

**AGENDA**  
**REGULAR PLANNING COMMISSION MEETING**  
**June 11, 2019 - 7:00 P.M.**  
**9180 Lexington Avenue, Lexington, MN**

1. CALL TO ORDER
  - A. Roll Call: Chairperson VanderBloomer, Commissioners Bautch, Thorson, Koch and Murphy
2. CITIZENS FORUM
3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS
4. LETTERS AND COMMUNICATION
  - A. Building Permits for May 2019 pg. 1-2
  - B. Star Tribune -Suburbs break ranks on density pg. 3-8
5. APPROVAL OF PLANNING COMMISSION MINUTES
  - A. May 14, 2019 pg. 9-10
6. DISCUSSION ITEM:
  - A. **NO DISCUSSION OR ACTION ITEMS**
7. NOTE COUNCIL MINUTES:
  - A. May 2, 2019 pg. 11-13
  - B. May 16, 2019 pg. 14-16
8. PLANNING COMMISSION INPUT
9. ADJOURNMENT

**City of Lexington**  
**Permits Issued & Fees Report - Detail by Address**

Issued Date From: 5/1/2019 To: 5/31/2019  
 Permit Type: All Property Type: All Construction Type: All  
 Include YTD: Yes Status: Not Voided

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
<b>Permit Type: Building</b>													
<b>Permit Kind: Commercial Remodel</b>													
<b>Permit Kind: Commercial Roofing</b>													
2019-00026	05/06/2019	9002 LAKE DR	0		21,000.00	440.22	286.14	10.50					736.86
<b>Permit Kind: Commercial Sign - Permanent</b>													
<b>Permit Kind: Residential New Construction</b>													
<b>Permit Kind: Residential Remodel</b>													
2019-00034	05/24/2019	4032 CONCORD RD	0		12,000.00	274.80	178.62	6.00					459.42
<b>Permit Kind: Residential Roofing</b>													
2019-00031	05/16/2019	9216 RYAN PL	0			145.00		1.00					146.00
<b>Permit Kind: Residential Siding</b>													
<b>Permit Type: Building - Totals</b>													
Period			3	0	33,000.00	860.02	464.76	17.50					1,342.28
YTD			10	0	403,100.00	5,521.86	3,400.72	196.55		1	2,485.00		12,033.13
<b>Permit Type: Mechanical</b>													
<b>Permit Kind: Commercial New Construction</b>													
2019-00029	05/13/2019	4175 LOVELL RD	0		1,952,800.00	39,056.00	25,386.40	881.12					65,323.52
<b>Permit Kind: Commercial Remodel</b>													
2019-00032	05/28/2019	9075 S HIGHWAY DR	0		11,700.00	234.00	152.10	5.85					391.95
<b>Permit Kind: Residential Remodel</b>													
<b>Permit Type: Mechanical - Totals</b>													
Period			2	0	1,964,500.00	39,290.00	25,538.50	886.97					65,715.47
YTD			9	0	2,013,100.00	40,470.00	26,175.50	916.27					67,561.77

permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
<b>Permit Type: Plumbing</b>													
<b>Permit Kind: Commercial New Construction</b>													
119-00030	05/13/2019	4175 LOVELL RD	0	0	1,952,822.00	39,056.44	25,386.69	881.13					65,324.26
<b>Permit Kind: Commercial Remodel</b>													
<b>Permit Kind: Residential Remodel</b>													
119-00035	05/31/2019	9574 GRIGGS AVE	0	0		40.00		1.00					41.00
119-00023	05/03/2019	8951 PASCAL AVE	0	0		40.00		1.00					41.00
<b>Permit Type: Plumbing - Totals</b>													
			Period	3	0	1,952,822.00	39,136.44	883.13					65,406.26
			YTD	10	0	1,964,022.00	39,766.44	898.73					66,430.36
<b>Permit Type: Zoning</b>													
<b>Permit Kind: Residential Fence/Wall &lt; 6 FT</b>													
119-00027	05/07/2019	9510 ASPEN AVE	0	0		60.00							60.00
119-00033	05/23/2019	9520 ASPEN AVE	0	0		60.00							60.00
119-00028	05/09/2019	8800 GRIGGS AVE	0	0		60.00							60.00
<b>Permit Type: Zoning - Totals</b>													
			Period	3	0	180.00							180.00
			YTD	5	0	300.00							300.00
<b>Report Total</b>													
			Period	11	0	\$3,950,322.00	79,466.46	1,787.60					132,644.01
			YTD	34	0	\$4,380,222.00	86,058.30	2,011.55	1	2,485.00			146,325.26

