



[Crystal \(Minn.\).](#)
[City Council Minutes and Agenda Packets.](#)

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COUNCIL AGENDA

May 2, 1989

Pursuant to due call and notice thereof, the Regular meeting of the Crystal City Council was held on May 2, 1989, at 7:00 P.M., at 4141 Douglas Drive, Crystal, Minnesota.

The Secretary of the Council called the roll and the following were present:

Councilmembers

P Moravec
P Grimes
P Rygg
P Carlson
P Herbes
P Smothers
P Langsdorf

Staff

P Dulgar
P Olson
P Kennedy
P Monk - arrived 9:06 p.m.
P Barber
P George
P Smith
P Jones
P Brandeen

The Mayor led the Council and the audience in the Pledge of Allegiance to the Flag.

The Mayor acknowledged the receipt of a \$300 donation from Olivet Baptist Church to be distributed equally to the Fire Department, Police Department, and the Park & Recreation Department.

1. The City Council considered the minutes of the regular meeting of April 18, 1989 and the special meeting of April 27, 1989.

Moved by Councilmember R and seconded by Councilmember S to
(approve) (approve, making the following exceptions:

_____ to) the
minutes of the regular meeting of April 18, 1989 and the special
meeting of April 27, 1989.

Motion Carried.

on as soon thereafter
as the meeting may
be concluded

CONSENT AGENDA

1. Consideration of a charitable gambling license renewal for Minnesota Therapeutic Camp at Rostamo's, 6014 Lakeland Avenue North.
2. Set public hearing for May 16, 1989, at 8 p.m., to consider 1989 Sealcoat Program in District 3.

Moved by Councilmember _____ and ~~seconded~~ by Councilmember _____ to
remove items _____ and _____ from the Consent Agenda.
Motion Carried.

Moved by Councilmember L and seconded by Councilmember M to
approve the Consent Agenda.

Motion Carried.

PUBLIC HEARINGSItem #7

- #.2 It being 7:00 p.m., or as soon thereafter as the matter may be heard, Mayor Herbes declared this was the date and time as advertised for a public hearing at which time the City Council will set as a Board of Adjustments and Appeals to consider variance applications to vary the lot area requirements, to encroach in the required 40' rear yard setback, to encroach in the required 30' front yard setback, to encroach in the required 50' setback from the intersection for a curb cut for a single family dwelling at 4500 Adair Avenue North and to waive the \$300 fee as requested by the Housing & Redevelopment Authority of the City of Crystal. The Mayor asked those present to voice their opinions or to ask questions concerning the variances. Those present and heard were:
(5 votes needed for approval)

Francis Feyereisen, 3411 Yates Ave. No. (member of Planning Commission)
Paullette Magnuson, 3159 Jersey Ave. No. (Member of planning Commission)
Lorraine Bedman, 7025-46th Ave. No.

The Mayor closed the Public Hearing.

Moved by Councilmember S and seconded by Councilmember R to (grant) (~~deny as recommended~~ by and based on the findings of fact of the Planning Commission) (continue until _____ of the discussion of) the authorization pursuant to Section 515.55 of the Crystal City Code to 1) vary or modify the strict application of Section 515.13, Subd. 4 a) to grant a variance of 20' in the required 40' rear yard setback; 2) to vary or modify the strict application of Section 515.13, Subd. 2 a) to grant a variance of 9' in the required 30' front yard setback; 3) to vary or modify the strict application of Section 515.09, Subd. 4 h) 4) to grant a variance of 14' in the required 50' setback from the intersection for a curb cut for a single family dwelling at 4500 Adair Avenue North as requested in applications #89-8, #89-9, #89-10 and #89-11, and further to waive the \$300 fee as requested by the Housing & Redevelopment Authority of the City of Crystal.

Motion Carried.

Aye: G, R, C, H, S, L

No: M

- 3 2. It being 7:00 p.m., or as soon thereafter as the matter may be heard, Mayor Herbes declared this was the date and time as advertised for a public hearing at which time the City Council will sit as a Board of Adjustments and Appeals to consider a variance of 1.5' in the required 5' side yard setback to build a 20' x 28' attached garage on the existing house at 4313 Florida Avenue North as requested by Kimberly and Philip Meinert. The Mayor asked those present to voice their opinions or to ask questions concerning this matter. Those present and heard were: (~~5 votes needed for approval~~)

Kimberly Meinert

The Mayor closed the Public Hearing.

Moved by Councilmember S and seconded by Councilmember C to (grant as recommended by and based on the findings of fact of the Planning Commission) (deny) (continue until _____ the discussion of) the authorization pursuant to Section 515.55 of the Crystal City Code to vary or modify the strict application of Section 515.13, Subd. 3 a) 1), to grant a variance of 1.5' in the required 5' side yard setback to build a 20' x 28' attached garage on the existing house at 4313 Florida Avenue North as requested in application #89-15.

Motion Carried.

- 4 3. It being 7:00 p.m., or as soon thereafter as the matter may be heard, Mayor Herbes declared this was the date and time as advertised for a public hearing at which time the City Council will sit as a Board of Adjustments and Appeals to consider a request to grant a variance of 5' in the required 40' rear yard setback for an 11' x 24' addition on the existing house at 4702 Douglas Drive as requested by Achievements in Design for Steven and Bonnie Pechtcl. The Mayor asked those present to voice their opinions or to ask questions concerning this matter. Those present and heard were: (~~5 votes needed for approval~~)

The Mayor closed the Public Hearing.

Moved by Councilmember S and seconded by Councilmember M to (grant as recommended by and based on the findings of fact of the Planning Commission) (deny) (continue until _____ the discussion of) the authorization pursuant to Section 515.55 of the Crystal City Code to vary or modify the strict application of Section 515.13, Subd. 4 a), to grant a variance of 5' in the required 40' rear yard setback for an 11' x 24' addition on the existing house and a 24' x 24' detached double garage, at 4702 Douglas Drive as requested in application #89-17.

Motion Carried.

- 5-4. It being 7:00 p.m., or as soon thereafter as the matter may be heard, Mayor Herbes declared this was the date and time as advertised for a public hearing at which time the City Council will sit as a Board of Adjustments and Appeals to consider a request to grant a variance of 22' in the required 40' rear yard setback for a 10' x 26' addition on the existing house at 6712 Valley Place as requested by Achievements in Design for Roger and Constance Grumdahl. The Mayor asked those present to voice their opinions or to ask questions concerning this matter. Those present and heard were: (5 votes needed for approval)

The Mayor closed the Public Hearing.

Moved by Councilmember M and seconded by Councilmember G to (grant as recommended by and based on the findings of fact of the Planning Commission) (deny) (continue until _____ the discussion of) the authorization pursuant to Section 515.55 of the Crystal City Code to vary or modify the strict application of Section 515.13, Subd. 4 a), to grant a variance of 22' in the required 40' rear yard setback for a 10' x 26' addition on the existing house at 6712 Valley Place as requested in application #89-16.

Motion Carried.

- 6-5. It being 7:00 p.m., or as soon thereafter as the matter may be heard, Mayor Herbes declared this was the date and time as advertised for a public hearing at which time the City Council will consider an improvement project to construct curb and gutter on Brunswick Avenue between 46th and 47th Avenues. The Mayor asked those present to voice their opinions or to ask questions concerning this matter. Those present and heard were:

Roger Peterson, 4652 Brunswick Ave. No. (In favor)
Allen Evenson, 6101-47th Ave. No. (In favor)
Paul Olson, 6024-46th Ave. No. (opposed)
Steven Schleif, 4629 Brunswick (opposed)
Bill Moore, 4646 Brunswick (In favor)

The Mayor closed the Public Hearing.

Moved by Councilmember S and seconded by Councilmember L to (approve) (deny) (continue until _____ the discussion of) Improvement Project #89-5 to construct curb and gutter on Brunswick Avenue between 46th and 47th Avenues.

Motion Carried.

Resolution No. 89-20
A Resolution Authorizing
Improvement Project #89-5
Roll Call: ALL yes

6. It being 7:00 p.m., or as soon thereafter as the matter may be heard, Mayor Herbes declared this was the date and time as advertised for a public hearing at which time the City Council will consider an improvement project to reconstruct alley east of Welcome Avenue between 38th and 39th Avenues North. The Mayor asked those present to voice their opinions or to ask questions concerning this matter. Those present and heard were:

Greg Smith, 3835 Vera Cruz Ave. No. (In favor)

Jan Zajak, 3801 Vera Cruz Ave. No. (In favor)

Harold Walberg, 3800 Welcome Ave. No. (opposed)

John McPartlan, 3832 Welcome Ave. No. (In favor)

*Resolution No. 89-21
A Resolution Authorizing
Improvement Project No. 89-6*

Roll Call: all eyes



The Mayor closed the Public Hearing.

Moved by Councilmember R and seconded by Councilmember S to
(approve) (deny) (continue until _____ the
discussion of) Improvement Project #89-6 to reconstruct alley east
of Welcome Avenue between 38th and 39th Avenues North.

Motion Carried.

7. It being 7:00 p.m., or as soon thereafter as the matter may be heard, Mayor Herbes declared this was the date and time as advertised for a public hearing at which time the City Council will consider variance applications for density, parking and unit size for additional units at Calibre Chase, 6315 - 55th Avenue North. The Mayor asked those present to voice their opinions or to ask questions concerning this matter. Those present and heard were:
~~(5 votes needed for approval)~~

Mr. Madison, resident of Calibre Chase (object to noise & parking shortage)

*C/S to continue the public hearing to June 5, 1989 and
notify affected property owners.*

Motion Carried

The Mayor closed the Public Hearing.

Moved by Councilmember _____ and seconded by Councilmember _____ to (approve) (deny as recommended by and based on the findings of fact of the Planning Commission) (continue until _____ of the discussion of) the authorization pursuant to Section 515.55 of the Crystal City Code to 1) vary or modify the strict application of Section 515.15, Subd. 5 c) 1), to grant a variance of 20 sq. ft. in the required 440 sq. ft. of floor area per unit; 2) to vary or modify the strict application of Section 515.15, Subd. 2 d) 4) iii), to grant a variance of an additional 23 sq. ft. to the required 1,250 sq. ft. lot area per unit; 3) to vary or modify the strict application of Section 515.09, Subd. 8 o) to grant a variance of an additional 4 parking spaces (previously requested variance of 44) for development of two elderly (senior citizen) efficiency apartments at 6315 - 55th Avenue North as requested in applications #89-12, #89-13 and #89-14.

Motion Carried.

Recess 9:06 p.m. - Reconvened 9:20 p.m.

8. It being 7:00 p.m., or as soon thereafter as the matter may be heard, Mayor Herbes declared this was the date and time as advertised for a public hearing at which time the City Council will consider vacation of utility and drainage easement on Lots 1 and 2, Block 3 of Sunnyview Hills, at 6619 - 31st Avenue North. The Mayor asked those present to voice their opinions or to ask questions concerning this matter. Those present and heard were:

The Mayor closed the Public Hearing.

Moved by Councilmember 5 and seconded by Councilmember 4 to adopt the following ordinance:

ORDINANCE NO. 89-

AN ORDINANCE VACATING CERTAIN EASEMENTS WITHIN
THE CITY OF CRYSTAL

and further, that the second and final reading be held on May 16, 1989.

Motion Carried.

~~Moved by Councilmember _____ and seconded by Councilmember _____ to
(deny) (continue until _____ the discussion of) an
ordinance vacating certain easements within the City of Crystal.
Motion Carried.~~

9. It being 7:00 p.m., or as soon thereafter as the matter may be heard, Mayor Herbes declared this was the date and time as advertised for a public hearing at which time the City Council will consider vacation of portion of utility and drainage easement on Lot 2, Block 1, Larson Rolling Green of Crystal, at 5003 Angeline Avenue North. The Mayor asked those present to voice their opinions or to ask questions concerning this matter. Those present and heard were:

The Mayor closed the Public Hearing.

Moved by Councilmember R and seconded by Councilmember S to adopt the following ordinance:

ORDINANCE NO. 89-

AN ORDINANCE VACATING CERTAIN EASEMENTS WITHIN
THE CITY OF CRYSTAL

and further, that the second and final reading be held on May 16, 1989.

Motion Carried.

~~Moved by Councilmember _____ and seconded by Councilmember _____ to
(deny) (continue until _____ the discussion of) an
ordinance vacating certain easements within the City of Crystal.
Motion Carried.~~

REGULAR AGENDA

1. The City Council considered applications for appointment to the Human Relations Commission from James Craig Allison, 4315 Welcome Avenue North, and Lois M. Darg, 3243 Zane Avenue North, for an unexpired term, expiring 12-31-89 and an unexpired term expiring 12-31-90.

Moved by Councilmember S and seconded by Councilmember L to appoint James Craig Allison to the Human Relations Commission for an unexpired term expiring 12-31-89, and to appoint Lois M. Darg to the Human Relations Commission for an unexpired term expiring 12-31-90. Motion Carried.

G/M

Motion Carried.

2. The City Council considered an application for appointment to the Planning Commission from Bruce Smith, 5701 Rhode Island Avenue North, for an unexpired term expiring 12-31-90.

Moved by Councilmember S and seconded by Councilmember C to appoint Bruce Smith to the Planning Commission for an unexpired term expiring 12-31-90.

5701 Rhode Island Ave. No.

Motion Carried.

3. The City Council considered applications for appointment to the Park & Recreation Advisory Commission from Gail Spaulding, 3913 Idaho Avenue North, and Luzetta Kenney, 2827 Hampshire Avenue North for an unexpired term expiring 12-31-90.

Moved by Councilmember R and seconded by Councilmember M to appoint Gail Spaulding to the Park & Recreation Advisory Commission for an unexpired term expiring 12-31-90.

3913 Idaho Ave. No.

Motion Carried.

4. The City Council considered a petition for a stop sign at 48th and Zane Avenues North. *Those present and heard were:*

Mike McLennan, 4806 Zane Ave. No.

Moved by Councilmember C and seconded by Councilmember _____ to (approve) (deny) (continue until _____ the discussion of) the installation of a stop sign at 48th and Zane Avenues North.

Motion failed for lack of a second.
Motion Carried.

5. The City Council considered a petition for stop signs on Welcome Avenue and 47th Avenue.

Moved by Councilmember S and seconded by Councilmember _____ to (approve) (deny) (continue until _____ the discussion of) installation of stop signs on Welcome Avenue and 47th Avenue North.

Motion failed for lack of a second
Motion Carried.

C/R to approve installation of stop signs on Welcome Ave. and 47th Ave. No.
Aye: R, C, H, L. No: M, G, S
Motion Carried

6. The City Council considered the award of bid to Viking Fence to furnish and install playground equipment at three City parks (Crystal Heights, Lee, and Iron Horse).

Moved by Councilmember S and seconded by Councilmember M to adopt the following resolution, the reading of which was dispensed with by unanimous consent:

RESOLUTION NO. 89- 20

RESOLUTION AWARDING A BID

By roll call and voting aye: All, _____, _____, _____, _____, _____; voting no: _____, _____, _____, _____; absent, not voting: _____.

Motion carried, resolution declared adopted.

7. The City Council considered a request as submitted by Pizza Hut of America, Inc. to rezone property from B-2 (Limited Commercial) District to B-4 (Community Commercial) District and variance request for a conditional use permit to allow a convenience food establishment (pizza take-out) in a B-4 District at 3600 Douglas Drive, Lot 7, Block 1, Schwartz Addition. (~~5 votes needed for approval~~)

Allan Broholm, Senior Real Estate Rep. for Pizza Hut
Mark Feyereisen, 3404 Zane Ave. No., Employee of Pizza Hut
Greg Lundan, 6125-36th Ave. No. (opposed)
Betty Lund, 6403-36th Ave. No. (opposed)
Georgia Hanson (Did not give her address) (opposed)

- A. Moved by Councilmember S and seconded by Councilmember C to adopt the following ordinance:

ORDINANCE NO. 89-

AN ORDINANCE RELATING TO ZONING: CHANGING THE
 USE CLASSIFICATION OF CERTAIN LANDS

and further that the second and final reading be held on May 16, 1989.

Motion Carried.

- B. Moved by Councilmember C and seconded by Councilmember G to (approve) (deny) (continue until _____ the discussion of) a conditional use permit to allow a convenience food establishment (pizza take-out) in a B-4 District at 3600 Douglas Drive, Lot 7, Block 1, Schwartz Addition as requested in variance application #89-6, *Conditions to include upgrading of fences on both North*

Motion Carried.

+ East sides of property, addressing the issue of litter in specific hours of operation, with the intent of review on a periodic basis to see if permit needs to be revised.

8. The City Council reconsidered the preliminary plat of Proffesors Addition, 32nd Avenue North and Florida. *Those present and heard were:*

Grady Boeck, Rep. of Scott Kevitt
 Ralph Dornweiler, 3208 Hampshire Ave. No.
 Ken Larson, 3226 Hampshire Ave. No.
 Bill O'Brien, (Did not give address)
 Joe Kelly, 3232 Hampshire Ave. No.
 Bob Woods, 3222 Florida Ave. No.
 Steve Sigel, 3200 Florida Ave. No.

Lorraine Bedman, 7025-46th Ave. No.
 Scott Kevitt, Developer

Moved by Councilmember M and seconded by Councilmember G to (grant) (deny) (continue until May 16, 1989 the discussion of) tentative approval of proposed plat Proffesors Addition located at 32nd Avenue North and Florida. *to allow the City Engr. to report back to the City Council regarding grading system and plat preference.* Motion Carried.

9. The City Council considered a request to reconsider recent Council denials of the Bedman Addition preliminary plat and the Ordinance Amendment to reduce single family residential lot area requirements.

The Mayor called for a motion to reconsider the Bedman Addition preliminary plat and Ordinance Amendment to reduce single family residential lot area requirements. No motion was heard = no action taken.

Councilmember Maravac was out of the room during this item.

- A. Moved by Councilmember _____ and seconded by Councilmember _____ to (approve) (deny) (continue until _____ the discussion of) reconsideration of Bedman Addition preliminary plat. Motion Carried.

- B. Moved by Councilmember _____ and seconded by Councilmember _____ to (approve) (deny) (continue until _____ the discussion of) reconsideration of ordinance amendment to reduce lot area requirements for single family residential. Motion Carried.

*11:40 Recess
 Recommended
 11:45 p.m.*

10. The City Council considered Second Reading of an Amendment to the Ordinance to include garage sales as an accessory use in residential districts.

Moved by Councilmember L and seconded by Councilmember S to adopt the following ordinance:

ORDINANCE NO. 89- 7

AN ORDINANCE RELATING TO GARAGE SALES: AMENDING CRYSTAL CITY CODE, SUBSECTION 515.19, SUBD. 3, BY ADDING A SUBDIVISION

and further, that this be the second and final reading.

Motion Carried.

- Councilmember Maravee was out of the room during this action.*
11. The City Council considered a proposed change in the schedule for the Community Center project from Anderson Dale Architects.

Moved by Councilmember S and seconded by Councilmember M to (approve as recommended by the City Manager) (deny) (continue until _____ the discussion of) a proposed change in the schedule for the Community Center project from Anderson Dale Architects.

Motion Carried.

