamTrace, Inc., 1955 County Road B2, W,

---

The Police Department reviewed the proposed plans for the project noted above and offer the following comments with regard to the project's impact on City services and/or infrastructure:

1. No comments based on the current plans submitted to the City
2. Comments and concerns will be forthcoming if the business alters its plan and begins to offer sales of alcohol, or patrons using the facility in the evening or on weekends bring in alcoholic beverages. Alcohol consumption changes the intended use of an amusement type of business.

Thank you for the opportunity to provide feedback and on this project at this time. As the project advances, Police Department staff will continue to review any forthcoming plans and provide additional reviews and feedback as necessary. Please contact me should there be questions or concerns regarding any of the information contained herein.