# Suburbs break ranks on density

**Many are skirting development restrictions to meet housing demand.**

*Story by SHANNON PRATHER Photos by ANTHONY SOUFFLÉ Star Tribune staff*



The White Bear Lake City Council soon will consider the fate of a 193-unit apartment complex on about 5 acres, a project that is taller and has more units than the city code allows.

But city planners say the project meets a local housing need, so it's worth exempting the developer from a few city restrictions.

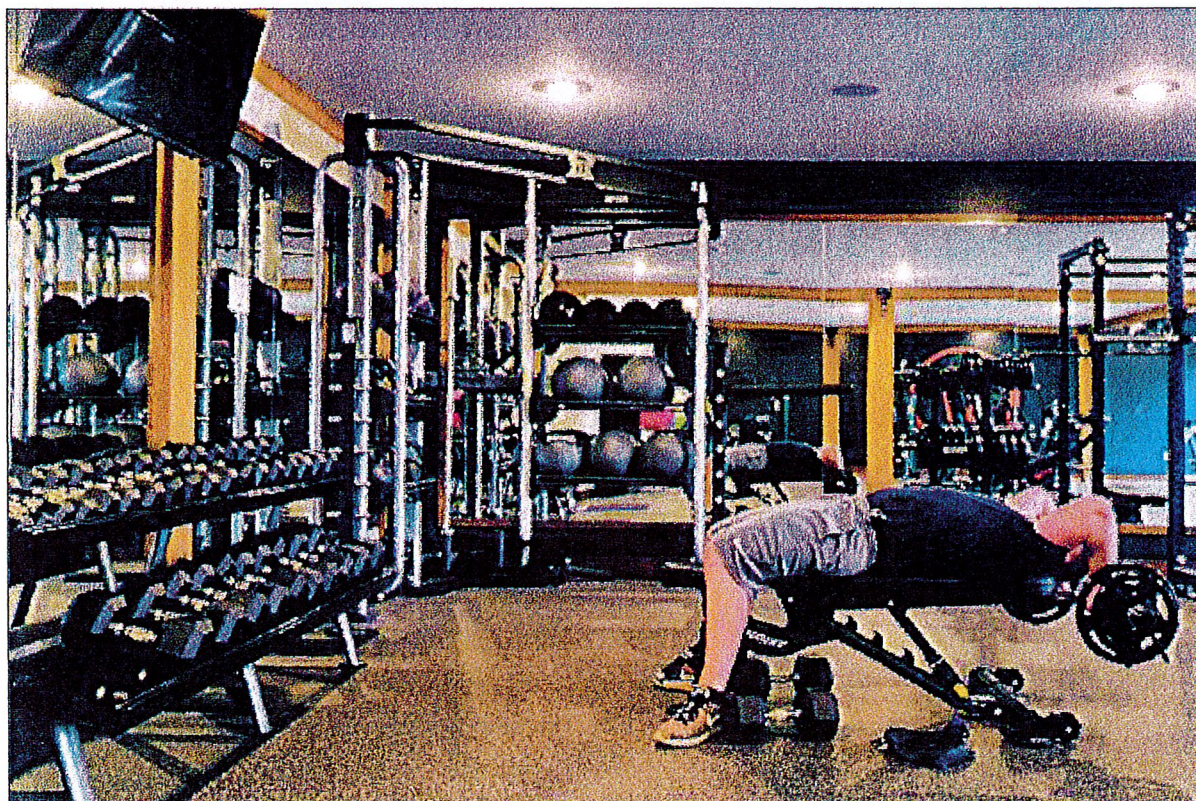
White Bear Lake is among a growing number of suburbs that are working around longtime development restrictions to transform

Page 2 of 7  
oddly shaped  
or blighted  
lots into new  
apartments,  
homes and  
businesses.