12. The City Council discussed watering restrictions for 1989.

the City Council directed staff to prepare a report and background information.

13. The City Council discussed setting a public hearing regarding an Economic Development Authority for the City of Crystal.

S/C to direct the City attorney to ^{prepare documentation of} take necessary steps to set a public hearing and ^{prepare} a schedule for publishing notice of same for consideration by the Council.

Aye: G, R, C, H, S

No: M, L

Motion Carried

OPEN FORUM

INFORMAL DISCUSSION AND ANNOUNCEMENTS

- Action Alerts regarding tax levy - urge Council to call legislators
- Report on Tennis Court ~~construction~~ at Becker Park - City Engr.
- City Council and School District Joint meeting regarding Thorson ^{School} ~~Center~~ and Melke Field sometime in June.
- Social Disparities - City Mgr. has heard nothing since legislators were contacted
- * - Councilmember Longsdorf reported on the Environmental Commission and asked the Council's ~~input~~ ^{input} regarding a Housing Maintenance Code. It was the consensus of the Council that the Commission should proceed with their ~~study~~ ^{efforts regarding} a Housing Maintenance Code.
- * - Councilmember Mahoney reported on the Crystal HRA.

Moved by Councilmember S and seconded by Councilmember C to approve the list of license applications.

Motion Carried.

Moved by Councilmember S and seconded by Councilmember R to adjourn the meeting.

Motion Carried.

Meeting adjourned at 12:05 A.M.

APPLICATIONS FOR LICENSE

MAY 2, 1989

FOOD ESTABLISHMENT - Itinerant (Exempt)

Brunswick United Methodist Choir bake sale one day only
May 13, 1989

POOLS - Indoor (\$150.00)

Crystal Apartments, 5755 West Broadway
Lamplighter Apartments, 2900 Douglas Drive (2)

POOLS - Outdoor (\$100.00)

Crystal 54 Apartments, 6910 54th Avenue North
Krystal Kourt Apartments, 5930 West Broadway
Lou Ann Terrace Apartments, 7201 36th Avenue North
Winnetka Village Apartments, 7710 36th Avenue North

GAS FITTER'S LICENSE - \$30.25 - Renewals

Preferred Mechanical Services, Inc., 712 W. 77 ½ St.,
Richfield, MN 55423

PLUMBER'S LICENSE - \$30.25

Pete's Water & Sewer, Inc., 3107 Lyndale Ave. N.,
Minneapolis, MN 55411

SIGN HANGER'S LICENSE - \$66.00 - Renewals

Naegle Outdoor Advertising, 1700 West 78th St., Minneapolis,
MN 55423

Cragg, Inc., 7150 Madison Ave. W., Golden Valley, MN 55427

SIGN HANGER'S LICENSE - \$66.00

Schad Tracy Signs, Inc., 1600 E. Cliff Road, Busnville, MN
55337

AUCTIONEER - \$18.25 per day

Clair A. Wilson, Box 55, St. Bonifacius, MN 55375
May 8th and June 12th at K.C. Hall

TREE TRIMMER (\$55.00)

Canopy Tree Care, 4119 Oregon Ave. No. #6, New Hope, MN

Sent with preliminary agenda on 4-28-89:

- Minutes of the Council mtg. of 4-18-89 and special mtg. of 4-27-89.
- Letter from Olivet Baptist Church dated 4-18-89 with \$300 contribution.
- Gambling License Renewal Application for MN. Therapeutic Camp at Rostamos.
- Memo from Bldg. Inspector dated 4-26-89 re: variances and waiver of fee at 4500 Adair Ave. No.
- Memo from Comm. Development Coordinator dated 4-27-89 re: Variance requests for 4500 Adair Ave. No.; chronological background of 4500 Adair.
- Memo from Bldg. Inspector dated 4-26-89 re: Variance at 4313 Florida Ave. No.
- Memo from Bldg. Inspector dated 4-27-89 re: Variance at 4702 Douglas Drive No.
- Memo from Bldg. Inspector dated 4-26-89 re: Variance at 6712 Valley Place.
- Memo from City Engr. dated 4-25-89 re: Improve. Project - Brunswick Ave. between 46th and 47th Avenues (curb and gutter).
- Memo from City Engr. dated 4-25-89 re: Improve. Project - Welcome Ave. between 38th and 39th Aves. (alley improvement east of Welcome).
- Memo from City Engr. dated 4-6-89 re: Additional units in Calibre Chase.
- Memo from City Engr. dated 4-26-89 re: vacation of utility easements at 6619 - 31st Ave. No.
- Memo from City Engr. dated 4-26-89 re: vacation of utility & drainage easements at 5003 Angeline Ave. No.
- Application for appointment to the Human Relations Commission from James Craig Allison, 4315 Welcome Ave. No.
-
- Application for appointment to Planning Commission from Steven Leppa, 4816 Quail No. (since withdrew).
- Application for appointment to the Planning Comm. from Bruce Smith, 5701 Rhode Island Ave. No.
- Application for appointment to the Park & Rec. Advisory Comm. from Gail Spaulding, 3913 Idaho No
- Application for appointment to the Park & Rec. Advisory Comm. from Luzetta Kenney, 2827 Hampshire Ave. No.

Memo from City Engr. dated 4-28-89 re: stop signs on Zane Ave. at 48th Ave. No.

Memo from City Engr. dated 4-27-89 re: stop signs on Welcome Ave. at 47th Ave. No.

Memo from Park & Rec. Director dated 4-25-89 re: bidding of play equipment.

Memo from Park & Rec. Director dated 4-26-89 re: bids for playground equipment at City Parks.

Memo from City Engr. dated 4-6-89 re: rezoning and conditional use permit applications for convenience food establishment at 3600 Douglas Drive.

Memo from City Engr. dated 4-11-89 re: reconsideration of Proffesor's Addition, 32nd & Florida Ave.

Memo from City Engr. dated 4-26-89 re: reconsideration of Bedman Addition preliminary plat and ordinance amendment to reduce single family lot area.

Copy of an ordinance relating to garage sales.

Letter from Anderson Dale Archts. dated 4-25-89 re: proposed change in schedule.

Memo from HRG Administrator dated 4-24-89 re: Update on New Hope Curbside Recycling Program.

Environmental Quality Comm. mtg. minutes of 3-16-89.

HRA mtg. minutes of 3-8-89.

Memo from LMC dated 4-20-89 re: LMC Constitutional Amendment to be considered at the 1989 LMC Annual Conference.

Minutes of Crystal Congress for Crime Prevention and Criminal Apprehension mtg. of 4-5-89.

Minutes of the Human Relations Comm. mtg. of 3-27-89.

Info re: North Metro Development Association (NMDA).

Northern Mayors Assoc. - TIF Update 4-26-89.

Anoka-Champlin Bridge Project - TH 169 over the Mississippi River.

MnDOT News Releasat dated 4-18-89 re: ramp from University Ave. to Westbound I-694.

MnDOT News Release dated 4-18-89 re: construction on I-694 from Central Ave./Hwy 65 to Long Lake Rd. in Fridley/NewBrighton for I-694 Fixup.

MnDOT News Release dated 4-18-89 re: construction on I-94/I-694 from Hwy. 252 to New County Road 81 in Brooklyn Center/Brooklyn Park for I-694 fixup.

Letter to Allied Blacktop from City Engr. dated 4-24-89 re: difficulty with seal coat program performed by Allied in 1988.

Letter to Veit & Co., Inc. from City Engr. dated 4-24-89 re: request for additional compensation on the Memory Lane Pond dredging project.

Letter to BRW, Inc. from City Engr. dated 4-25-89 re: plans for reconstruction of Becker Park tennis courts.; letter from BRW dated 4-24-89; letter to BRW from Action Enterprises dated 4-11-89. Park & Recreation Advisory Comm. Agenda for 5-3-89. Action Needed Memo from the 4-18-89 City Council Mtg.

Included in the packet on 5-2-89:

Application for appointment to the Human Relations Commission from Lois M. Darg, 3243 Zane Ave. No.

Action Alert dated 5-1-89 re: Levy Limits Proposed by Tax Bills.

Letter from Robert J. Miller Law Offices dated 4-28-89 re: reconsideration of Plat of Proffessors Addition.

Action Alert dated 4-27-88? re: Effects of House Omnibus Tax Bill on levy base.

Harlene

Memorandum

DATE: April 28, 1989
TO: City of Crystal Councilmembers
FROM: Jerry Dulgar, City Manager
SUBJECT: Preliminary Agenda for the May 2, 1989 Board of
Equalization/Council Meeting

Please review the memo that Ken Bjorn, City Assessor, has attached relative to valuations for you to consider at the meeting, the duties of the assessor, etc. Mr. Bjorn and a representative from the Hennepin County Assessor's office will be present to answer questions for anyone questioning their valuation. I would recommend that we follow procedure as we have done in the past, refer any unanswered questions to the assessors for their review and referral to the county.

Council Agenda Summary:

Consent Agenda:

1. Consideration of a charitable gambling license renewal for Minnesota Therapeutic Camp at Rostamo's, 6014 Lakeland Avenue North. I should just indicate that Minnesota Therapeutic Camp has been operating at Rostamo's without having their City license renewed. This was not due entirely to their fault. We had a mix-up in the office here and some communication problems with them. They have been completely licensed by the state and we have not had any complaints about their operation and I would recommend approval.

Public Hearings:

1. Public hearing to consider variance applications at 4500 Adair Avenue North. Please read Julie's memo and other background information carefully on this. I've had comments from Planning Commission members that this is another item that HRA was trying to force down their throat. I would just like to indicate that the HRA staff are the ones who came up with this project, worked very hard with the Hennepin Technical Institute to try to do a project that would get rid of an old house in the City, get us a new house which is a great improvement and an increase in the tax base, provide some much needed moderate priced housing hopefully for a first-time home buyer. Granted, there are variances that are needed to put the house on the lot, but any

house that goes on the lot is going to require variances whether the HRA does it or somebody else does it. I think we need to look at the final product not the fact that some variances are needed.

Regular Agenda Items:

1. Appointments to the Human Relations Commission. I just want to indicate that we did have another application picked up and the person told us that she would have it back for the meeting. We do not have it at the time this memo is being prepared on Friday morning.
3. Application for appointment to the Park & Recreation Advisory Commission. Again, I should indicate that we had another application picked up and the person picking it up indicated that he would have it back to us for the meeting. We again do not have it.
4. Petition for stop sign at 48th and Zane Avenues. There might be some logical reason for putting a sign on 48th and Zane although you are required by law to stop before entering a public street. A sign there might help. As far as a sign being put up going the other way I don't believe there are any warrants for it and if we install it and there are rear-end accidents, the City could be liable. I would advise that we not install it.
5. Request for stop signs on Welcome Avenue at 47th Avenue. Again, I don't believe there are any warrants for these signs and unless there are warrants I would recommend that we not install them.
8. Reconsideration of preliminary plat of Proffesors Addition. As I mentioned in the last agenda memo, I would recommend that the Council ask the City Attorney to explain their responsibilities, duties, and powers, etc. to you before taking action on the Proffesors Addition. In brief, I think our powers, duties, obligations, etc. are more of an administrative function than an approval or denial function if the applicant meets the requirements of the ordinance.
9. A. Reconsideration of Bedman Addition preliminary plat.
B. Reconsideration of Ordinance Amendment to reduce lot area requirement for single family residential.

We received a letter again this week from Mrs. Bedman requesting reconsideration. We do not recommend reconsideration but thought we ought to give her every

chance to pursue a remedy for her cause and therefore put it on the agenda for the Council's reconsideration.

11. Schedule for the Community Center project. I would recommend that we approve the schedule as submitted by the architect. While it will set the project back a little, it appears that they need the time to get the work done properly and it should give the Little League time to hopefully wrap up most if not all of their season.
12. Discussion regarding watering restrictions for 1989. After what happen Thursday, Friday, and maybe over the weekend this item maybe isn't too germane. New Hope and some of our other neighbors were talking about the possibility of putting restrictions on very early this year if dry conditions persist and asked that we consider the same thing. We might want to begin thinking about it but I don't know if we need to take any action at this time.
13. Mayor Herbes asked that this be on the agenda for the Council's consideration.

JD/js

BOARD OF EQUALIZATION

MAY 2, 1989

Call to order

Roll call

Pledge of Allegiance to the Flag

The City of Crystal Council convened as a Board of Equalization.

COUNCIL AGENDA - SUMMARY

COUNCIL MEETING OF
MAY 2, 1989

Approval of the minutes of the regular meeting of April 18, 1989 and the special meeting of April 27, 1989.

Acknowledgment of a \$300 donation from Olivet Baptist Church to be distributed equally to the Fire Department, Police Department, and Park & Recreation Department.

Consent Agenda

1. Consideration of a charitable gambling license renewal for Minnesota Therapeutic Camp at Rostamo's, 6014 Lakeland Avenue North.
2. Set public hearing for May 16, 1989, at 8 p.m., to consider 1989 Sealcoat Program in District 3.

Public Hearings

1. Public hearing to consider variance applications to vary the lot area requirements, to encroach in the required 40' rear yard setback, to encroach in the required 30' front yard setback, to encroach in the required 50' setback from the intersection for a curb cut for a single family dwelling at 4500 Adair Avenue North and to waive the \$300 fee as requested by HRA. *denied PC.*
2. Public hearing to consider a request to grant a variance of 1.5' in the required 5' side yard setback to build a 20' x 28' attached garage on the existing house at 4313 Florida Avenue North as requested by Kimberly and Philip Meinert. *approved*
3. Public hearing to consider a request to grant a variance of 5' in the required 40' rear yard setback for an 11' x 24' addition on the existing *approved*

house at 4702 Douglas Drive as requested by Achievements in Design for Steven and Bonnie Pechtel.

4. Public hearing to consider a request to grant a variance of 22' in the required 40' rear yard setback for a 10' x 26' addition on the existing house at 6712 Valley Place as requested by Achievements in Design for Roger and Constance Grumdahl. *approved*
5. Public hearing on Improvement Project to construct curb and gutter on Brunswick Avenue between 46th and 47th Avenues.
6. Public hearing on Improvement Project to reconstruct alley east of Welcome Avenue between 38th and 39th Avenues.
7. Public hearing to consider variance applications for density, parking and unit size for additional units at Calibre Chase, 6315 - 55th Avenue North. *denied*
8. Public hearing to consider vacation of utility and drainage easement on Lots 1 and 2, Block 3 of Sunnyview Hills, at 6619 - 31st Avenue North.
9. Public hearing to consider vacation of portion of utility and drainage easement on Lot 2, Block 1, Larson Rolling Green of Crystal, at 5003 Angeline Avenue North.

Regular Agenda Items

1. Consideration of an application for appointment to the Human Relations Commission from James Craig Allison, 4315 Welcome Avenue North, for an unexpired term, expiring 12-31-89.
2. Consideration of applications for appointment to the Planning Commission from Steven Leppa, 4816 Quail Avenue North, and Bruce Smith, 5701 Rhode Island Avenue North.
3. Consideration of applications for appointment to the Park & Recreation Advisory Commission from Gail Spaulding, 3913 Idaho Avenue North, and Luzetta Kenney, 2827 Hampshire Avenue North.
4. Consideration of petition for stop sign at 48th and Zane Avenues.

5. Consideration of petition for stop signs on Welcome Avenue at 47th Avenue.
6. Consideration of the award of bid to Viking Fence to furnish and install playground equipment at three City parks (Crystal Heights, Lee, and Iron Horse).
7. Consideration of a request as submitted by Pizza Hut of America, Inc. to rezone property from B-2 (Limited Commercial) District to B-4 (Community Commercial) District and variance request for a conditional use permit to allow a convenience food establishment (pizza take-out) in a B-4 District at 3600 Douglas Drive, Lot 7, Block 1, Schwartz Addition.
8. Reconsideration of preliminary plat of Proffesors Addition.
9. A. Reconsideration of Bedman Addition preliminary plat.
B. Reconsideration of Ordinance Amendment to reduce lot area requirement for single family residential.
10. Consideration of Second Reading of an Amendment to Ordinance to include garage sales as an accessory use in residential districts.
11. Consideration of a proposed change in schedule for the Community Center project from Anderson Dale Architects.
12. Discussion regarding watering restrictions for 1989.
13. Discussion of setting a public hearing regarding EDA.

Open Forum

Informal Discussion and Announcements

Licenses

Adjournment

APPLICATIONS FOR LICENSE

MAY 2, 1989

FOOD ESTABLISHMENT - Itinerant (Exempt)

Brunswick United Methodist Choir bake sale one day only
May 13, 1989

POOLS - Indoor (\$150.00)

Crystal Apartments, 5755 West Broadway
Lampighter Apartments, 2900 Douglas Drive (2)

POOLS - Outdoor (\$100.00)

Crystal 54 Apartments, 6910 54th Avenue North
Krystal Kourt Apartments, 5930 West Broadway
Lou Ann Terrace Apartments, 7201 36th Avenue North
Winnetka Village Apartments, 7710 36th Avenue North

GAS FITTER'S LICENSE - \$30.25 - Renewals

Preferred Mechanical Services, Inc., 712 W. 77 ½ St.,
Richfield, MN 55423

PLUMBER'S LICENSE - \$30.25

Pete's Water & Sewer, Inc., 3107 Lyndale Ave. N.,
Minneapolis, MN 55411

SIGN HANGER'S LICENSE - \$66.00 - Renewals

Naegle Outdoor Advertising, 1700 West 78th St., Minneapolis,
MN 55423

Cragg, Inc., 7150 Madison Ave. W., Golden Valley, MN 55427

SIGN HANGER'S LICENSE - \$66.00

Schad Tracy Signs, Inc., 1600 E. Cliff Road, Busnville, MN
55337

AUCTIONEER - \$18.25 per day

Clair A. Wilson, Box 55, St. Bonifacius, MN 55375
May 8th and June 12th at K.C. Hall

TREE TRIMMER (\$55.00)

Canopy Tree Care, 4119 Oregon Ave. No. #6, New Hope, MN

April 18, 1989

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Pursuant to due call and notice thereof, the Regular meeting of the Crystal City Council was held on April 18, 1989 at 7:00 P.M., at 4141 Douglas Drive, Crystal, Minnesota.

The Secretary of the Council called the roll and the following were present: Moravec, Grimes, Rygg, Carlson, Herbes, Smothers, Langsdorf. Also in attendance were the following staff members: Jerry Dulgar, City Manager; John Olson, Assistant City Manager; David Kennedy, City Attorney; William Monk, Public Works Director; William Barber, Assistant Building Inspector; Darlene George, City Clerk; Julie Jones, Redevelopment Coordinator; Ed Brandeen, Park & Recreation Director.

The Mayor led the Council and the audience in the Pledge of Allegiance to the Flag.

The Mayor acknowledged the donation of a \$2500 check from the Crystal Lions Club to the Crystal Fire Department for the purchase of chain saws for opening roofs.

The Mayor acknowledged a donation of a \$500 check from the Knights of Columbus and a \$200 check from the Kiwanis Club of North Hennepin both of which will be used to offset the cost of materials purchased for Project DARE.

The City Council considered the minutes of the regular meeting of the City Council of April 4, 1989.