Increasingly,  
suburban  
officials are  
relying on  
these  
projects to  
rejuvenate  
stagnant  
corners of  
their  
communities  
and draw  
new  
residents of  
varying ages  
and incomes.

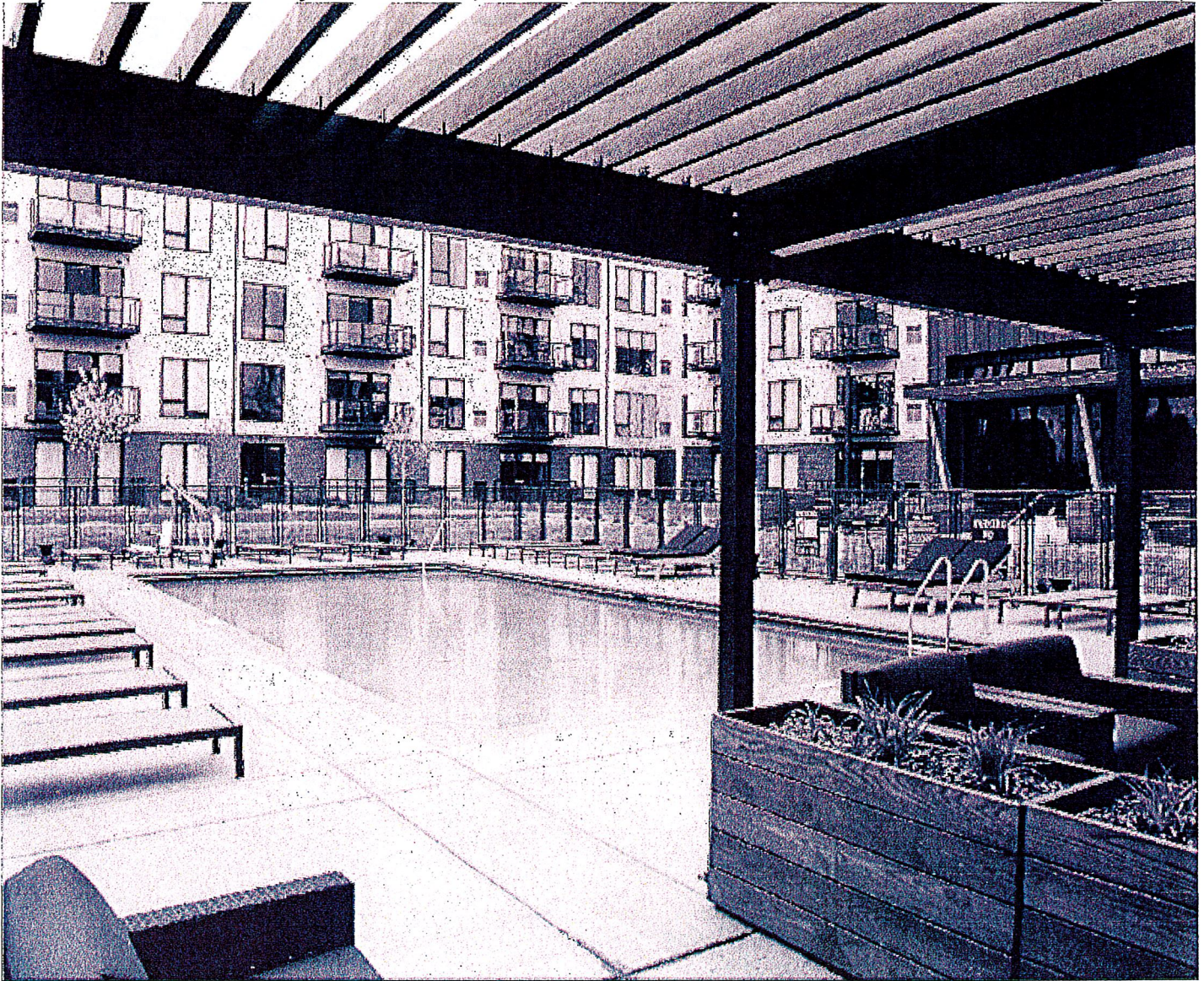


“Suburban  
zoning codes  
are often not  
keeping up  
with the  
changing  
market and





**MIXED-USE COMMUNITIES** At the 204-unit Loden apartments in Shoreview, the developer added amenities including green space and a pool in exchange for denser development.



ANTHONY SOUFFLÉ • [anthony.souffle@startribune.com](mailto:anthony.souffle@startribune.com) The first phase of the Loden apartments opened in Shoreview 1 winter. All 204 apartments were rented in four months.

consumer expectations,” said Anne Kane, White Bear Lake’s director of community development.

White Bear Lake is relying on a mechanism called a planned-unit development (PUD), which allows developers to break from city code on building height and unit numbers in exchange for giving city leaders a say in expansive, multimillion-dollar projects.

The trade-off is clear : Developers get a more lucrative project, and the city welcomes new residents, businesses and tax revenue.

Some residents say the partnership that forms between city planners and developers means the public is largely cut out of the process.

Shoreview resident Richard Braun said he was saddened when the city allowed the construction of the McMillan, a 134-unit, four-story apartment building at Rice Street and Interstate 694 that's taller and denser than city code allows. Crews tore down a flagging strip mall to make room for it.

“They had their minds made up way before the public meeting and there was nothing we could do to change them,” said Braun, a retiree. “We kind of figured out residents don’t matter as much.”



"This is probably the highest quality development we've ever done," said Greco Properties President Josh Brandsted, sitting in the Loden's expansive commons room with a pool table, fireplace and ample high-end finishes.

Greco had primarily built apartments in Minneapolis, so this market-rate suburban complex was "uncharted territory." Brandsted said Shore-view's willingness to partner with them rather than treating them like the "big, bad developer" was critical.

"I think they are doing it right," he said.

### **Making a course correction**

Not everyone thinks such incentives are the best tools.

Roseville leaders said they felt developers were abusing the process, so they stopped offering incentives in 2010.

"If someone wants to break the rules, so to speak, all they had to do is get the council to approve a PUD," said Roseville Mayor Dan Roe. "It was completely unpredictable for surrounding neighbors. That kind of thing left a bad taste in residents' mouths."

Instead, Roseville overhauled its city codes and zoning to better reflect the market, which makes the process more straightforward for residents and developers.

"The last major rewrite had been in 1950s. We had a lot of outdated provisions," Roe said.

Roseville did reinstate the use of PUDs in 2015 but with strict limits, the mayor said. So far, not one has been approved.

Other communities have joined Roseville in adding new restrictions.

This spring, the city of Vadnais Heights added more requirements for developers seeking PUDs, including public meetings.

The issue came to a head in 2017 when Mendota Heights approved two 70-unit apartment buildings on Hwy. 13, prompting a lawsuit by a group of residents. They argued that the project's size, limited parking, proximity to wetlands and large swaths of paved surfaces violated city ordinances. But they lost in the Minnesota Court of Appeals, and the apartments are now under construction.

Suburban leaders say they are also making longer-term changes to their codes to accommodate new, denser kinds of development.

In recent years, several suburbs changed their local comprehensive plans to permit more density and allow some commercial areas to become residential neighborhoods. Cities are now finishing up their 2040 comprehensive plans and more changes could come, said Lisa Barajas, the Metropolitan Council's director of community development.

Kane said suburban development is in the middle of a much-needed course correction after decades of antiquated planning and land-use policies.

"After World War II, planners really liked to separate things — residential here, jobs here, commercial and recreational here," she said. "Planners now recognize it was forced separation and not how humans want to live. They want walkable, mixed-use communities."

Staff writer Erin Adler contributed to this report.

**Minutes  
PUBLIC HEARING  
&  
REGULAR PLANNING COMMISSION MEETING**

**May 14, 2019 - 7:00 P.M.  
9180 Lexington Avenue, Lexington, MN**

**1. CALL TO ORDER**

A. Roll Call: Chairperson VanderBloomer, Commissioners Bautch, Thorson, Koch and Murphy

*Chairperson Vanderbloomer called to order the Public Hearing on May 14, 2019 at 7:00 p.m. Commissioners Present: John Bautch, Michelle Koch Gloria Murphy, and Ron Thorson. Also present: John Hughes, City Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney.*

**2. PUBLIC HEARING – Storm Water Pollution Prevention Program (SWPPP)**

*No citizens were present to comment on the Storm Water Pollution Prevention Program.*