Moved by Councilmember Smothers and seconded by Councilmember Langsdorf to approve the minutes of the regular meeting of the City Council of April 4, 1989.

Motion Carried.

The City Council considered the following Consent Agenda:

1. Set public hearing for May 2, 1989 to consider variance applications for density, parking and unit size at Calibre Chase, 6315 - 55th Avenue North.
2. Set public hearing for May 2, 1989 to consider easement vacation at 6619 - 31st Avenue North.
3. Set public hearing for May 2, 1989 to consider variance applications to vary the lot area requirements, to encroach in the required 40' rear yard setback, to encroach in the required 30' front yard setback, to encroach in the required 50' setback from the intersection for a curb cut for a single family dwelling at 4500 Adair Avenue North and to waive the \$300 fee as requested by the Crystal HRA.
4. Set public hearing for May 2, 1989 to consider a request to grant a variance of 1.5' in the required 5' side yard setback to build a 20' x 28' attached garage on the existing house at

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4313 Florida Avenue North as requested by Kimberly and Philip Meinert.

5. Set public hearing for May 2, 1989 to consider a request to grant a variance of 22' in the required 40' rear yard setback for a 10' x 26' addition on the existing house at 6712 Valley Place as requested by Achievements in Design for Roger and Constance Grumdahl.
6. Set public hearing for May 2, 1989 to consider a request to grant a variance of 5' in the required 40' rear yard setback for a 11' x 24' addition on the existing house at 4702 Douglas Drive as requested by Achievements in Design for Steven and Bonnie Pechtel.
7. Consideration of a one-day off-site gambling application from Knights of Columbus, 4947 West Broadway, for July 30, 1989 at Becker Park for the Crystal Frolics.
8. Consideration of a gambling license renewal application for Cystic Fibrosis Foundation at Nicklows, 3516 North Lilac Drive.
9. Consideration of application for itinerant food establishment license at Paddock Bar, 5540 Lakeland Avenue North, on April 15, 1989.
10. Consideration of a license for Lions Club of Crystal to sell 3.2 beer at the Fireman's Open House on May 20, 1989 at the John T. Irving Fire Station and request for waiver of fee.
11. Consideration of approval of three temporary signs with waiver of fee for Crystal Bicycle Auction to be held on April 22. Signs to be located at City Hall, 6129 - 31 42nd Avenue North, and 4100 Douglas Drive, on April 19, 1989 and will be taken down after the auction on April 22, 1989.

Moved by Councilmember Rygg and seconded by Councilmember Smothers to remove items #1 and #3 from the Consent Agenda.
Motion Carried.

Moved by Councilmember Smothers and seconded by Councilmember Rygg to approve the Consent Agenda with removal of items #1 and #3.

Motion Carried.

Moved by Councilmember Carlson and seconded by Councilmember Smothers to amend the motion to include removal of item #8 for discussion.

Motion Carried.

Items #1 and #3 were discussed.

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Moved by Councilmember Moravec and seconded by Councilmember Carlson to approve items #1 and #3 on the Consent Agenda.

Motion Carried.

Item #8 was discussed.

Moved by Councilmember Carlson and seconded by Councilmember Langsdorf to approve item #8 on the Consent Agenda.

Motion Carried.

The City Council considered the following Public Hearing:

1. It being 7:00 p.m., or as soon thereafter as the matter may be heard, Mayor Herbes declared this was the date and time as advertised for a public hearing at which time the City Council will consider curb and gutter improvements on Vera Cruz, 57th, Welcome, and Xenia Avenues north of Bass Lake Road. The Mayor asked those present to voice their opinions or to ask questions concerning the improvements. Those present and heard were: Mark Luby, 5656 Xenia Avenue North; Mary Toensing, 5514-57th Avenue North; Betty Linne, 5502-57th Avenue North; Lloyd Schreiner, 5608-57th Avenue North; Dale Nix, 5602-57th Avenue North; Mary Fort, 5637 Vera Cruz.

The Mayor closed the Public Hearing.

Moved by Councilmember Moravec and seconded by Councilmember Langsdorf to direct staff to come back to the Council with a recommendation and a smaller scale proposal.

Councilmember Moravec removed his motion and directed staff to investigate the possibility of another option.

Moved by Councilmember Smothers and seconded by Councilmember Carlson to deny Curb and Gutter Improvement Project #89-4.

Motion Carried.

The City Council considered the following items on the Regular Agenda:

1. The City Council considered authorization to issue building permit #1705 to Michael R. Finn to build a 45' x 48' airplane hangar on Lot 9B, Crystal Airport.

Moved by Councilmember Smothers and seconded by Councilmember Rygg to approve authorization to issue building permit #1705 to Michael R. Finn to build a 45' x 48' airplane hangar on Lot 9B, Crystal Airport, subject to standard procedure.

Motion Carried.

2. The City Council considered authorization to issue building permit #1711 to Ray Johnson of Kurt Mfg. Co. to build a 14' x

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60' addition to the existing airplane hangar on Lot 21A-2, Crystal Airport. Ray Johnson appeared and was heard.

Moved by Councilmember Smothers and seconded by Councilmember Grimes to approve authorization to issue building permit #1711 to Ray Johnson of Kurt Mfg. Co. to build a 14' x 60' addition to the existing airplane hangar on Lot 21A-2, Crystal Airport, subject to standard procedure.

Motion Carried.

3. The City Council considered authorization to issue building permit #1658 to Kentucky Fried Chicken to remodel at 6817 - 56th Avenue North. Dan Dege, Architect for Kentucky Fried Chicken, appeared and was heard.

Moved by Councilmember Smothers and seconded by Councilmember Carlson to approve authorization to issue building permit #1658 to Kentucky Fried Chicken to remodel and make a small addition at 6817 - 56th Avenue North, subject to standard procedure.

Motion Carried.

4. The City Council considered a recommendation from the Park & Recreation Advisory Commission to include the architect's fee for the addition of a third gym to the community center construction budget and add the construction of the third gym as a deduct alternate. Mark Hoffman and Marlyn Theisen of the Park & Recreation Advisory Commission appeared and were heard. Also Lorraine Bedman, 7025 - 46th Avenue North, was heard.

Moved by Councilmember Rygg and seconded by Councilmember Smothers to approve the inclusion of the architect's fee for the addition of a third gym to the community center construction budget and add the construction of the third gym as a deduct alternate, so if the construction bids come within the \$3,500,000 budget, the third gym could be constructed.

Motion Carried.

5. The City Council considered a waiver of plat requirement to approve a lot split as requested at 4166 Hampshire Avenue North by Victor Hanks.

Moved by Councilmember Langsdorf and seconded by Councilmember Rygg to adopt the following resolution, the reading of which was dispensed with by unanimous consent:

RESOLUTION NO. 89-16A

RESOLUTION APPROVING PROPERTY SPLIT
INVOLVING 6613 - 42ND AVENUE (P.I.D. #17-118-21-0044)
AND 4166 HAMPSHIRE AVENUE (P.I.D. #17-118-21-14-0045)

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By roll call and voting aye: Moravec, Grimes, Rygg, Carlson, Herbes, Smothers, Langsdorf. Motion carried, resolution declared adopted.

6. The City Council considered a conditional use permit to allow a landscape contractor's storage and retail in an I-2 (Heavy Industrial) District at 5612 Corvallis Avenue North as requested by Ron Graves Contracting.

Moved by Councilmember Rygg and seconded by Councilmember Smothers to approve application #89-7, as submitted by Ron Graves, for a conditional use permit to allow a landscape contractor's storage and retail in an I-2 (Heavy Industrial) District at 5612 Corvallis Avenue North.

Motion Carried.

7. The City Council considered an Amendment to the Zoning Ordinance concerning lot area requirements for R-1 (Single Family Residential) District as requested by Lorraine Bedman, 7025 - 46th Avenue North. Lorraine Bedman appeared and was heard.

Moved by Councilmember Smothers to table the item.

Motion failed for lack of a second.

Moved by Councilmember Langsdorf and seconded by Councilmember Smothers to deny an Amendment to the Zoning Ordinance to reduce lot area requirements for R-1 (Single Family Residential) District to 6000 square feet (Section 515.15, Subdivision 2 d) 1) i)).

Motion Carried.

The Mayor called a recess at 8:45 p.m. and the meeting was reconvened at 8:58 p.m.

8. The City Council considered the Second Reading of an Ordinance Amendment Related to Elderly Housing. Those present and heard were: Al Schempp, 6326 - 36th Avenue North; Greg Lundeen, 6125 - 36th Avenue North; Dave Laughlin, 6115 - 36th Avenue North; John Paulson, 320 Edgewood Avenue North, Golden Valley.

Moved by Councilmember Rygg and seconded by Councilmember Smothers to deny second reading of the ordinance amendment.

By roll call and voting aye: Rygg, Carlson, Herbes, Smothers; voting no: Moravec, Grimes, Langsdorf.

Motion Carried.

Moved by Councilmember Rygg and seconded by Councilmember Smothers to table the item.

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By roll call and voting aye: Rygg, Herbes, Smothers; voting no: Moravec, Grimes, Carlson, Langsdorf.

Motion Failed.

Moved by Councilmember Carlson and seconded by Councilmember Smothers to move the previous question.

By roll call and voting aye: Grimes, Carlson, Herbes, Smothers, Langsdorf; voting no: Moravec, Rygg.

Motion Carried.

Moved by Councilmember Moravec and seconded by Councilmember Langsdorf to adopt the following ordinance:

ORDINANCE NO. 89-

AN ORDINANCE RELATING TO ZONING REGULATIONS:
AMENDING CRYSTAL CITY CODE, SUBSECTION 515.27, SUBDIVISION 4 d):
REPEALING CRYSTAL CITY CODE, SUBSECTIONS 515.03, SUBDIVISION 71;
515.09, SUBDIVISION 8 o); 515.15, SUBDIVISION 2 d) 4) iii);
515.15, SUBDIVISION 5 c); AND 515.27, SUBDIVISION 4 c)

and further that this be the second and final reading.

By roll call and voting aye: Moravec, Grimes, Langsdorf; voting no: Rygg, Carlson, Herbes, Smothers.

Motion Failed.

Moved by Councilmember Moravec and seconded by Councilmember Langsdorf to send the ordinance amendment back to the Planning Commission.

By roll call and voting aye: Moravec, Grimes, Herbes, Langsdorf; voting no: Rygg, Carlson, Smothers.

Motion Carried.

9. The City Council considered a resolution of findings for Light Rail Transit preliminary design on Northwest Corridor.

Moved by Councilmember Carlson and seconded by Councilmember Rygg to adopt the following resolution, the reading of which was dispensed with by unanimous consent:

RESOLUTION NO. 89-17

RESOLUTION APPROVING THE PRELIMINARY DESIGN PLANS FOR
THE NORTHWEST CORRIDOR OF LIGHT RAIL TRANSIT

April 18, 1989

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By roll call and voting aye: Moravec, Grimes, Rygg, Carlson, Herbes, Smothers, Langsdorf. Motion carried, resolution declared adopted.

10. The City Council considered a request for reconsideration of Proffessors Addition preliminary plat.

Moved by Councilmember Smothers and seconded by Councilmember Carlson to reconsider Proffessors Addition preliminary plat.

By roll call and voting aye: Moravec, Grimes, Rygg, Carlson, Herbes, Smothers; voting no: Langsdorf.

Motion Carried.

11. The City Council considered project authorization for slope stabilization on Bassett Creek at Brunswick Avenue crossing.

Moved by Councilmember Langsdorf and seconded by Councilmember Grimes to approve authorization for slope stabilization on Bassett Creek at Brunswick Avenue crossing as recommended by the City Engineer.

Motion Carried.

12. The City Council considered acceptance of feasibility report for curb and gutter improvements on Brunswick Avenue between 46th and 47th Avenues.

Moved by Councilmember Grimes and seconded by Councilmember Smothers to accept the feasibility report for Curb and Gutter Improvement Project #89-5.

Motion Carried.

13. The City Council considered the acceptance of the feasibility report for alley improvements west of Welcome Avenue between 38th and 39th Avenues.

Moved by Councilmember Rygg and seconded by Councilmember Smothers to accept the feasibility report for Alley Improvements Project #89-6.

Motion Carried.

14. The City Council considered the First Reading of an Amendment to the Ordinance to include garage sales as an accessory use in residential districts.

Moved by Councilmember Rygg and seconded by Councilmember Carlson to adopt the following ordinance:

ORDINANCE NO. 89-

AN ORDINANCE RELATING TO GARAGE SALES;
AMENDING CRYSTAL CITY CODE, SUBSECTION 515.19,
SUBDIVISION 3 BY ADDING A SUBDIVISION

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and further, that the second and final reading be held on May 2, 1989.

Motion Carried.

15. The City Council considered the Second Reading of an Ordinance relating to Park Dedication.

Moved by Councilmember Carlson and seconded by Councilmember Grimes to adopt the following ordinance:

ORDINANCE NO. 89-5

AN ORDINANCE RELATING TO PARK
DEDICATION: AMENDING CRYSTAL CITY CODE
BY ADDING SECTION 510

and further that this be the second and final reading.

Motion Carried.

16. The City Council considered the Second Reading of an Ordinance regarding refuse hauling districts.

Moved by Councilmember Langsdorf and seconded by Councilmember Grimes to adopt the following ordinance:

ORDINANCE NO. 89-6

AN ORDINANCE RELATING TO RECYCLING

and further that this be the second and final reading.

Motion Carried.

17. The City Council considered the City's membership in the Municipal Amicus Program (MAP) through the League of Minnesota Cities.

Moved by Councilmember Rygg and seconded by Councilmember Langsdorf to approve the City's membership in the Municipal Amicus Program (MAP) through the League of Minnesota Cities.

Motion Carried.

18. The City Council discussed the property owned by the City at 4836 Douglas Drive.

Council consensus was to direct staff to obtain quotes for demolition of the house.

19. The City Council discussed Fiscal Disparities legislation.

Councilmember Carlson read a resolution prepared for approval by the Council.

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Moved by Councilmember Carlson and seconded by Councilmember Smothers to adopt the following resolution.

RESOLUTION NO. 89-18

RESOLUTION REGARDING FISCAL DISPARITIES 1989

By roll call and voting aye: Moravec, Grimes, Rygg, Carlson, Herbes, Smothers, Langsdorf. Motion carried, resolution declared adopted.

20. The City Council considered award of bid for the 1989 maintenance materials.

Moved by Councilmember Smothers and seconded by Councilmember Moravec to adopt the following resolution, the reading of which was dispensed with by unanimous consent:

RESOLUTION NO. 89-19

RESOLUTION AWARDING A BID

By roll call and voting aye: Moravec, Grimes, Rygg, Carlson, Herbes, Smothers, Langsdorf. Motion carried, resolution declared adopted.

21. The City Council discussed its regular meeting of May 16, June 6, and July 4, 1989. Meetings were set as follows:

Moved by Councilmember Smothers and seconded by Councilmember Carlson to change the May 16, 1989 Council meeting time. The meeting will convene at 8 p.m. rather than 7 p.m. due to District 281 School Board Election.

Motion Carried.

Moved by Councilmember Moravec and seconded by Councilmember Smothers to change the June 6, 1989 Council meeting date to June 5, 1989 at 7 p.m.

Motion Carried.

Moved by Councilmember Smothers and seconded by Councilmember Carlson to change the July 4, 1989 Council meeting date to July 5, 1989 at 7 p.m.

Motion Carried.

22. The City Council considered the auctioneer license for the Crystal Bicycle Auction to be held April 22, 1989.

Moved by Councilmember Smothers and seconded by Councilmember Moravec to approve the auctioneer license of Lemay Johnson, Garrison, Minnesota, for the Crystal Bicycle Auction and a waiver of the license fee.

Motion Carried.

April 18, 1989

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INFORMAL DISCUSSION AND ANNOUNCEMENTS:

Consideration of 1989 Annual LMC Conference to be held June 6 thru June 9, 1989.

Stop sign petition received on 4-18-89 for 47th and Welcome Avenues.

Water main breakdown - Douglas Drive.

23. The City Council discussed an easement vacation at 5003 Angeline Avenue North.

Moved by Councilmember Langsdorf and seconded by Councilmember Grimes to set a public hearing for May 2, 1989 to discuss easement vacation at 5003 Angeline Avenue North.

Motion Carried.

Council Liaison reports were given as follows:

Councilmember Moravec-Crystal HRA
Councilmember Grimes-Human Relations Commission
Councilmember Smothers-Park & Recreation Advisory Commission

Discussion was held regarding recycling letter to be sent to residents of Crystal.

Mrs. Bedman, 7025-46th Avenue North, was heard regarding a complaint of air pollution in her neighborhood at night.

Moved by Councilmember Smothers and seconded by Councilmember Moravec to approve the list of license applications as submitted by the City Clerk to the City Council, a list of which is on file in the office of the City Clerk, and further, that such list be incorporated into and made a part of this motion as though set forth in full herein.

Motion Carried.

Moved by Councilmember Smothers and seconded by Councilmember Rygg to adjourn the meeting.

Motion Carried.

Meeting adjourned at 10:50 p.m.

Mayor

April 18, 1989

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ATTEST:

City Clerk

April 27, 1989

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Pursuant to due call and notice given in the manner prescribed by Section 3.01 of the City Charter, the Special Meeting of the Crystal City Council was held on April 27, 1989, at 7:30 P.M., at 4141 Douglas Drive, Crystal, Minnesota. The following were present: Moravec, Grimes, Rygg, Carlson, Herbes, Langsdorf. Absent was: Smothers. Also in attendance were the following staff members: Jerry Dulgar, City Manager; John A. Olson, Assistant City Manager; Dave Kennedy, City Attorney; William Monk, Public Works Director; Darlene George, City Clerk.

The following Commission members were present:

Planning Commission: Elsen, Feyereisen, Nystrom, Kamp, Anderson.

Human Relations Commission: West, Ehret, Luzaick.

Park & Recreation Advisory Commission: Reid.

Charter Commission: Irving, Meintsma, Garber, Anderson, Feyereisen, ~~Elsen~~.

The Crystal HRA roll was called and the following were present: Gates, Irving, Meintsma, Garber, Moravec.

Crystal citizen Shirlie Lundgren, 6307 - 34th Avenue North, appeared and was heard.

The City Attorney explained the establishment and function of both a Housing and Redevelopment Authority and an Economic Development Authority.

The City Council discussed the implementation of an Economic Development Authority for the City of Crystal with the commissioners and citizens in attendance.

Meeting adjourned by the Mayor at 8:45 p.m.

Mayor

ATTEST:

City Clerk



Olivet Baptist Church

April 18, 1989

City of Crystal
City Manager
4141 Douglas Drive
Crystal, MN. 55422

Dear City Manager of Crystal,

Greetings from Olivet Baptist Church. As we come to the end of our fiscal year we'd like to make a small contribution to the City of Crystal as an expression of our thanks. (\$100 Fire Dept., \$100 Police Dept., \$100 Park & Rec.) We have appreciated the police and fire department protection in this last year. We also enjoy using the parks for adult and youth events. This past year the city also repaired a wall that bordered our property which we appreciated.

We are glad to serve in this community. Again, thanks for serving us this past year.