**3. ADJOURNMENT PUBLIC HEARING**

*Bautch made a motion to adjourn the Public Hearing at 7:01 p.m. Thorson seconded the motion. Motion carried 5-0.*

**REGULAR PLANNING COMMISSION MEETING**

**May 14, 2019 - 7:00 P.M.  
9180 Lexington Avenue, Lexington, MN**

**4. CALL TO ORDER**

B. Roll Call: Chairperson VanderBloomer, Commissioners Bautch, Thorson, Koch and Murphy

*Chairperson Vanderbloomer called to order the Regular Planning Commission meeting on May 14, 2019 at 7:02 p.m. Commissioners Present: John Bautch, Michelle Koch Gloria Murphy, and Ron Thorson. Also present: John Hughes, City Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney.*

**5. CITIZENS FORUM**

*No citizens were present to address the Planning Commission on items not on the agenda*

**6. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS**

*Murphy made a motion to approve the agenda as typewritten. Thorson seconded the motion. Motion carried 5-0.*

7. LETTERS AND COMMUNICATION

A. Public Notice – Planning & Zoning Public Hearing

B. Building Permits for April 2019

*No discussion on Letters and Communications*

8. APPROVAL OF PLANNING COMMISSION MINUTES

C. April 9, 2019

*Vanderbloomer made a motion to approve the April 9, 2019 minutes. Bautch seconded the motion. Motion carried 5-0.*

9. DISCUSSION ITEM:

A. Outdoor storage/screenings

*Attorney Glaser stated he is trying to simplify this process of amending the outdoor storage ordinances, since there are so many components to these regulations. Glaser provided an explanation to his memo on "Screenings" and the sample ordinances from Coon Rapids and Maple Grove. Discussion ensued.*

*Petracek suggested applying the screenings regulations to only commercial and rental properties in Lexington. He added that applying the regulations to the entire community would be a difficult task for our small city staff and probably isn't necessary. Petracek added that the commercial properties along Lake Drive are where most of the high profile outdoor storage issues exist, as well as rental properties. Discussion ensued.*

*Koch made a motion to direct the city attorney to draft an ordinance using the Maple Grove "screening" ordinance applying the regulations specific to commercial and rental properties. Murphy seconded the motion. Motion carried 5-0.*

10. NOTE COUNCIL MINUTES:

A. April 4, 2019

B. April 18, 2019

*Some discussion on Council minutes.*

11. PLANNING COMMISSION INPUT

*Thorson stated that the Muslim Church next to him has been sold. Discussion ensued.*

*Bautch asked about P & N Auto Sales lot. Petracek stated that it has been sold to Boulevard Bar & Grille for parking purposes. Discussion ensued.*

*Petracek also explained how the process of developing the property behind Northway Mall was coming along. Discussion ensued.*

12. ADJOURNMENT

*Bautch made a motion to adjourn at 7:45 p.m. Koch seconded the motion. Motion carried 5-0.*

**CITY OF LEXINGTON  
REGULAR COUNCIL MEETING  
MAY 2, 2019 – 7:00 P.M.  
9180 LEXINGTON AVENUE**

**1. CALL TO ORDER: – Mayor Kurth**

A. Roll Call - Council Members: DeVries, Harris, Hughes and Murphy

*Mayor Kurth called to order the Regular City Council meeting for May 2, 2019 at 7:00 p.m. Councilmember's present: Devries, Harris, Hughes, and Murphy. Also Present: Bill Petracek, City Administrator; Chris Galiov, Finance Director; Kurt Glaser, City Attorney; Police Chief Jim Coan, Centennial Lakes Police Department; Peter Lindstrom, Met Council Representative; Centennial School District students; Charles Shull.*

**2. CITIZENS FORUM**

*Charles Schull, 8777 Arona Ave., addressed the Council asking if MNDOT had considered having an on-ramp on County Road J. Mr. Schull added that he had concerns about the construction of the I35W project. Discussion ensued.*

*Petracek stated that when MNDOT comes to Lexington to give an update on the project, he would give Mr. Schull a phone call letting him know of the meeting date so he could provide his input on the project.*

**3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS**

*Councilmember Devries made a motion to approve the agenda as typewritten. Councilmember Hughes seconded the motion. Motion carried 5-0.*

**4. INTRODUCTION OF PETER LINDSTROM – MET COUNCIL MEMBER - DISTRICT 10**

*Peter Lindstrom introduced himself as the new District 10 Met Council member. Lindstrom stated District 10 includes 10 cities and he was appointed for the position by the Governor in March. Lindstrom provided an update on current Met Council items. Discussion ensued.*

*Councilmember Harris asked about the access to I35W on-ramps, and the lack of them in various locations. Discussion ensued.*

*Lindstrom stated he would make Lexington aware of various advisory Boards that have openings for elected officials to serve on. Discussion ensued.*

**5. 2018 CENTENNIAL LAKES POLICE DEPARTMENT ANNUAL REPORT**

***Police Chief Coan provided an overview of the 2018 Centennial Lakes Police Department Annual Report. Discussion ensued.***

**6. INFORMATIONAL REPORTS:**

- A. Airport (Councilmember Harris) – ***Councilmember Harris stated the next meeting is May 8th. She added that she is no longer able to attend meetings during the day for the Airport Commission due to conflicts with her work. Councilmember Murphy stated he would take over as the Council representative to the Airport Commission. Discussion ensued. Petracek would place Mike’s appointment on the next agenda for approval.***
- B. Cable Commission (Councilmember Murphy)- ***Councilmember Murphy had nothing to report.***
- C. City Administrator (Bill Petracek) – ***Petracek explained that P & N Auto Sales lot has been sold to Boulevard Bar & Grille for a parking lot. He added that they will be coming forward with a plat combining the lot to the restaurant’s lot. Discussion ensued.***

**7. LETTERS AND COMMUNICATIONS:**

- A. Centennial Lakes Police Department Media Reports
  - April 3 through April 23, 2019
- B. 2019 Night to Unite
- C. Summer Fun Enrichment Program Staff Support
- D. North Metro TV – March 2019 Update
- E. City Report – March 2019
- F. Council Workshop meeting minutes – April 18, 2019

***No discussion on Letters and Communications***

**8. CONSENT ITEMS:**

- A. Recommendation to Approve Council Minutes:  
Council Meeting – April 18, 2019
- B. Recommendation to Approve Claims and Bills:  
Check #'s 13615 through 13615  
Check #'s 44756 through 44821  
Check #'s 12579 through 12595  
Check #'s 12596 through 12603

***Councilmember Murphy made a motion to approve the consent agenda items. Councilmember Harris seconded the motion. Motion carried 5-0.***

## **9. ACTION ITEMS:**

- A. Recommendation to approve proposed Council Chamber sign

*Councilmember Hughes made a motion to approve the proposed Council Chamber sign. Councilmember Harris seconded the motion. Motion carried 5-0.*

- B. Recommendation to approve Resolution NO. 19-12 A Resolution of the Lexington City Council Supporting the Future Participation In the Centennial Lakes Police Joint Powers Agreement With Circle Pines and Centerville

*Mayor Kurth explained to Chief Coan that the discussions he has been having with the City Council regarding Lexington's continued participation with Centennial Lakes Police Department was strictly about the costs involved for the services provided by CLPD. He added it was never about the quality of services provided. Discussion ensued.*

*Councilmember Harris made a motion to approve Resolution NO. 19-12 A Resolution of the Lexington City Council Supporting the Future Participation In the Centennial Lakes Police Joint Powers Agreement With Circle Pines and Centerville. Councilmember Devries seconded the motion. Motion carried 5-0.*

## **10. MAYOR AND COUNCIL INPUT**

*Mayor Kurth advised citizens to be safe as the weather warms up and to watch out for kids.*

## **11. ADJOURNMENT**

*Councilmember Hughes made motion to adjourn the meeting at 7:51 p.m. Councilmember Murphy seconded the motion. Motion carried 5-0.*

*I hereby certify that the May 2, 2019, Regular City Council Minutes as presented, were approved by the Lexington City Council on May 16, 2019.*