Sincerely,

Rev. Robert Jonsson
Senior Pastor

RJ/ds

3420 NEVADA AVE., N.
CRYSTAL, MN 55427

75-1656/910

April 17 1989

**PAY TO THE
ORDER OF.**

City of Crystal

\$ 300.00

Three Lenses and $\frac{210}{100}$

DOLLARS



**CITIZENS
STATE BANK OF ST. LOUIS PARK**
MAIN OFFICE 626-6561, 5050 Excelsior Blvd., St. Louis Park, MN 55416
Minnetonka Blvd. Office 626-6521, 4201 Minnetonka Blvd., St. Louis Park, MN 55416
Robbinsdale Office 688-2715, 3700 West Broadway, Robbinsdale, MN 55422

OLIVET BAPTIST CHURCH

Coranne M. Lopez

OLIVET BAPTIST CHURCH

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

DELUXE - FORM DVC-2 V-2

DATE	DESCRIPTION	AMOUNT



Charitable Gambling Control Board
Rm N-475 Griggs-Midway Bldg.
1821 University Ave.
St. Paul, MN 55104-3383
(612) 642-0555

*Per a call from Richard Rostamos
on 1-3-89, this is to be picked up
by Larry Hennig, D.B.*

For Board Use Only

Paid Amt: _____

Check No. _____

Date: _____

GAMBLING LICENSE RENEWAL APPLICATION

LICENSE NUMBER: B-00691-044		/ EFF. DATE: 03/01/88		/ AMOUNT OF FEE: \$50.00	
1. Applicant—Legal Name of Organization WINN THERAPEUTIC CAMP		2. Street Address Box 763			
3. City, State, Zip Brainerd, MN 56401		4. County Crow Wing		5. Business Phone (218) 828-2344	
6. Name of Chief Executive Officer R E Endres				7. Business Phone (218) 828-2344	
8. Name of Treasurer or Person Who Accounts for Revenues Dick Mans				9. Business Phone (218) 828-2344	
10. Name of Gambling Manager Larry Hennig		11. Bond Number BND3355395		12. Business Phone (612) 441-2230 D.B.	
13. Name of Establishment Where Gambling Will Take Place Rostamos Crystal		14. County Hennepin		15. No. of Active Members 250	
16. Lessor Name Rostamos				17. Monthly Rent: \$600	
18. If Bingo will be conducted with this license, please specify days and times of Bingo.					
Days		Times		Days Times	
19. Has license ever been: <input type="checkbox"/> Revoked Date: _____ <input type="checkbox"/> Suspended Date: _____ <input type="checkbox"/> Denied Date: _____					
20. Have internal controls been submitted previously? <input type="checkbox"/> Yes <input type="checkbox"/> No (If "No," attach copy)					
21. Has current lease been filed with the board? <input type="checkbox"/> Yes <input type="checkbox"/> No (If "No," attach copy)					
22. Has current sketch been filed with the board? <input type="checkbox"/> Yes <input type="checkbox"/> No (If "No," attach copy)					

GAMBLING SITE AUTHORIZATION

By my signature below, local law enforcement officers or agents of the Board are hereby authorized to enter upon the site, at any time, gambling is being conducted, to observe the gambling and to enforce the law for any unauthorized game or practice.

BANK RECORDS AUTHORIZATION

By my signature below, the Board is hereby authorized to inspect the bank records of the General Gambling Bank Account whenever necessary to fulfill requirements of current gambling rules and law.

OATH

I hereby declare that:

1. I have read this application and all information submitted to the Board;
2. All information submitted is true, accurate and complete;
3. All other required information has been fully disclosed;
4. I am the chief executive officer of the organization;
5. I assume full responsibility for the fair and lawful operation of all activities to be conducted;
6. I will familiarize myself with the laws of the State of Minnesota respecting gambling and rules of the board and agree, if licensed, to abide by those laws and rules, including amendments thereto.

23. Official Legal Name of Organization Mina Therapeutic Camp Inc	Signature (Chief Executive Officer) <i>[Signature]</i>	Date 10/18/88	Title G.E.O.
---	---	-------------------------	------------------------

ACKNOWLEDGEMENT OF NOTICE BY LOCAL GOVERNING BODY

I hereby acknowledge receipt of a copy of this application. By acknowledging receipt, I admit having been served with notice that this application will be reviewed by the Charitable Gambling Control Board and if approved by the Board, will become effective 60 days from the date of receipt (noted below), unless a resolution of the local governing body is passed which specifically disallows such activity and a copy of that resolution is received by the Charitable Gambling Control Board within 60 days of the below noted date.

24. City/County Name (Local Governing Body) City of Crystal	Township: If site is located within a township, please complete items 24 and 25:
Signature of Person Receiving Application: <i>[Signature]</i>	25. Signature of Person Receiving Application
Title City Clerk	Date Received (this date begins 60 day period) 12-16-88
Name of Person Delivering Application to Local Governing Body: <i>[Signature]</i>	Title:
	Township Name

CG-00022-02 (8/88)

White Copy—Board

Canary—Applicant

Pink—Local Governing Body

This Agreement, made and entered this 1st day of March 1989
by and between Richard Kostans (Owner) doing business at the address
of 6014 Lake Laurel — (Bar and Address) in the City/County of Crystal / Hennepin,
Mn. Therapeutic Camp (Organization), Box 763
(Street & Box Number), Brainerd, Mn. (City), Minnesota, hereinafter
called SECOND PARTY,

WITNESSETH:

1. First Party, being the owner of operator of business premises, for
and in consideration of the sum of \$600 — per month and other con-
sideration hereinafter recited, the receipt of which is hereby acknowledged,
does hereby grant to Second Party for the period of 3-1-89
through 3-1-90 the right to locate on the business premises
games of chance devices consisting of those legal in the state of Minnesota,
such devices to be located on the business premises where designated by
First Party. First Party shall have no interest in the outcome of such
games of chance.

2. Second Party shall pay First Party a monthly rental fee, which shall
be a sum sufficient to provide for adequate rental of space. Either
party may notify the other if said party wishes to renegotiate the ex-
isting rental fee. Negotiation of rental fees shall in no way reflect upon
the variance of monthly gross proceeds of the games of chance but shall
be contingent upon actual space usage incurred by the games of chance
and the patrons thereof. Any amendments to this lease must be furnished
to the Charitable Gambling Control Board at least 10 days prior to the
effective date of the change. If said amendment would cause loss of
license, it shall be negated.

Both parties will comply with all Federal, State, and Local Laws pertaining to the conduct of games of chance.

4. First Party agrees that only one eligible organization at a time may operate on the above stated premises and that this premises shall be subject to rules adopted by the Charitable Gambling Control Board of Minnesota.

5. This agreement may be terminated upon the giving of thirty (30) days notice by either party, said notice to be in writing.

6. Brief description of the general area leased by the Second Party:

Left of front door - 25 ft. on wall - in booth

7. The signing of this agreement signifies nullification of any previous agreements made by and between First and Second Party or by and between First Party and any other eligible organization for the purposes of conducting games of chance.

IN WITNESS WHEREOF, the parties hereto have set their hand the day and year first above written.

FIRST PARTY:

12/1/88
(Date)

Richard C. Roston

(Date)

SECOND PARTY:

11/22/88
(Date)

Larry Henry

DATE: April 6, 1989
TO: Planning Commission
FROM: Bill Monk, City Engineer
SUBJECT: Additional Units in Calibre Chase

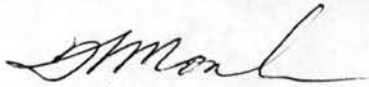
In the spring of 1987, Brutger Companies secured a conditional use permit and four variances in order to construct a 79-unit elderly housing complex at the southwest corner of 55th Avenue and Douglas Drive. At this time a request is being made to convert two guest apartment/storage areas into efficiency apartments. To process the application for expansion three additional variances must be approved as follows:

- 1) Section 515.15, Subd. 2 d) 4) iii) of the Zoning Code allows for a maximum density of 1 unit per 1,250 square feet for elderly housing. A variance to 1 unit per 937 square feet has already been approved. A further variance to 1 unit to 912 square feet is required.
- 2) Section 515.09, Subd. 8 o) of the Zoning Code requires 1 enclosed parking space per unit while a second space be provided for on the site. While there is still no problem with the number of enclosed spaces, the previous variance of 44 reserve spaces must be expanded to 48 spaces.
- 3) Section 515.15, Subd. 5 c) 1) requires a minimum floor area of 440 square feet per efficiency unit of elderly housing. With the proposed efficiency units measuring 420 square feet a 20-square foot variance is required.

To assist the Commission with its review, the staff report regarding the initial elderly proposal is attached along with materials submitted by the owner regarding the proposed expansion. Also included in the back of your packet is a copy of the ordinance amendment regarding elderly housing recently approved by the Council which has a bearing on the density issue.

Planning Commission
Additional Units in Calibre Chase
April 6, 1989
Page 2

A site plan of the existing complex will be available for review on Monday night.



WM:jrs

Encls

4/26/89 UPDATE

On April 10 the Planning Commission acted to recommend denial of the above variance requests. In its findings the Commission noted the proposal was too dense in relation to code requirements, there are other appropriate uses for this space and lack of a demonstrated hardship.

Notifications regarding this variance hearing were mailed to property owners within 350 feet as well as all residents of Calibre Chase.

TO: Planning Commission
FROM: Bill Monk, City Engineer
DATE: March 24, 1987
RE: Elderly Housing Conditional Use Permit (CUP)
at 55th Avenue and Douglas Drive

Background

In 1981 the Crystal City Council adopted a Revitalization Plan for the Bass Lake Road/Becker Park area. In essence, this plan was a redevelopment model for the area as outlined in the excerpt attached. The land use and zoning classification elements were key ingredients in determining the economic viability of the overall plan since tax increment revenue was a cornerstone of the redevelopment proposal.

Included as a part of the adopted Revitalization Plan was the development of subsidized elderly housing units on the 1.7 acre site at the southwest intersection of 55th Avenue and Douglas Drive. The plan targeted 96 dwelling units for this particular site and noted that parking and density guidelines should be relaxed given the nature of the development and the severe existing ordinance requirements.

As implementation of the redevelopment plan got underway, the Crystal HRA acquired and in 1983 initiated a request to have the proposed elderly site rezoned to R-O, Residential Office District. At that time it was becoming evident that development of the elderly site might well be the final element of the revitalization plan to be constructed.

Review Process

The Crystal HRA recently reviewed several development proposals for the elderly site and has endorsed the plan as submitted by Brutger Companies, Inc. That site plan must now proceed through the required review process and, as such, has been referred to the Planning Commission. As the property is already zoned R-O, a conditional use permit is required for the 79-unit elderly complex under provisions of Section 515.27, Subd. 4 c) of the Zoning Code.

In addition to the CUP, four variances are required to process the site plan. A description of each is as follows:

- Section 515.09, Subd. 8 o) of the Zoning Code requires that one parking space be provided per unit while a second

space be reserved (shown on site plan) for development if needed. The plan as submitted provides for 79 enclosed and 30 exterior parking spaces to be initially developed while 5 are shown in reserve. The resulting variance is for 44 parking spaces.

- Section 515.15, Subd. 2 d) of the Zoning Code calls for a density of 1,250 square feet per unit for elderly housing. The proposal includes 79 units in 74,052 square feet for an overall density of 937 square feet per unit. A variance of 313 square feet per unit is therefore required.
- Section 515.13, Subd. 4 a) of the Zoning Code requires a rear yard setback of 40 feet. With only a 20-foot rear setback shown, a variance of 20 feet is required.
- Section 515.09, Subd. 6 e) of the Code prohibits parking in the front and side yard (on corner lots) setback area within residential zoning designations. The plan proposes a 10-foot setback between the property line and parking lot so a 20-foot variance is required.

Site Plan

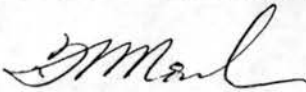
Issues regarding the site plan center on the density, parking and setback elements of the variances. With the site being surrounded by streets and parking lots, the development concept uses Becker Park as its green space in offsetting the extra density and reduced setbacks. Additionally, upon review of ordinances for other cities covering elderly housing and similar facilities already in service, parking at a ratio of 1.5 spaces per unit appears more than adequate while the 1.0 ratio noted in the revitalization plan is questionable at best.

As the CUP hearing was scheduled, the Planning Commission asked for some information on existing senior housing in Crystal. Only the Crystal apartments at 5755 West Broadway were approved as an elderly complex including 38 market-rate units. Other apartment complexes, such as Cedarwood, may have designated specific areas for elderly use; however, elderly housing was not a part of the City's approval.

In terms of utility service, drainage and street access, the issues are all rather straight forward as the full range of facilities all exist adjacent to the site. Connection to these facilities does not present any problems including the location of the driveway access which is well back from the Douglas Drive/55th Avenue intersection and safely separated from other access drives in the area.

Summary

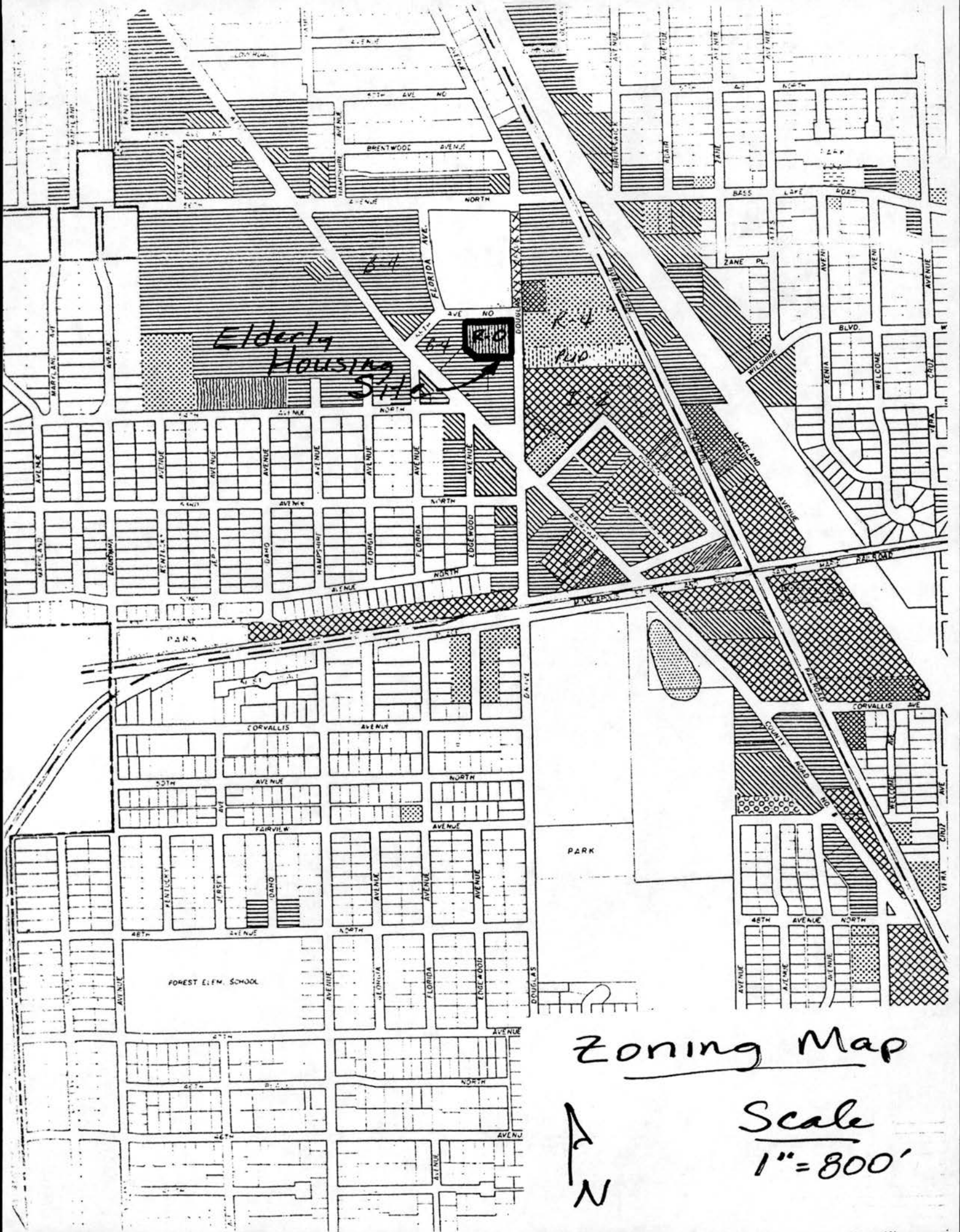
Although the revitalization plan included land use and economic development provisions, the plan was still only a guide. Actual developments must still be reviewed in terms of ordinance process and individual code requirements. In this particular instance the conditional use permit for the elderly complex appears to meet all City standards. The questions, instead, involve whether the variances are justified by the development's overall benefit to the City. This office has no doubt that the development can function adequately as proposed while not having a detrimental impact on surrounding property.



WM:jrs

4/28/87 UPDATE

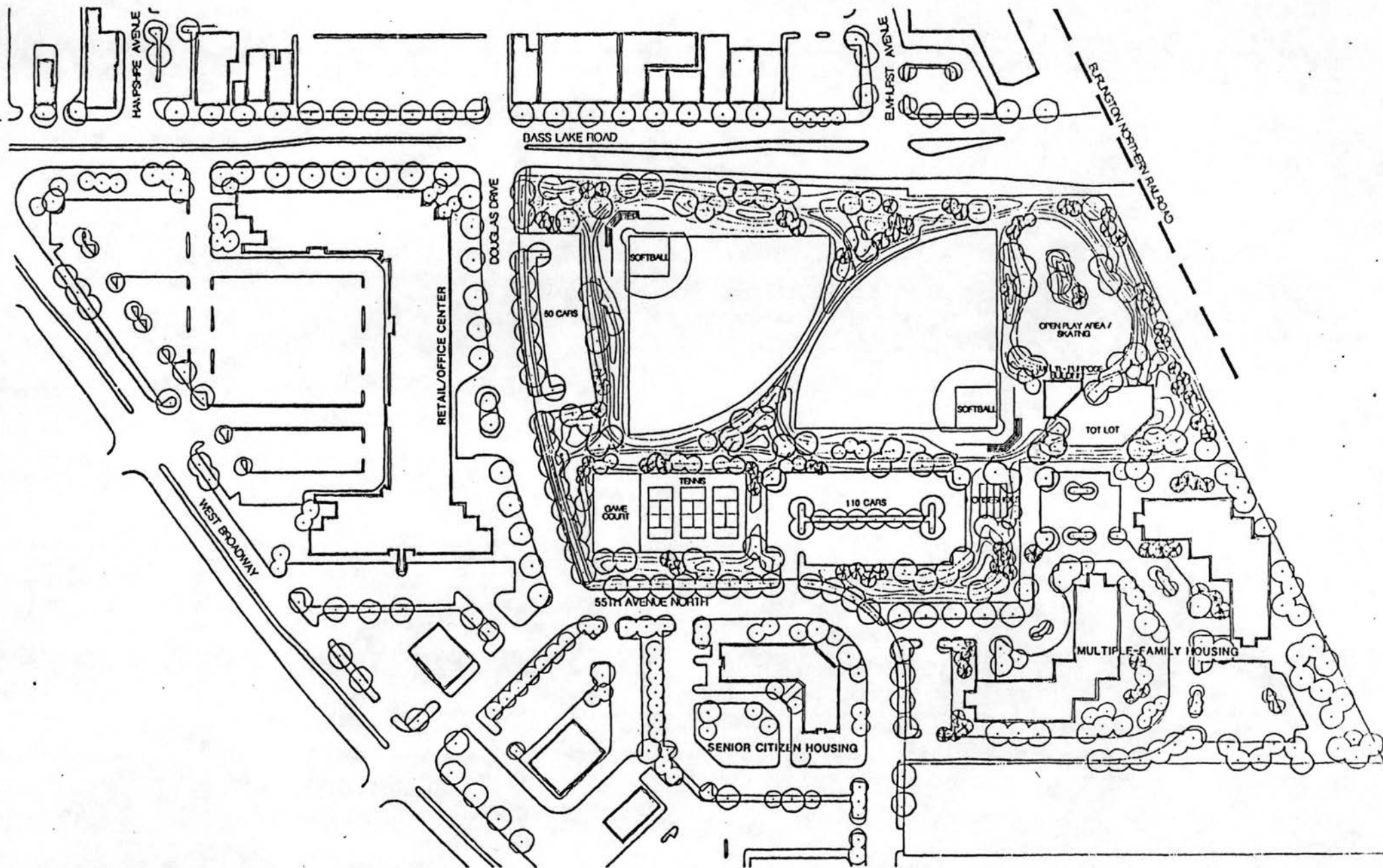
On April 13 the Planning Commission acted to recommend approval of the conditional use permit, the variances and the building permit for elderly housing at 55th Ave. and Douglas Drive as proposed by Brutger Companies. The findings of fact were that the need for elderly housing seems to outweigh the parking and density limitations.



Zoning Map



Scale
1"=800'

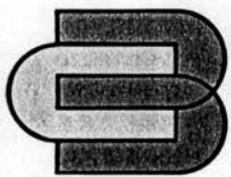


BASS LAKE ROAD - BECKER PARK REDEVELOPMENT PLAN



NO. 10000
REDEVELOPMENT
PLAN
NO. 10000
REDEVELOPMENT
PLAN





BRUTGER
companies
INC.

• ONE SUNWOOD DRIVE • BOX 399 • ST. CLOUD, MINNESOTA 56302 • TEL. 612/252-6262

March 29, 1989

City of Crystal
4141 Douglas Drive
Crystal, Minnesota 55422

RE: CALIBRE CHASE APARTMENTS
Crystal, MN

ATTN: Planning Staff
Planning Commission
City Council

Brutger Companies, Inc. requests consideration from the City of Crystal for the addition of two efficiency apartments (Exhibit "A") in space which currently is empty. The two spaces are on 2nd and 3rd floor, above the 1st floor guest unit.

This space was constructed originally with the bathroom walls in place and the rough plumbing in the bathroom completed to enable the area to be easily finished into usable, habitable space. We thought this space could provide us with potentially two additional guest rooms.

Calibre Chase is now 100% occupied. With the building full and stabilized we have found that the one guest room satisfies the resident's demand for their overnight guests. We have had considerable interest for additional apartments and specifically for an efficiency apartment. It seems the utilization of this space for long term resident living is the highest and best use.

Concerns have been raised by some regarding resident storage space and vehicular parking with the addition of two more apartments. To address these concerns, the residents were given a questionnaire (attached as exhibit "B") and asked to respond. There were 42 questionnaires returned of the 79 distributed. It is assumed that those who did not return their questionnaire considered the issue inconsequential to them.

Between 4 to 8% of the residents had negative comments with regard to parking or storage. Many of the negative responses were not explained or dealt with location instead of availability. This number is statistically insignificant when one considers there is a like percentage of people who seem dissatisfied with most things.

As can be seen from the "Parking Stall Location Plan" (Exhibit "C"), there are 82 underground parking stalls, enough to allow for the addition of two more apartments and still provide a parking stall for each apartment.

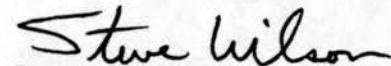
I do not foresee any negative effects on the development, the residents or the City with the addition of these two units. I do see a benefit in that there will be two more apartments made available to the local community at a very reasonable rate of \$350/month apiece.

CALIBRE CHASE - EFFICIENCY UNITS
Page Two

I thank you for your consideration and look forward to discussing this issue with you. If you have any questions prior to the formal presentation given in Council Chambers, please feel free to call me.

Sincerely,

BRUTGER COMPANIES, INC.

A handwritten signature in cursive script that reads "Steve Wilson".

Steve Wilson
Real Estate Development Officer

SW/clc
Enclosures

March 20, 1989

Dear Calibre Chase Resident:

Brutger Companies, the owner and developer of Calibre Chase Apartments, is investigating the possibility of finishing the space on 2nd and 3rd floors directly above the guest room in order to provide two efficiency apartment units.

We recently have had inquiries regarding the availability of additional apartments. We also thought there may be some of you requiring less space than you currently have and might prefer a smaller apartment which would rent for approximately \$350/month.

We would like to get your thoughts and opinions on this idea by responding to the attached questionnaire and returning it to Lona by Friday, March 25th.

Thank you for your time and interest in this matter.

Also, to give an update on a few building improvement; 1) An electrician will be here next week to run two new electrical circuits to the basement workshop and install the outlets so we can get the shop operational, 2) a bike rack will be added to the garage, 3) an exercise bar will be installed in the exercise room, 4) a storage cabinet will be installed in the activity room on third floor.

Thanks again!

Sincerely,

BRUTGER COMPANIES, INC.

Steve Wilson
Real Estate Development Officer

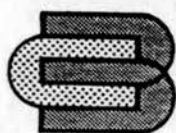
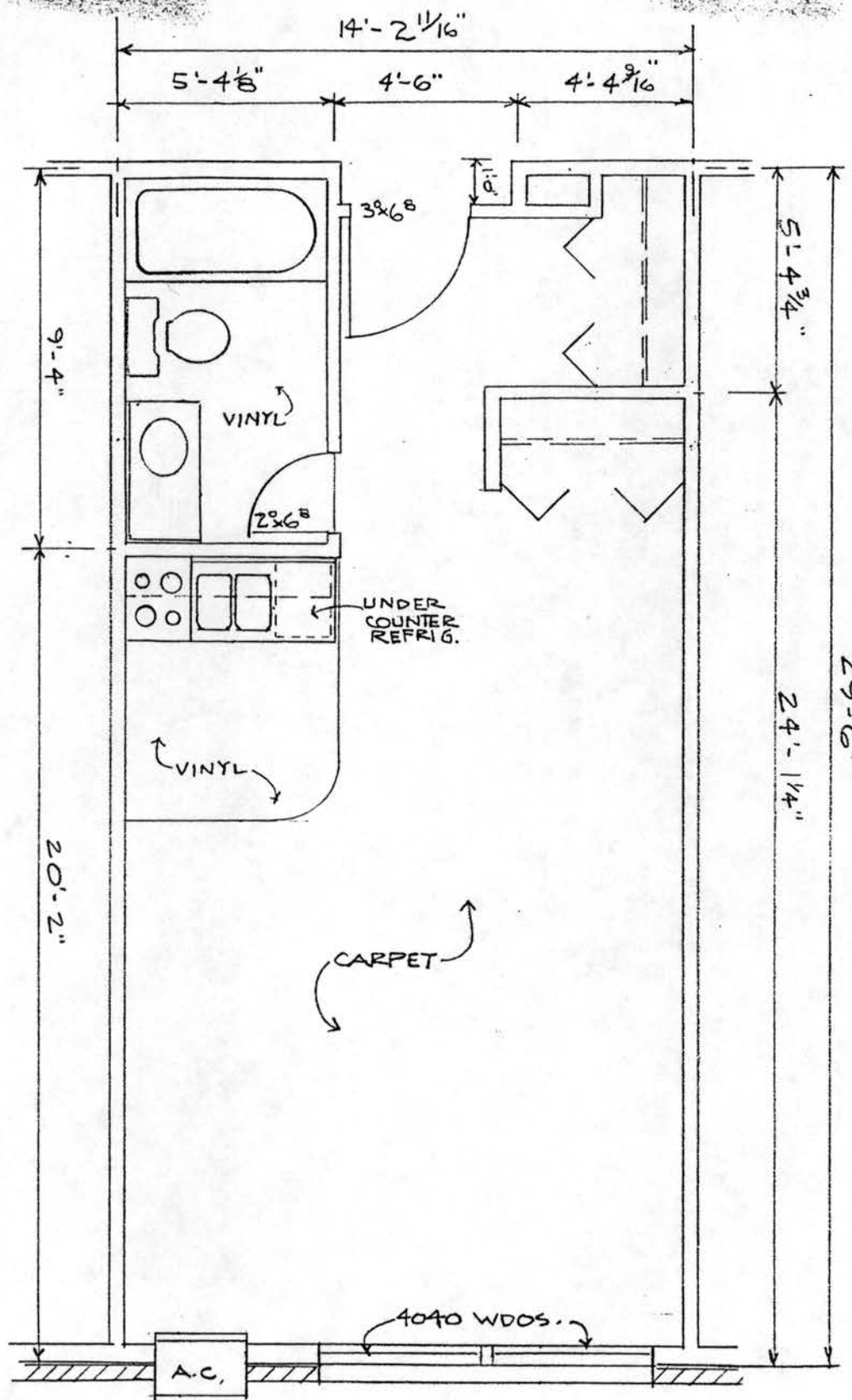
SW/rc

Enclosure

EFFICIENCY APARTMENT QUESTIONNAIRE

Please complete and return to Lona by Friday, March 25. Thank you.

- 1) I am possibly interested in renting an efficiency apartment if they are built. Yes ____ No ____
- 2) I know of someone who might be interested in renting an efficiency apartment. Yes ____ No ____
- 3) I am satisfied with the availability of parking spaces inside as well as outside the building. If no, please explain. Yes ____ No ____
- 4) I am satisfied with the amount of storage space provided inside as well as outside of my apartment. Yes ____ No ____
- 5) The addition of two efficiency apartments will pose no problem to me. If no, please explain. Yes ____ No ____
- 6) I have the following additional comments:



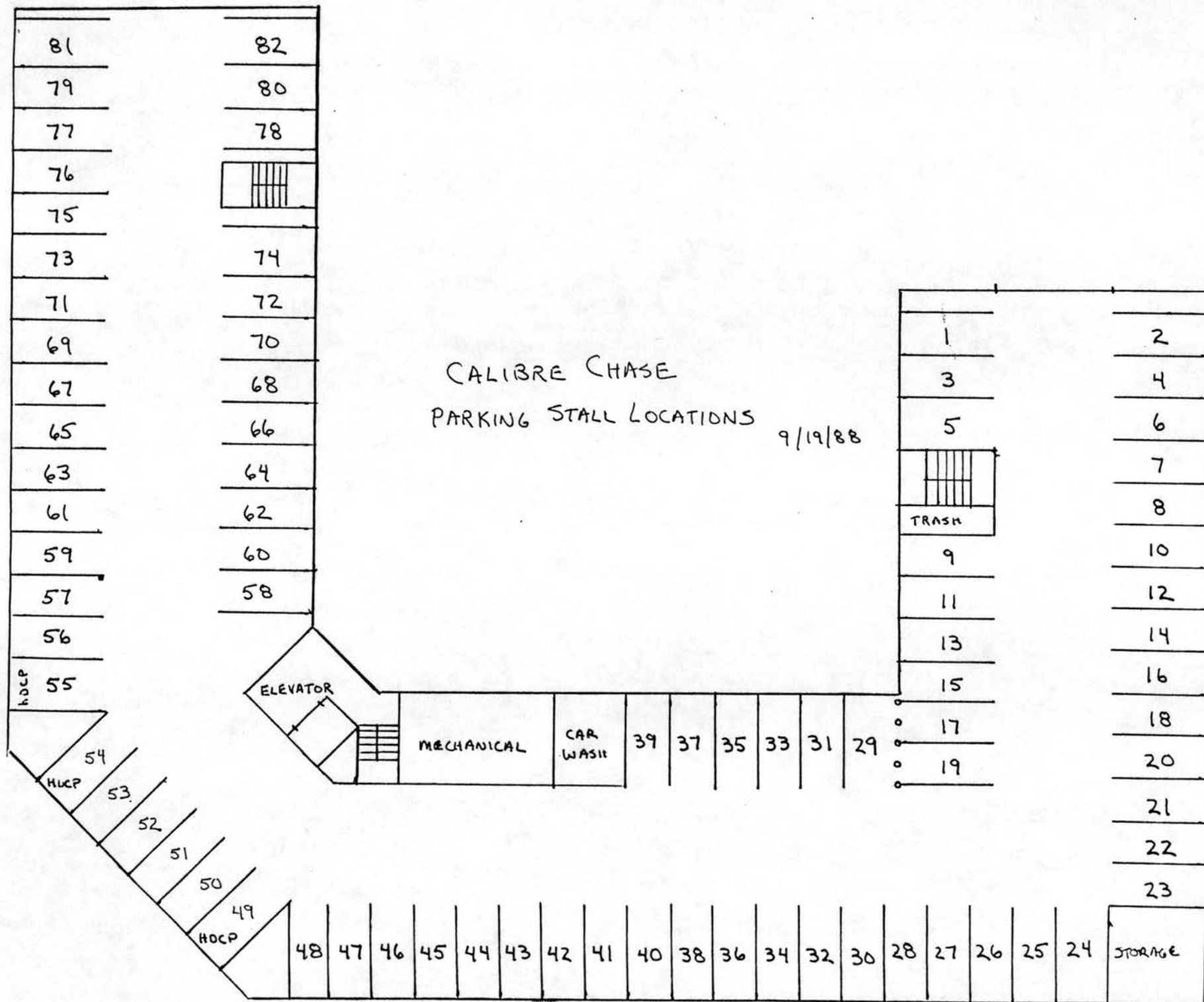
BRUTGER
companies
INC.

EFFICIENCY APARTMENT
CALIBRE CHASE

DATE: 3-29-89
REV:

LC-7

PAGE



CITY OF CRYSTAL
4141 DOUGLAS DRIVE NORTH
CRYSTAL, MN 55422
Phone: 537-8421

No. 89-14

Date: 3/30/89

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

Street Location of Property: 6315 55TH AVE. N. CRYSTAL, MN

Legal Description of Property: LOT 1 BLOCK 2 HRA 3RD ADDITION

Property Identification Number: 05-118-44-0048

Applicant: CRYSTAL SENIOR HOUSING LIMITED PARTNERSHIP, BRUTLER COMPANIES, GENERAL PARTNER
(Print Name)

P.O. Box 399 | SUNWOOD DRIVE ST. CLOUD, MN 56302 612/252-6262
(Address) (Phone No.)

Owner: SAME AS ABOVE
(Print Name)

(Address)

(Phone No.)

REQUEST: Applicant requests a variance on the above-described property from Section 515.09, 8.0 of the Zoning Ordinance, as amended, which requires 1 PARKING STALL PER UNIT PLUS ONE SHOWN IN RESERVE.

State exactly what is intended to be done on, or with the property which does not conform with the Zoning Ordinance. A plot plan drawn to scale showing the proposal must be submitted with the application.

Explain in detail wherein your case conforms to the following requirements:

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships (other than economic) inconsistent with its general purpose and intent.

THE ADDITION OF 2 MORE APARTMENTS CAN BE ACCOMPLISHED WITHOUT ANY PRACTICAL DIFFICULTIES REGARDING PARKING USING THE EXISTING AVAILABLE PARKING SPACES.

2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

AS SENIOR HOUSING, THE PARKING REQUIRED IS LESS THAN THAT REQUIRED FOR A NON-SENIOR RENTAL HOUSING DEVELOPMENT.

3. That the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such zone or neighborhood in which the property is located.

EXISTING PARKING SPACES PROVIDED ARE SUFFICIENT TO HANDLE THE ADDITION OF 2 EFFICIENCY APARTMENTS

NOTE: The Planning Commission is required to make a written findings of fact from the showing applicant makes that all three of the above-enumerated conditions exist and in addition thereto must find that the granting of such variance will not be contrary to the objectives of the Comprehensive Plan.

THIS PROPERTY IS:

TORRENS ABSTRACT
(Circle one)

Steve Wilson
(Applicant's Signature)

Steve Wilson
(Owner's Signature)

(Office Use Only)

FEE: \$ 75.00 DATE RECEIVED: _____ RECEIPT # _____

(Approved) (Denied) - Planning Commission _____

(Date)

(Approved) (Denied) - City Council _____

(Date)

CITY OF CRYSTAL
4141 DOUGLAS DRIVE NORTH
CRYSTAL, MN 55422
Phone: 537-8421

No. 89-13

Date: 3/30/89

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

Street Location of Property: 6315 55TH AVE No. CRYSTAL, MN

Legal Description of Property: LOT 1 BLOCK 2 HRA 3RD ADDITION

Property Identification Number: 05-118-21-44-0048

Applicant: CRYSTAL SENIOR HOUSING LIMITED PARTNERSHIP, BRUTGER COMPANIES, GENERAL PARTNER
(Print Name)

P.O. Box 399 ONE SUNWOOD DRIVE ST. CLOUD MN 56302 612/252-6262
(Address) (Phone No.)

Owner: SAME AS ABOVE
(Print Name)

(Address)

(Phone No.)

REQUEST: Applicant requests a variance on the above-described property from Section 515.15, 2.d) 4.i) of the Zoning Ordinance, as amended, which requires MINIMUM OF 1250 SQUARE FEET PER UNIT. PREVIOUSLY APPROVED VARIANCE ALLOWED 935 SQUARE FEET PER UNIT. REQUEST WOULD ALLOW 912 SQUARE FEET PER UNIT.

State exactly what is intended to be done on, or with the property which does not conform with the Zoning Ordinance. A plot plan drawn to scale showing the proposal must be submitted with the application.

Explain in detail wherein your case conforms to the following requirements:

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships (other than economic) inconsistent with its general purpose and intent.

THE ADDITION OF 2 MORE UNITS WILL PROVIDE A HOUSING BENEFIT FOR 2 MORE AREA RESIDENTS.

2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

THERE WILL BE NO VISIBLE CHANGE TO THE BUILDING'S EXTERIOR OR INTERIOR COMMON SPACE.

3. That the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such zone or neighborhood in which the property is located.

SINCE THE CHANGE WILL BE IMPERCEPTIBLE FROM THE OUTSIDE OR INSIDE, NO DETRIMENTAL EFFECT WILL BE EXPERIENCED.

NOTE: The Planning Commission is required to make a written findings of fact from the showing applicant makes that all three of the above-enumerated conditions exist and in addition thereto must find that the granting of such variance will not be contrary to the objectives of the Comprehensive Plan.