*Bill Petracek  
City Administrator*

**Unapproved minutes  
CITY OF LEXINGTON  
REGULAR COUNCIL MEETING  
MAY 16, 2019– 7:00 P.M.  
9180 LEXINGTON AVENUE**

**1. CALL TO ORDER: – Mayor Kurth**

- A. Roll Call - Council Members: DeVries, Harris, Hughes and Murphy

*Mayor Kurth called to order the Regular City Council meeting for the City of Lexington at 7:00 pm of May 16, 2019. Councilmember's present: DeVries, Harris, Hughes, and Murphy. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Steve Winter, City Engineer; Jim Crawford, 3600 Centerwood Road; Jeff Koep, 9028 Jackson Ave.; Centennial High School Students.*

**2. CITIZENS FORUM**

*Jim Crawford  
3600 Centerwood Road  
Lexington, Mn.*

*Mr. Crawford asked the Council who he could talk to about putting in gravel for parking on his front lawn for a driveway. Petracek stated he needed to talk to the building inspector on Tuesdays and Thursdays. He will issue a permit for any driveways.*

**3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS**

*Councilmember Murphy made a motion to approve the agenda as amended. Councilmember DeVries seconded the motion. Motion carried 5-0.*

**4. LETTERS AND COMMUNICATIONS:**

- A. Centennial Lakes Police Department Media Reports:
- 4-26-19 – 5-7-2019
- B. City Report – April 2019
- C. North Metro TV – April 2019 Update

*No discussion on Letters and Communications.*

**5. CONSENT ITEMS:**

- A. Recommendation to Approve Council Minutes:  
Council Meeting – May 2, 2019

B. Recommendation to Approve Claims and Bills:

Check #'s 44822 through 44878

Check #'s 12607 through 12625

C. Financial Reports

- Cash Balances
- Fund Summary – Budget to Actual

***Councilmember Hughes made a motion to approve the consent agenda items. Councilmember Harris seconded the motion. Motion carried 5-0.***

**6. ACTION ITEMS:**

A. Recommendation to approve Resolution NO. 19-13 A Resolution Receiving Feasibility Report and Calling Hearing On Improvement

***Steve Winter, City Engineer, provided an overview of the feasibility report on the 2019 Jackson Ave. project. Winter explained that after completing the study, the road calls for just a mill and overlay of the asphalt. Discussion ensued.***

***Jeff Koep, 9028 Jackson Ave., asked if the City is doing anything with the curbs on Jackson Ave. He added that they are kind of broken up. Winter replied with “no” because it was too expensive; repairing or replacing curbs would add about \$3,000-\$4,000 increase/household. Discussion ensued.***

***Councilmember Murphy made a motion to approve Resolution No. 19-13 – A Resolution Receiving Feasibility Report and Calling Hearing on Improvement. Councilmember Devries seconded the motion. Motion carried 5-0.***

B. Recommendation to appoint Mike Murphy to the Airport Commission

***Councilmember Harris made a motion to appoint Mike Murphy to the Airport Commission. Councilmember Hughes seconded the motion. Motion carried 5-0.***

C. Recommendation to approve hiring TJ Schmid to Lexington Public Works Department – Seasonal Part-time position starting at \$13.00

***Councilmember Devries made a motion to approve hiring TJ Schmid to Lexington Public Works Department – Seasonal Part-time position starting at \$13.00. Councilmember Harris seconded the motion. Motion carried 5-0.***

D. Recommendation to approve Hauglies Inc. to install flooring at Lexington  
Fire Department not to exceed \$5078.46

***Councilmember Murphy made a motion to approve Hauglies Inc. to install flooring at Lexington Fire Department not to exceed \$5078.46. Councilmember Devries seconded the motion. Motion carried 5-0.***

#### **7. MAYOR AND COUNCIL INPUT**

***Mayor Kurth wished Sergeant Bill Jacobson well as he is leaving for a position with the Anoka County Sheriff's Department. He thanked him for his service.***

#### **8. ADMINISTRATOR INPUT**

***Petracek explained that George's Texaco has finally been bought and is being fixed up by Anthony Sholtz from A-1 towing. Further discussion about the sale of P & N Auto Sales.***

#### **9. ADJOURNMENT**

***Councilmember Hughes made motion to adjourn the meeting at 7:26 p.m. Councilmember Harris seconded the motion. Motion carried 5-0.***