THIS PROPERTY IS:

TORRENS ABSTRACT

(Circle one)

Steve Wilson
(Applicant's Signature)

Steve Wilson
(Owner's Signature)

(Office Use Only)

FEE: \$ 75.00 DATE RECEIVED: _____ RECEIPT # _____

(Approved) (Denied) - Planning Commission _____

(Date)

(Approved) (Denied) - City Council _____

(Date)

CITY OF CRYSTAL
4141 DOUGLAS DRIVE NORTH
CRYSTAL, MN 55422
Phone: 537-8421

No. 89-12

Date: 3/30/89

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

Street Location of Property: 6315 55TH AVE. NO

Legal Description of Property: LOT 1 BLOCK 1 HRA 3RD ADDITION

Property Identification Number: 05-118-44-0048

Applicant: CRYSTAL SENIOR HOUSING LIMITED PARTNERSHIP, BRUTGER COMPANIES, GENERAL ATTORNEYS
(Print Name)

P.O. Box 399 ONE SUNWOOD DRIVE ST. CLOUD MN 56302 612/252-6262
(Address) (Phone No.)

Owner: SAME AS ABOVE
(Print Name)

(Address)

(Phone No.)

REQUEST: Applicant requests a variance on the above-described property from Section 515.15, 5.C. 1) of the Zoning Ordinance, as amended, which requires 440

square feet of floor area for an efficiency apartment. Proposed
apartment is 420 square feet.

State exactly what is intended to be done on, or with the property which does not conform with the Zoning Ordinance. A plot plan drawn to scale showing the proposal must be submitted with the application.

Explain in detail wherein your case conforms to the following requirements:

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships (other than economic) inconsistent with its general purpose and intent.

The space intended for the efficiency apartments is
already designated and cannot be made larger. The
proposed plan will work well as an efficiency apartment.

2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

The maximization of the number of apartment units on the
site was an initial design criteria dictated by the City of
Crystal. The addition of these two units will further enhance that goal.

3. That the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such zone or neighborhood in which the property is located.

The change will not affect the building's appearance
or performance and thus not be detrimental.

NOTE: The Planning Commission is required to make a written findings of fact from the showing applicant makes that all three of the above-enumerated conditions exist and in addition thereto must find that the granting of such variance will not be contrary to the objectives of the Comprehensive Plan.

THIS PROPERTY IS:

TORRENS ABSTRACT
(Circle one)

Steve Wilson
(Applicant's Signature)

Steve Wilson
(Owner's Signature)

(Office Use Only)

FEE: \$ 75.00 DATE RECEIVED: _____ RECEIPT # _____

(Approved) (Denied) - Planning Commission _____

(Date)

(Approved) (Denied) - City Council _____

(Date)

DATE: April 26, 1989

TO: Jerry Dulgar, City Manger

FROM: Bill Barber, Building Inspector

RE: Variances and Waiver of Fee at 4500 Adair

Four variances and the waiver of fees is being requested by the HRA to allow a house that was built by the students at North Hennepin Technical Institute to be placed on the lot at 4500 Adair. The variances are:

1. Variance of 923 square feet to lot size (7,500 square feet required).
2. Variance of 20 feet to rear yard set back (40 feet required).
3. Variance of 9 feet to front yard set back (30 feet required).
4. Variance of 14 feet to curb cut set back (50 feet required).

I will have transparencies of the site plan, floor plan, and an elevation for your viewing and Julie Jones will be present to answer questions.

kk

CITY OF CRYSTAL
4141 DOUGLAS DRIVE NORTH
CRYSTAL, MN 55422
Phone: 537-8421

No. 89-11

Date: 3/22/89

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

Street Location of Property: 4500 Adair Avenue North

Legal Description of Property: The west 84 feet, except street, of Lot 5, Block 1, Wagner's Garden Tracts.

Property Identification Number: 09-118-21-33-0092

Applicant: Julie Jones, Community Development Coordinator
(Print Name)

4141 Douglas Drive North

(Address)

537-8421, ext. 135

(Phone No.)

Owner: Crystal Housing and Redevelopment Authority

(Print Name)

4141 Douglas Drive North

(Address)

(Phone No.)

REQUEST: Applicant requests a variance on the above-described property from Section 515.09
Subd 4 (Ch. 4) of the Zoning Ordinance, as amended, which requires 50' setback
from intersection for curb cut. Use of 14' requested

State exactly what is intended to be done on, or with the property which does not conform with the Zoning Ordinance. A plot plan drawn to scale showing the proposal must be submitted with the application.

Explain in detail wherein your case conforms to the following requirements:

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships (other than economic) inconsistent with its general purpose and intent. If the strictest application of the code were adhered to in this HRA project, the lot would have to remain vacant and removed from the tax rolls. This would defeat the purpose of the HRA's Scattered Site Acquisition Program, which is to remove blighted properties, build low/mod income housing & increase the tax base of the
2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood. In order to build a moderately-priced home on the property, the HRA has arranged to purchase a home already built by North Hennepin Technical Institute students and place it on the lot. Since the home is already built, changes in size or design are impossible.
3. That the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such zone or neighborhood in which the property is located. For years many residents in this neighborhood have been requesting that this property be improved by the City. The property was listed for sale for two years before the HRA acquired it. There had been offers on the property but all were withdrawn when they discovered that the property could not be rehabilitated. If this project is not completed by the HRA, it is unlikely that the property will ever be improved.

NOTE: The Planning Commission is required to make a written findings of fact from the showing applicant makes that all three of the above-enumerated conditions exist and in addition thereto must find that the granting of such variance will not be contrary to the objectives of the Comprehensive Plan.

THIS PROPERTY IS:

TORRENS ABSTRACT

(Circle one)

Julie Jones
(Applicant's Signature) Community Development Coordinator

J. P. Dugan
(Owner's Signature) HRA Executive Director

3/21/89 Request waive

(Office Use Only)

FEE: \$ 75.00

DATE RECEIVED: _____

RECEIPT # _____

(Approved) (Denied) - Planning Commission

(Date)

(Approved) (Denied) - City Council

(Date)

CITY OF CRYSTAL
4141 DOUGLAS DRIVE NORTH
CRYSTAL, MN 55422
Phone: 537-8421

No. 89-10

Date: 3/22/89

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

Street Location of Property: 4500 Adair Avenue North

Legal Description of Property: The west 84 feet, except street, of Lot 5, Block 1, Wagner's Garden Tracts.

Property Identification Number: 09-118-21-33-0092

Applicant: Julie Jones, Community Development Coordinator

(Print Name)

4141 Douglas Drive North

(Address)

537-8421, ext. 135

(Phone No.)

Owner: Crystal Housing and Redevelopment Authority

(Print Name)

4141 Douglas Drive North

(Address)

(Phone No.)

REQUEST: Applicant requests a variance on the above-described property from Section 515.13
Subd 2 (a.) of the Zoning Ordinance, as amended, which requires 30' front yard
set back. Structure will encroach 9' in segment
30' front yard set back - Variance of 9' requested

State exactly what is intended to be done on, or with the property which does not conform with the Zoning Ordinance. A plot plan drawn to scale showing the proposal must be submitted with the application.

Explain in detail wherein your case conforms to the following requirements:

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships (other than economic) inconsistent with its general purpose and intent. If the strictest application of the code were adhered to in this HRA project, the lot would have to remain vacant and removed from the tax rolls. This would defeat the purpose of the HRA's Scattered Site Acquisition Program, which is to remove blighted properties, build low/mod income housing & increase the tax base of the City.
2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood. In order to build a moderately-priced home on the property, the HRA has arranged to purchase a home already built by North Hennepin Technical Institute students and place it on the lot. Since the home is already built, changes in size or design are impossible.
3. That the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such zone or neighborhood in which the property is located. For years many residents in this neighborhood have been requesting that this property be improved by the City. The property was listed for sale for two years before the HRA acquired it. There had been offers on the property but all were withdrawn when they discovered that the property could not be rehabilitated. If this project is not completed by the HRA, it is unlikely that the property will ever be improved.

NOTE: The Planning Commission is required to make a written findings of fact from the showing applicant makes that all three of the above-enumerated conditions exist and in addition thereto must find that the granting of such variance will not be contrary to the objectives of the Comprehensive Plan.

THIS PROPERTY IS:

TORRENS ABSTRACT

(Circle one)

Julie Jones
(Applicant's Signature) Community Development Coordinator

John P. Dugan
(Owner's Signature) HRA Executive Director

3/21/89 Request waive

(Office Use Only)

FEE: \$ 75.00 DATE RECEIVED: _____ RECEIPT # _____

(Approved) (Denied) - Planning Commission _____

(Date)

(Approved) (Denied) - City Council _____

(Date)

CITY OF CRYSTAL
4141 DOUGLAS DRIVE NORTH
CRYSTAL, MN 55422
Phone: 537-8421

No. 89-8

Date: 3/22/89

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

Street Location of Property: 4500 Adair Avenue North

Legal Description of Property: The west 84 feet, except street, of Lot 5, Block 1, Wagner's Garden Tracts.

Property Identification Number: 09-118-21-33-0092

Applicant: Julie Jones, Community Development Coordinator
(Print Name)

4141 Douglas Drive North

(Address)

537-8421, ext. 135

(Phone No.)

Owner: Crystal Housing and Redevelopment Authority

(Print Name)

4141 Douglas Drive North

(Address)

(Phone No.)

REQUEST: Applicant requests a variance on the above-described property from Section 515.15

Subd 2(d) 1 of the Zoning Ordinance, as amended, which requires 7500

Lot has 6577 square ft of 923 sq ft requested

State exactly what is intended to be done on, or with the property which does not conform with the Zoning Ordinance. A plot plan drawn to scale showing the proposal must be submitted with the application.

Explain in detail wherein your case conforms to the following requirements:

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships (other than economic) inconsistent with its general purpose and intent. If the strictest application of the code were adhered to in this HRA project, the lot would have to remain vacant and removed from the tax rolls. This would defeat the purpose of the HRA's Scattered Site Acquisition Program, which is to remove blighted properties, build low/mod income housing & increase the tax base of the
2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood. In order to build a moderately-priced home on the property, the HRA has arranged to purchase a home already built by North Hennepin Technical Institute students and place it on the lot. Since the home is already built, changes in size or design are impossible.
3. That the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such zone or neighborhood in which the property is located. For years many residents in this neighborhood have been requesting that this property be improved by the City. The property was listed for sale for two years before the HRA acquired it. There had been offers on the property but all were withdrawn when they discovered that the property could not be rehabilitated. If this project is not completed by the HRA, it is unlikely that the property will ever be improved.

NOTE: The Planning Commission is required to make a written findings of fact from the showing applicant makes that all three of the above-enumerated conditions exist and in addition thereto must find that the granting of such variance will not be contrary to the objectives of the Comprehensive Plan.

THIS PROPERTY IS:

TORRENS ABSTRACT

(Circle one)

Julie Jones
(Applicant's Signature) Community Development Coordinator

J. P. Dugan
(Owner's Signature) HRA Executive Director

3/21/89 Request waive

(Office Use Only)

FEE: \$ 75.00 DATE RECEIVED: _____ RECEIPT # _____

(Approved) (Denied) - Planning Commission _____

(Date)

(Approved) (Denied) - City Council _____

(Date)

CITY OF CRYSTAL
4141 DOUGLAS DRIVE NORTH
CRYSTAL, MN 55422
Phone: 537-8421

No. 89-7
Date: 3/22/89

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

Street Location of Property: 4500 Adair Avenue North

Legal Description of Property: The west 84 feet, except street, of Lot 5, Block 1, Wagner's Garden Tracts.

Property Identification Number: 09-118-21-33-0092

Applicant: Julie Jones, Community Development Coordinator
(Print Name)

4141 Douglas Drive North

(Address)

537-8421, ext. 135

(Phone No.)

Owner: Crystal Housing and Redevelopment Authority
(Print Name)

4141 Douglas Drive North

(Address)

(Phone No.)

REQUEST: Applicant requests a variance on the above-described property from Section 515.13
Subd 4 (a.) of the Zoning Ordinance, as amended, which requires 40' rear yard
Proposed structure will encroach 20'
Variance of 20'

State exactly what is intended to be done on, or with the property which does not conform with the Zoning Ordinance. A plot plan drawn to scale showing the proposal must be submitted with the application.

Explain in detail wherein your case conforms to the following requirements:

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships (other than economic) inconsistent with its general purpose and intent. If the strictest application of the code were adhered to in this HRA project, the lot would have to remain vacant and removed from the tax rolls. This would defeat the purpose of the HRA's Scattered Site Acquisition Program, which is to remove blighted properties, build low/mod income housing & increase the tax base of the City.
2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood. In order to build a moderately-priced home on the property, the HRA has arranged to purchase a home already built by North Hennepin Technical Institute students and place it on the lot. Since the home is already built, changes in size or design are impossible.
3. That the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such zone or neighborhood in which the property is located. For years many residents in this neighborhood have been requesting that this property be improved by the City. The property was listed for sale for two years before the HRA acquired it. There had been offers on the property but all were withdrawn when they discovered that the property could not be rehabilitated. If this project is not completed by the HRA, it is unlikely that the property will ever be improved.

NOTE: The Planning Commission is required to make a written findings of fact from the showing applicant makes that all three of the above-enumerated conditions exist and in addition thereto must find that the granting of such variance will not be contrary to the objectives of the Comprehensive Plan.

THIS PROPERTY IS:

TORRENS / ABSTRACT

(Circle one)

Julie Jones
(Applicant's Signature) Community Development Coordinator

John D. Algan
(Owner's Signature) HRA Executive Director

3/21/89 Request waived

(Office Use Only)

FEE: \$ 75.00 DATE RECEIVED: _____ RECEIPT # _____

(Approved) (Denied) - Planning Commission

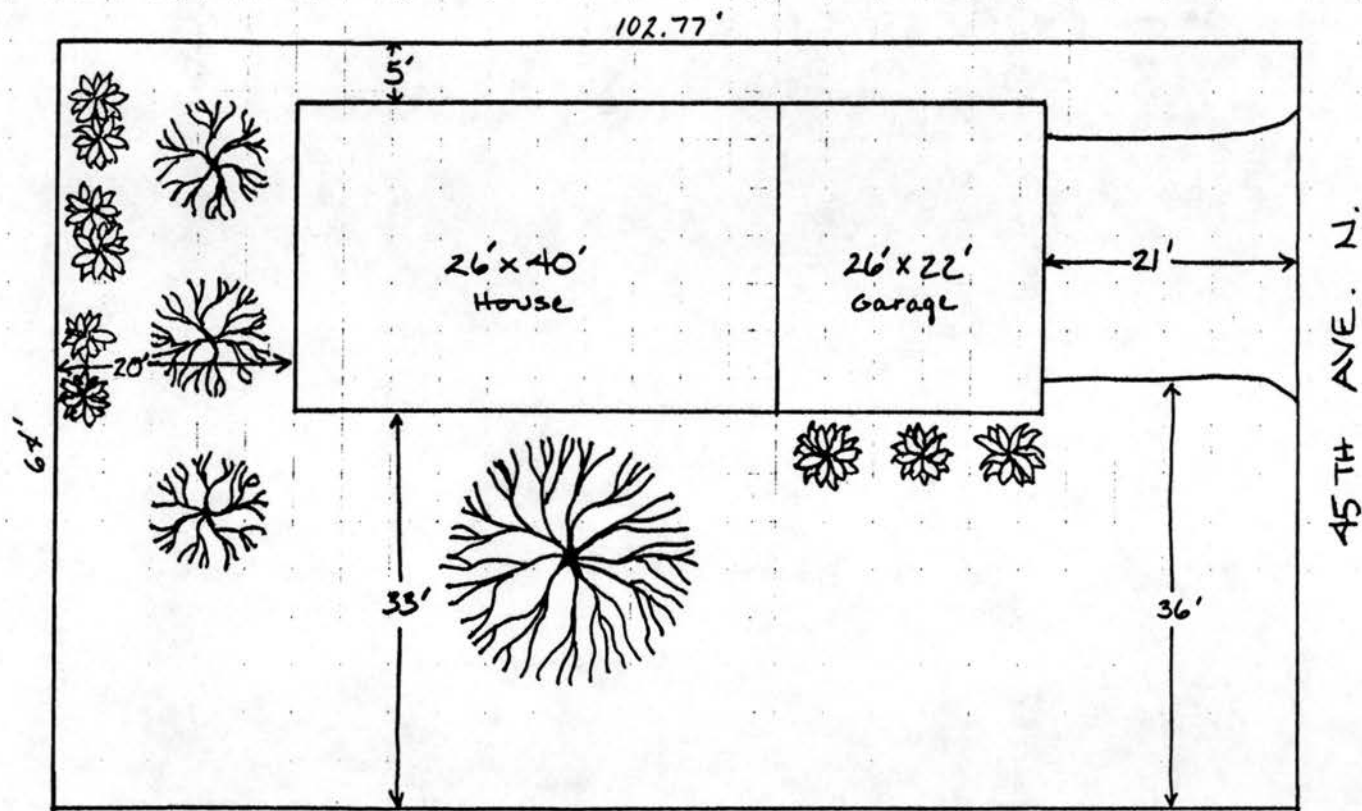
(Date)

(Approved) (Denied) - City Council

(Date)

1500 ADAIR AVE. N.

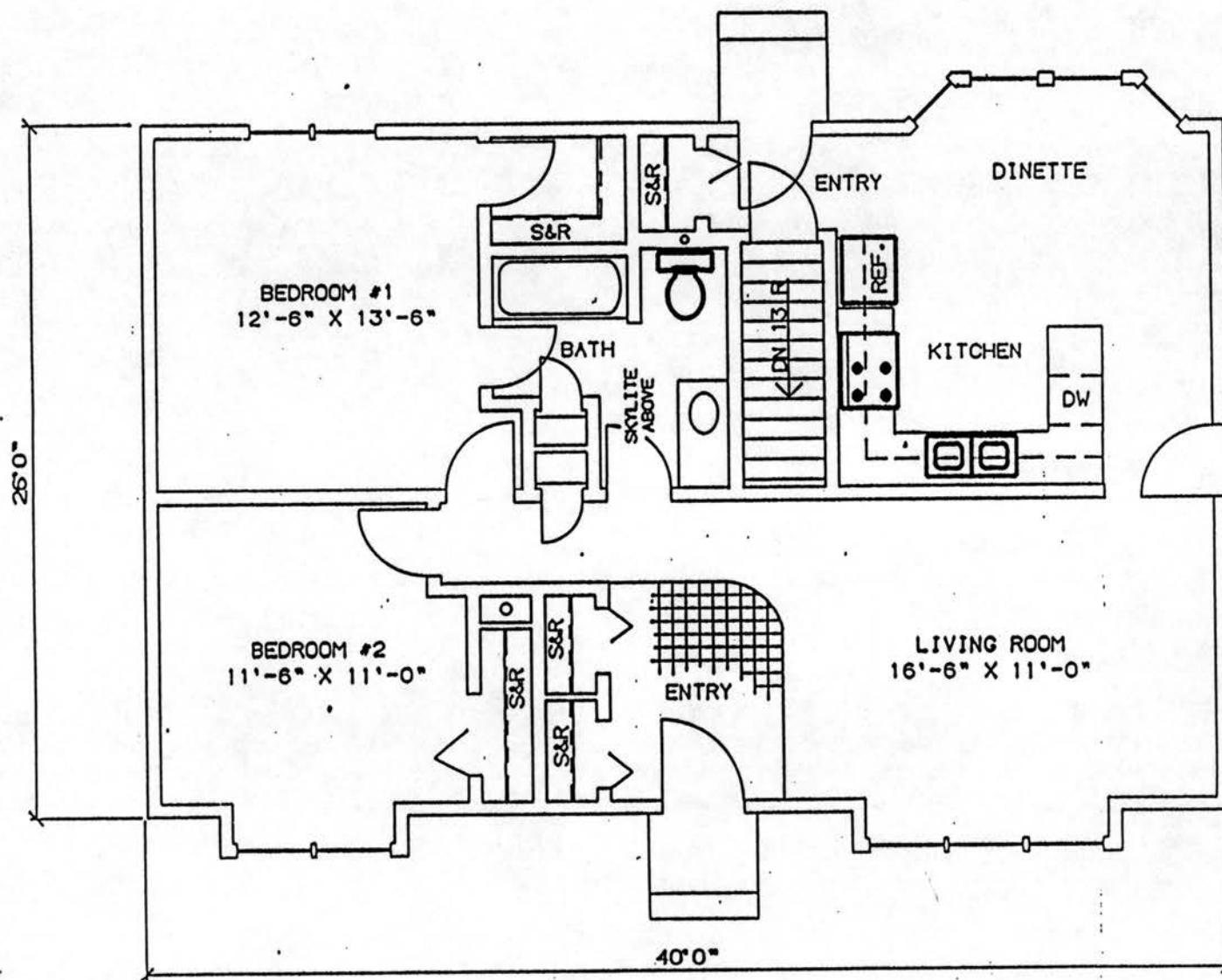
Potential Site Plan
Scale: $\frac{1}{4}" = 4'-0"$



ADAIR AVE. N.



FRONT ELEVATION



FLOOR PLAN



4141 Douglas Drive North • Crystal, MN 55422-1696 • 537-8421

ADMINISTRATIVE OFFICE

April 27, 1989

MEMO TO: Jerry Dulgar, HRA Executive Director
FROM: Julie Jones, Community Development Coordinator
RE: Variance Requests for 4500 Adair Avenue North Project

At their April 13th meeting, the HRA Commissioners decided to proceed with presenting the four variance requests on the 4500 Adair Avenue North Project to the City Council on May 2, even though the Planning Commission has recommended denial. I agree with the commissioner's decision and believe that the project is still viable for the following reasons:

- 1) The project proposed is an opportunity to promote a joint public venture between the HRA and the North Hennepin Technical Institute. Approximately 25 vocational students will receive the educational benefits of completing this housing project.
- 2) This project is a good public relations opportunity for the City, and promotions are already tentatively planned for cable T.V. and the City Newsletter.
- 3) The length of the new structure proposed is exactly the same length as the dilapidated structure existing on the property now, which does not look overbearing on the lot.
- 4) HTI only charges the HRA for construction materials, not labor, which will allow the HRA to build a new, moderately-priced home on this lot, without writing down the cost of the land or building to the buyer.
- 5) The HRA, under the proposed project, will probably recuperate 100% of their costs in this project. Money received by the HRA, upon sale of the new home, then goes back into the Scattered Site Acquisition Fund to purchase other deteriorated properties.

- 6) The HRA intends to promote sale of this home under the MHFA Single Family Loan Program if funds are available this fall. This means a low moderate income, first-time homebuyer could qualify to purchase this home.

If the variances are not requested, there are also several drawbacks:

- 1) The lot will likely set vacant for one - three years since HTI has already tentatively scheduled other projects for their next two summer building sessions with the CHRA, unless we sell the lot to a private builder, who in all likelihood, will then come in and request variances to build. This happened on the last one we sold and on others.
- 2) Scattered Site Acquisition funds used for acquisition and demolition on this project will not be recuperated for use in another project until the lot is sold or a new home is completed and sold on this property.
- 3) Since 25 HTI students are scheduled to begin this project mid-May, their schedule will definitely be disrupted if the proposed project is denied.

I should also add that the front yard setback variance could be eliminated if the rear yard setback variance request is increased to 29' instead of 20'. This would allow the home to be set back more from the corner as the existing structure is.

You requested that I research past variance requests similar to the ones for 4500 Adair Avenue. Attached are some examples for your information. The first three are for additions on lots much larger than 4500 Adair. Only the last one is for new construction.

- 4601 Louisiana 75' X 132.97' Corner Lot
- Planning Commission approved variance applications 80-1, 80-2, and 80-3 on February 11, 1980 to allow for a 12' X 22' addition to an attached garage.
 - Variances granted a 21.5' side yard setback, 11' rear yard setback, and expansion of a non-conforming use.
- 4401 Vera Cruz 63.5' X 150.2' Corner Lot
- Planning Commission approved variance applications 80-43, 80-44, and 80-45 on July 14, 1980 to allow for a 12' X 22' addition to an attached garage.
 - Variances granted a 36' rear yard setback, 15' side yard setback, and expansion of a non-conforming use.
- 5001 Willshire Blvd. 75' X 134.59' Corner Lot
- Planning Commission approved variance applications 81-69, 81-70, and 81-71 on October 13, 1981 to allow a 17' X 19' addition and a 17' X 19' deck.
 - Variances granted a 12' side yard setback, a 28' front yard setback, and expansion of non-conforming use.
- 3452 Kyle Avenue 39.1' X 128' Corner Lot
- City Council granted three variances for this HRA new home construction project on June 7, 1983.
 - Variances resulted in a 10' side yard setback, non-conforming lot width, and non-conforming lot size.

**4500 ADAIR AVENUE NORTH
SCATTERED SITE ACQUISITION PROJECT
CHRONOLOGICAL BACKGROUND**

<u>DATE</u>	<u>ACTION</u>
8-13-87	HRA authorized staff to negotiate purchase of 4500 Adair and 3541 Lee.
8-18-87	Linda Adams (guardian of the estate) was informed by letter of HRA's interest in purchasing property.
10-19-87	Linda Adams indicated over the phone that she already had a buyer.
6-15-88	Sharon Cassen (Linda Adam's Realtor) contacted J. Jones, inquiring as to HRA's continued interest in purchasing property.
9-8-88	HRA directed staff to obtain an appraisal of 4500 Adair.
9-14-88	Linda Adams was informed by letter again of HRA's interest to purchase property and invited to accompany appraiser.
9-30-88	4500 Adair appraised by Lyle H. Nagell and Company, Incorporated.
10-17-88	Offer of \$16,000 purchase price made to Linda Adams.
10-17-88	City Assessor completed Review Appraisal.
10-28-88	Linda Adams accepts HRA's offer of \$16,000.
11-1-88	City Council adopted Res. 88-71, Resolution Establishing Just Compensation and Authorizing Offers to Acquire 4500 Adair Avenue North.
11-10-88	HRA adopted HRA Resolution 88-10, A Resolution Establishing Just Compensation and Authorizing Offers to Acquire 4500 Adair and directed staff to pursue working with HTI on the project.
11-22-88	Purchase Agreement signed for \$16,000.
12-9-88	J. Jones met with HTI staff to discuss potential project.
12-20-88	Received HTI's financial proposal for 4500 Adair Avenue North and sample contract.
12-20-88	Sent sample contract to Dave Kennedy for legal review.
12-22-88	Received Title Opinion from attorney's office.
12-27-88	Closed on 4500 Adair purchase at Stewart Title.
1-5-89	HRA approved HTI Construction Agreement with legal changes suggested by Dave Kennedy.
1-19-89	Received revised HTI Construction Agreement from attorney's office.
2-1-89	Sent Construction Agreement to HTI for School Board's approval.
2-15-89	HRA selected Sauter and Sons to demolish home at 4500 Adair after considering all bids.
3-8-89	After receiving an appraisal opinion from City Assessor, HRA decided to sell completed property at market value because it would still qualify for MHFA First Time Homebuyers Loan.
3-20-89	Received signed contract from HTI.

3-21-89 Submitted variance requests to be placed on Planning
Commission April agenda.
4-10-89 Planning Commission denied all four variances.
4-13-89 HRA requests staff to proceed with variance requests.
4-18-89 City Council set May 2, 1989 as public hearing date to
consider variance requests.
5-2-89 City Council considered variance requests of proposed
project with HTI.

kg

DATE: April 26, 1989

TO: Jerry Dulgar, City Manager

FROM: Bill Barber, Building Inspector

RE: Variance #89-15 at 4313 Florida Ave. N.

The applicant wishes to remove the existing 14'x22' garage and 4'x6' breezeway and construct a 20'x28' attached garage.

A variance of 1.5' is needed to allow the 20' width.

I will require a 1 hour fire wall as I have on previously approved variances.

I will have transparencies to show the before and after and the applicant will be present to answer questions.

kk

CITY OF CRYSTAL
4141 DOUGLAS DRIVE NORTH
CRYSTAL, MN 55422
Phone: 537-8421

No. 89-15

Date: March 26, 1991

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

Street Location of Property: 4313 FLORIDA AVE. N.

Legal Description of Property: Single Detached, Lot 2, OSTMAN'S 2nd Addition

Property Identification Number: 17-118-21-11-0106

Applicant: Kimberly / Philip Meinert
(Print Name)

4313 FLORIDA AVE. N.
(Address)

533-9000
(Phone No.)

Owner: Darlene Chapman
(Print Name)

4405 DOUGLAS Dr. Crystal
(Address)

535-6060
(Phone No.)

REQUEST: Applicant requests a variance on the above-described property from Section 515.13
Sub 3(a)1 of the Zoning Ordinance, as amended, which requires 5' side yard
set back. Requests a Var of 1.5' to build a 28'x28'
attached garage.

State exactly what is intended to be done on, or with the property which does not conform with the Zoning Ordinance. A plot plan drawn to scale showing the proposal must be submitted with the application.

Explain in detail wherein your case conforms to the following requirements:

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships (other than economic) inconsistent with its general purpose and intent.

The removal of Single Car Garage & building
a new structure will solve parking
problems.

2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

Would definitely increase the appearance
of the present structure.

3. That the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such zone or neighborhood in which the property is located.

We agree to a 1' fire wall so it's not
be detrimental to adjoining property.

NOTE: The Planning Commission is required to make a written findings of fact from the showing applicant makes that all three of the above-enumerated conditions exist and in addition thereto must find that the granting of such variance will not be contrary to the objectives of the Comprehensive Plan.

Kimberly & Meinert

THIS PROPERTY IS:

TORRENS / ABSTRACT

(Circle one)

(Applicant's Signature)

(Owner's Signature)

(Office Use Only)

FEE: \$ 75.00 DATE RECEIVED: 3-30-89 RECEIPT # 44908

(Approved) (Denied) - Planning Commission

(Date)

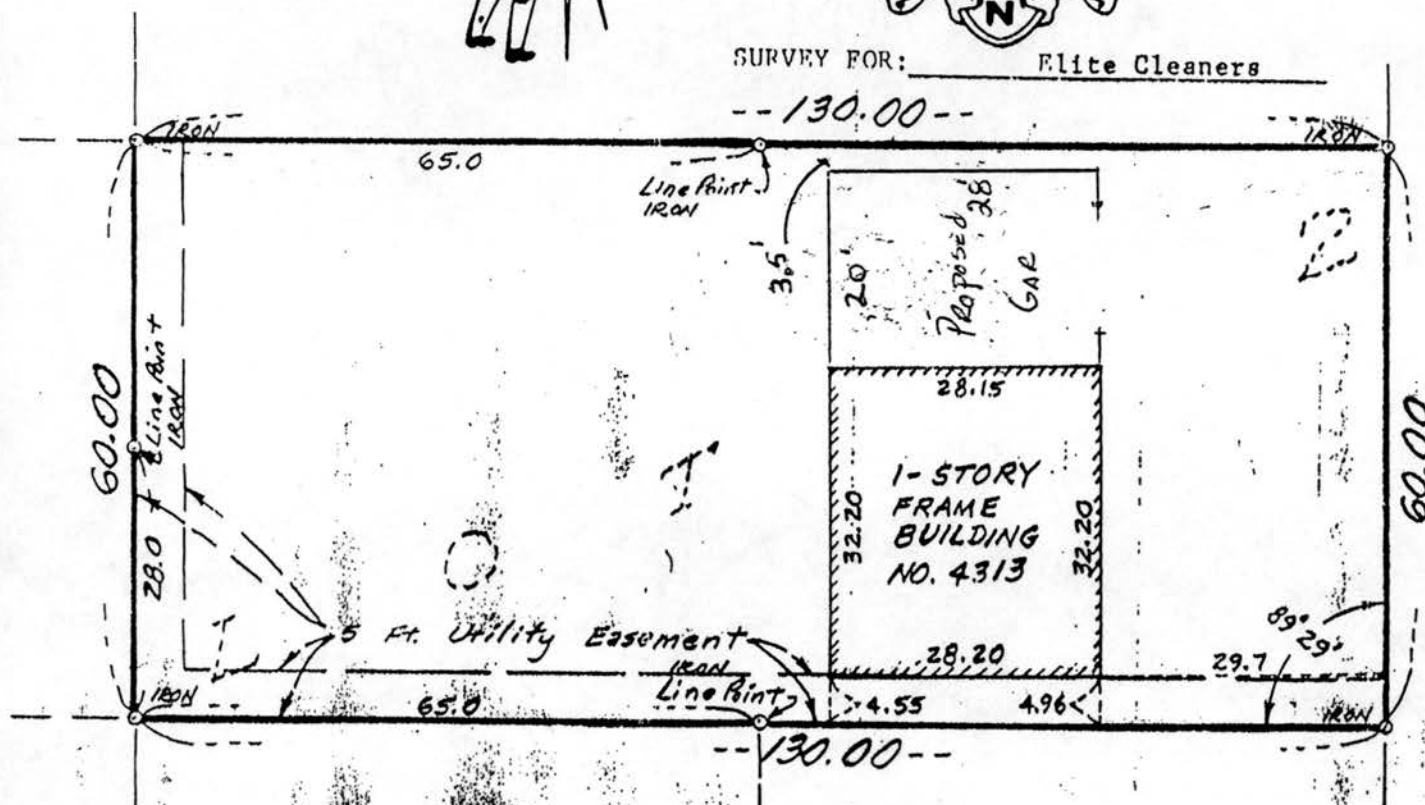
(Approved) (Denied) - City Council

(Date)



SURVEY FOR: Elite Cleaners

-- 130.00 --



SCALE: 1" = 20'

DESCRIPTION: Lot 2, OSTRMAN'S 2nd ADDITION

We hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

Dated this 27th day of August, 1985.

EGAN, FIELD & NOWAK, INC.
Surveyors

DATE: April 27, 1989
TO: Jerry Dulgar, City Manager
FROM: Bill Barber, Building Inspector
RE: Variance #89-17 at 4702 Douglas Dr. N.

In July of 1985 a permit was issued to Sawhorse Construction to build a 12'x21' addition.

The owner has removed the existing detached garage and wishes add an 11'x24' hot tub room. The addition will encroach into the 40' rear yard by 5 feet. He then wishes to add a new 24'x24' detached garage which will meet all setbacks.

This is a change from the owner's original request and has been recommended by the Planning Commission for approval.

I would see no problem with this proposal.

kk

DATE: April 6, 1989
TO: Planning Commission
FROM: Don Peterson, Chief Building Inspector
RE: Variance #89-17 at 4702 Douglas Dr. N.

In July of 1985 a permit was issued to Sawhorse Construction to build a 12'x21' addition.

The owner wishes to remove the detached garage and add to the existing addition a hot tub room 11'x24' and an attached garage which will be 30'x24'.

By adding up the measurements of the existing house, addition, hot tub room and garage, there will be one long and narrow structure 96' long and 24' wide.

Section 515.55 Subd 12(c) address encroachments less than 50% of the current ordinance requirements.

I can not remember granting a variance as great as the one now being asked for and I am concerned that we would be establishing a precedent if we grant this variance; therefore I recommend denial.

kk

CITY OF CRYSTAL
4141 DOUGLAS DRIVE NORTH
CRYSTAL, MN 55422
Phone: 537-8421

No. 89-17

Date: March 29, 1989

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

Street Location of Property: 4702 Douglas Drive, Crystal, MN

Legal Description of Property: _____

Property Identification Number: 09-118-21-32-0011

Applicant: Achievements In Design

(Print Name)

6712 Valley Place, Crystal, Minnesota

(Address)

535-7232

(Phone No.)

Owner: Steven and Bonnie Pechtel

(Print Name)

4702 Douglas Drive, Crystal, MN

(Address)

533-0277

(Phone No.)

REQUEST: Applicant requests a variance on the above-described property from Section 515.13
SUBD 4(a) of the Zoning Ordinance, as amended, which requires 40' REAR YARD
SETBACK. REQUESTING A 35' VARIANCE TO THE REQUIRED
40' REAR YARD FOR ADDN OF ROOM ADDN AND DBL GARAGE.

State exactly what is intended to be done on, or with the property which does not conform with the Zoning Ordinance. A plot plan drawn to scale showing the proposal must be submitted with the application.

Explain in detail wherein your case conforms to the following requirements:

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships (other than economic) inconsistent with its general purpose and intent.

The addition would allow a hot tub room in the space now open between the house and now present detached garage and carport, plus the feature of an attached garage. The actual use, appearance and physical size of the addition is consistent with good design.

2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

Presently, the detached garage and carport are in place where the new garage will be built. The requirement for a 40' rear distance would mean no attached garage could be built. The physical change and appearance to the property is minor and positive.

3. That the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such zone or neighborhood in which the property is located.

The structure will be in the public interest, since it is an improvement to the property without interfering with any other neighboring properties or the general public. The structure will be consistent with the house structure and neighboring homes.

NOTE: The Planning Commission is required to make a written findings of fact from the showing applicant makes that all three of the above-enumerated conditions exist and in addition thereto must find that the granting of such variance will not be contrary to the objectives of the Comprehensive Plan.

THIS PROPERTY IS:

TORRENS / ABSTRACT

(Circle one)

Roger I. Grumdal
Roger I. Grumdal, C.E.O., Achievements In Design

(Applicant's Signature)

Steven Pechtel
Steven Pechtel

Bonnie Pechtel
Bonnie Pechtel

(Owner's Signature)

(Office Use Only)

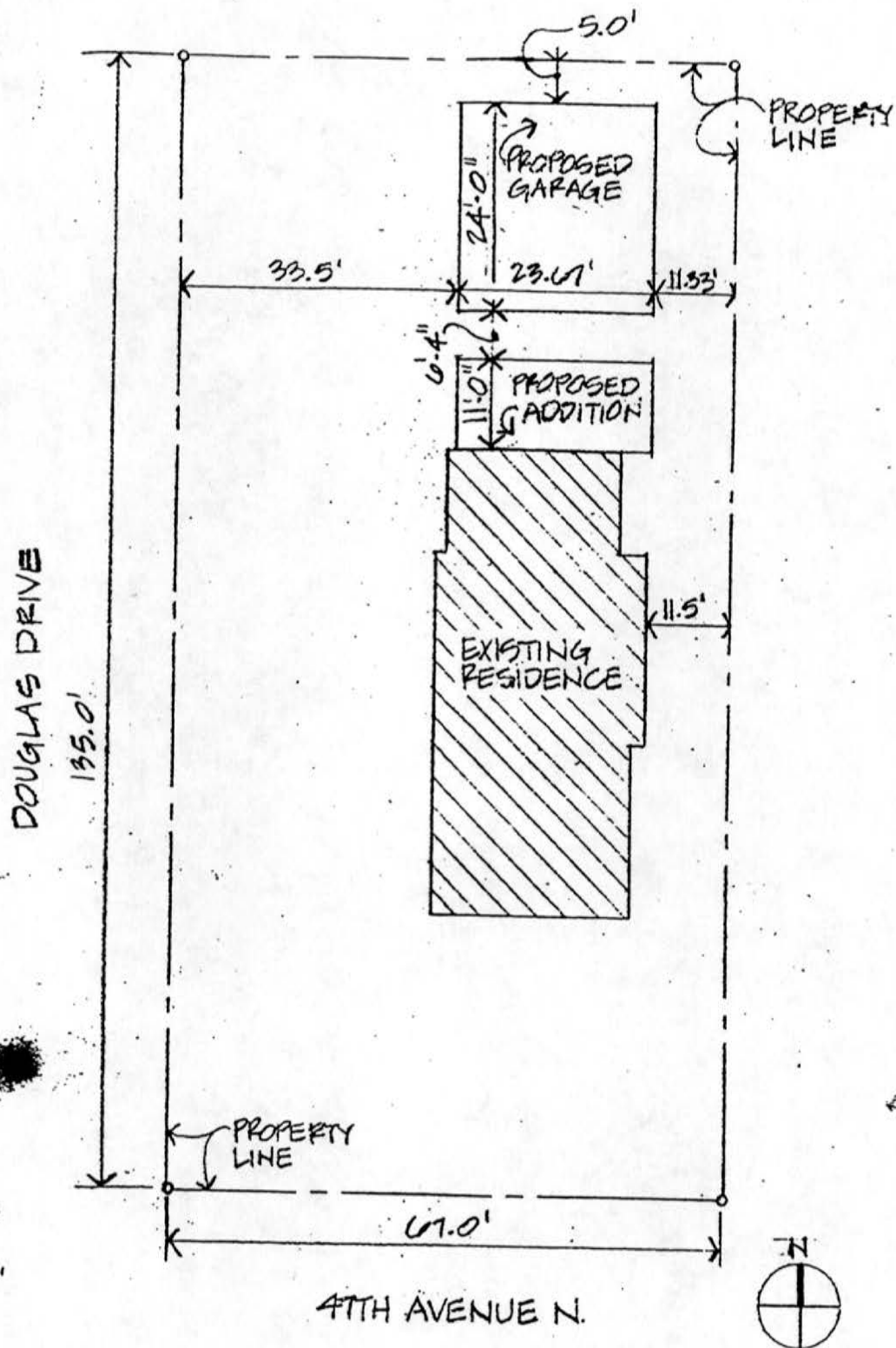
FEE: \$ 75.00 DATE RECEIVED: 3-31-89 RECEIPT # 44916

(Approved) (Denied) - Planning Commission

(Date)

(Approved) (Denied) - City Council

(Date)



② SITE PLAN

1" = 20'-0"

DATE: April 26, 1989
TO: Jerry Dulgar, City Manager
FROM: Bill Barber, Building Inspector
RE: Variance #89-16 at 6712 Valley Place

The applicant wishes to build a 10'x26' addition to his residence at 6712 Valley Place.

A variance of 22' to the required 40' rear yard is being requested.

I will have a transparency and the applicant will be present to answer questions.

kk

CITY OF CRYSTAL
4141 DOUGLAS DRIVE NORTH
CRYSTAL, MN 55422
Phone: 537-8421

No. 89-16

Date: March 29, 1989

APPEAL FOR A VARIANCE TO THE ZONING ORDINANCE

Street Location of Property: 6712 Valley Place

Legal Description of Property: _____

Property Identification Number: 20-118-21-13-0051

Applicant: Achievements In Design

(Print Name)

6712 Valley Place, Crystal, MN 55427

(Address)

535-7232

(Phone No.)

Owner: Roger and Constance R. Grumdahl

(Print Name)

6712 Valley Place, Crystal, MN 55427

(Address)

535-7232

(Phone No.)

REQUEST: Applicant requests a variance on the above-described property from Section 515.13 Subd. 4(a) of the Zoning Ordinance, as amended, which requires 40' REAR YARD SETBACK. A 22' VARIANCE TO THE REQUIRED 40' REAR YARD SETBACK IS REQUESTED

State exactly what is intended to be done on, or with the property which does not conform with the Zoning Ordinance. A plot plan drawn to scale showing the proposal must be submitted with the application.

Explain in detail wherein your case conforms to the following requirements:

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships (other than economic) inconsistent with its general purpose and intent.

Due to the odd shape of our lot, we need to extend slightly into the rear yard setback area of our rear yard for our proposed addition to kitchen and dining room. The setback, to be effective for our needs, is fine except for a few feet on the east.

2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

As mentioned above, we have a very unusual lot. The addition will not interfere with the use of the yard or retaining walls on our property. We presently have a screen room which takes up most of this area and it has worked well with the property.

3. That the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such zone or neighborhood in which the property is located.

Because our property is unusual, the neighboring lots are not affected in any negative way by this addition. The house is "cut" into the hill and so the addition is below the line of site of our neighbors, except to the west. It should pose not problem.

NOTE: The Planning Commission is required to make a written findings of fact from the showing applicant makes that all three of the above-enumerated conditions exist and in addition thereto must find that the granting of such variance will not be contrary to the objectives of the Comprehensive Plan.

THIS PROPERTY IS:

TORRENS / ABSTRACT

(Circle one)

Roger I. Grumdahl
Roger I. Grumdahl, C.E.O., Achievements In Design

(Applicant's Signature)

Roger I. Grumdahl
Roger I. Grumdahl

(Owner's Signature)

Constance R. Grumdahl
Constance R. Grumdahl

(Office Use Only)

FEE: \$ 75.00 DATE RECEIVED: 3-31-89 RECEIPT # 44917

(Approved) (Denied) - Planning Commission

(Date)

(Approved) (Denied) - City Council

(Date)

6712
GERALD T. COYNE
300 BRUNSWICK AVE. S.
GOLDEN VALLEY, MINN.
MINN. REG. NO. 4741

LOT SURVEYS COMPANY

LAND SURVEYORS

REGISTERED UNDER LAWS OF STATE OF MINNESOTA
LICENSED BY ORDINANCE OF CITY OF MINNEAPOLIS

5747 W. Broadway

Minneapolis, Minnesota 55428

533-9922

RAYMOND A. PRASCH
6917 IDAHO AVE. N.
BROOKLYN PARK, MINN.
MINN. REG. NO. 6743

INVOICE NO. 6048

F. & NO.

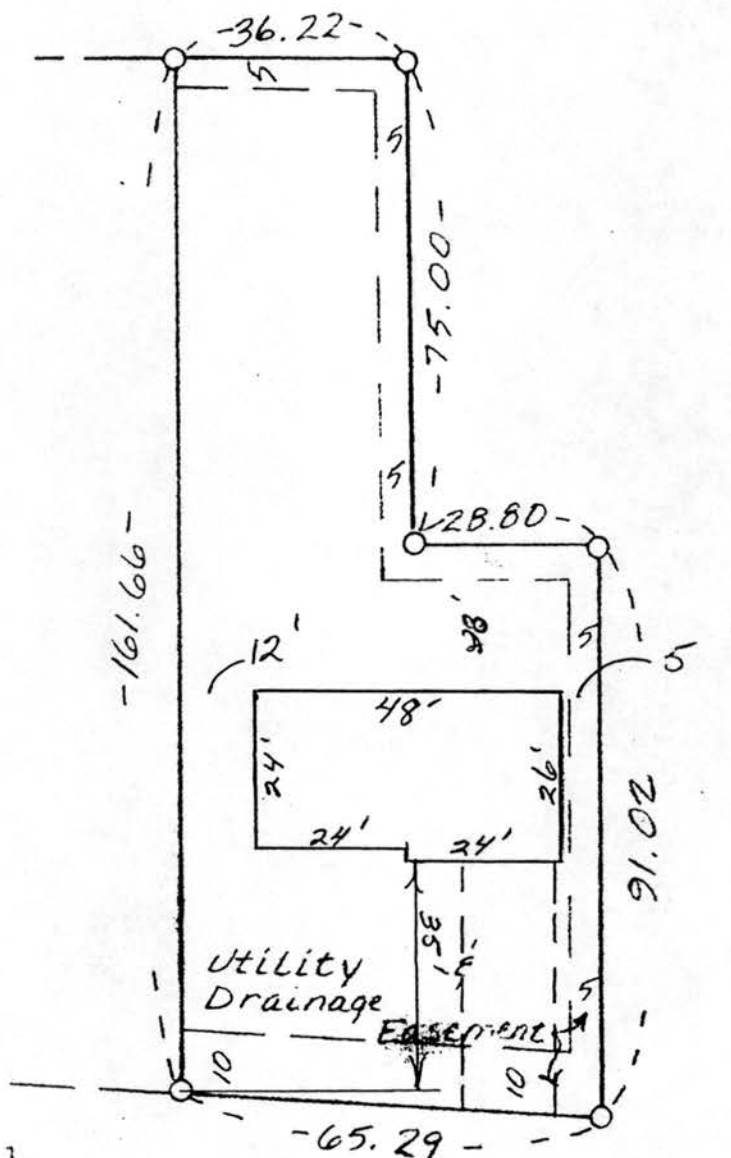
SCALE 1" = 30'

O — DENOTES IRON

INDUSTRIAL — JUDICIAL
COMMERCIAL — TOPOGRAPHICAL
CITY LOTS — PLATTING

Surveyors Certificate

RICHARD DEMPSEY



Lot 1, Block 1,
VALLEY VIEW PARK
2ND ADDITION

6712-Valley Place

We hereby certify that this is a true and correct representation
of a survey of the boundaries of the above described land and
the location of all buildings and visible encroachments, if any,
from or on said land.

Surveyed by us this 5th day of August 1977

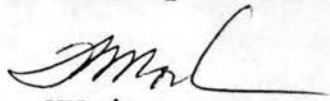
Signed

Raymond A. Prash
LOT SURVEYS COMPANY

DATE: April 25, 1989
TO: Jerry Dulgar, City Manager
FROM: Bill Monk, City Engineer
SUBJECT: Improvement Hearing for Curb and Gutter Improvements on Brunswick Avenue Between 46th and 47th Avenues

At its last meeting the Council accepted the feasibility study for construction of the improvement described above. This block-long project was petitioned by a majority of the adjacent property owners and is being handled consistent with long-standing City policy for curb and gutter construction. All impacted property owners were notified of the hearing.

Should any one need an additional copy of the study for Tuesday's meeting, please let me know.



WM:jrs

CITY OF CRYSTAL
NOTICE OF PUBLIC HEARING
CURB AND GUTTER IMPROVEMENT
MAY 2, 1989

NOTICE IS HEREBY GIVEN that the City Council of the City of Crystal will meet in the Council Chambers at the Crystal City Hall, 4141 Douglas Drive, on Tuesday, May 2, 1989, at 7:00 p.m., or as soon thereafter as the matter can be heard, to hear and consider all oral and written arguments both for or against the following proposed improvement:

CURB AND GUTTER CONSTRUCTION
On Brunswick Avenue
Between 46th and 47th Avenues

Estimated Total Cost: \$33,640

All properties abutting this project as described above are subject to special assessment for the cost of such improvement, and the owners thereof may submit their opinions at said Public Hearing.

BY ORDER OF THE CITY COUNCIL
CITY OF CRYSTAL
DARLENE GEORGE, CITY CLERK

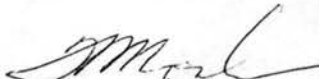
(Published in the Crystal-Robbinsdale Post News: April 12 and April 19, 1989)

DATE: April 25, 1989
TO: Jerry Dulgar, City Manager
FROM: Bill Monk, City Engineer
SUBJECT: Improvement Hearing for Alley Improvement East of
Welcome Avenue Between 38th and 39th Avenues

At its last meeting the City Council accepted the feasibility study for the above-noted project. This block-long project was petitioned by a majority of the adjacent property owners and is being handled consistent with long-standing policy regarding alley construction.

If approved, this particular alley will be constructed by Robbinsdale as half the alley is in either City and the request is for concrete construction which is Robbinsdale's standard. All impacted Crystal residents were notified of this hearing. Robbinsdale will hold a similar meeting for its residents in the near future.

Should anyone need an additional copy of the study for Tuesday's meeting, please let me know.



WM:jrs

CITY OF CRYSTAL
NOTICE OF PUBLIC HEARING
ALLEY IMPROVEMENT
MAY 2, 1989

NOTICE IS HEREBY GIVEN that the City Council of the City of Crystal will meet in the Council Chambers at the Crystal City Hall, 4141 Douglas Drive, on Tuesday, May 2, 1989, at 7:00 p.m., or as soon thereafter as the matter can be heard, to hear and consider all oral and written arguments both for or against the following proposed improvement:

CONCRETE ALLEY CONSTRUCTION
Vera Cruz to Welcome Avenues
Between 38th and 39th Avenues

Estimated Total Cost: \$13,735

All properties abutting this project as described above are subject to special assessment for the cost of such improvement, and the owners thereof may submit their opinions at said Public Hearing.

BY ORDER OF THE CITY COUNCIL
CITY OF CRYSTAL
DARLENE GEORGE, CITY CLERK


(Published in the Crystal-Robbinsdale Post News: April 12 and April 19, 1989)

DATE: April 26, 1989
TO: Jerry Dulgar, City Manager
FROM: Bill Monk, City Engineer
SUBJECT: Vacation of Utility Easements at 6619 - 31st
Avenue North

Lot 1 and the west half of Lot 2, Block 3, Sunnyview Hills presently exists as one building site with the house straddling the common lot line. This situation causes title problems in that the house interferes with platted easements. As the easements in question are not needed now or in the foreseeable future, this office recommends vacation of the following described utility easements:

- 1) The north 165.6 feet of the easterly 5 feet of Lot 1, Block 3, Sunnyview Hills and
- 2) The north 165.6 feet of the westerly 5 feet of Lot 2, Block 3, Sunnyview Hills.

This memorandum is intended as a first reading of an ordinance vacating said easement. If approved, a more formal ordinance document will be prepared for the second and final reading.



WM:jrs

Encls

Edina Realty^{Inc.}

Plymouth Office

4425 County Road 18 North
Plymouth, Minnesota 55442
(612) 559-2894

April 6, 1989

City Of Crystal
4141 Douglas Drive
Crystal, Minnesota 55442

RE: Property located at: 6619 31st Ave. No. Crystal

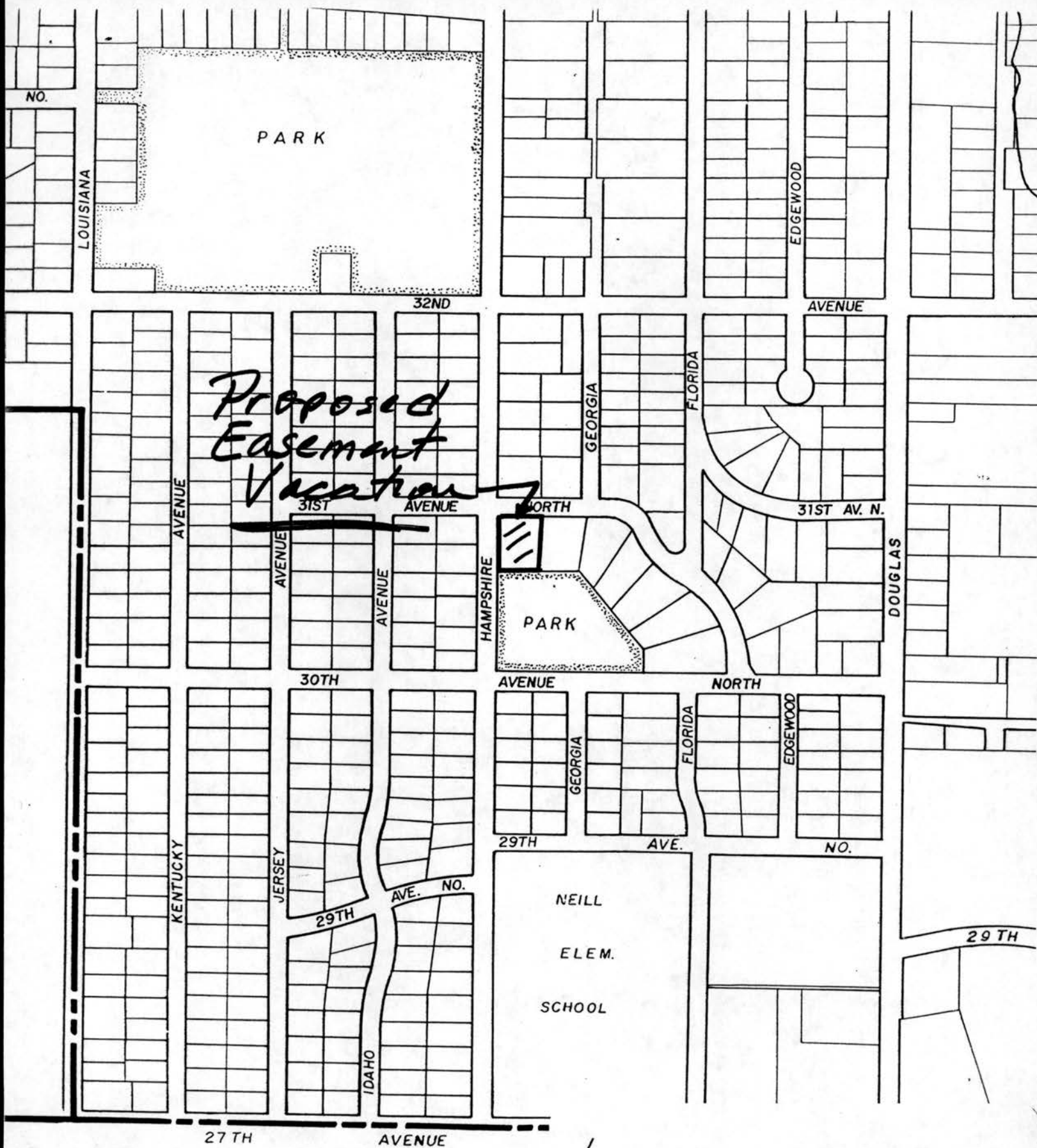
To whom it may concern,

We as sellers of the above mentioned property request a release of easement for utility purposes over that part of property described as East 5 feet of Lot 1, and West 5 feet of Lot 2, as shown on the recorded plat. This easement affects the property legally described as follows: Lot 1, and that part of Lot 2, lying West of a straight line drawn from a point on the North line of said Lot 2, equidistant between the Northeast corner and the Northwest corner thereof, to a point on the South corner and the Southwest corner and the Southeast corner thereof, all in Block 3, Sunnyview Hills.

We are selling our home on May 30, 1989 and would appreciate your prompt attention to this matter.

Sincerely,

*Douglas M. Wiley
Bonnie M. Wiley*



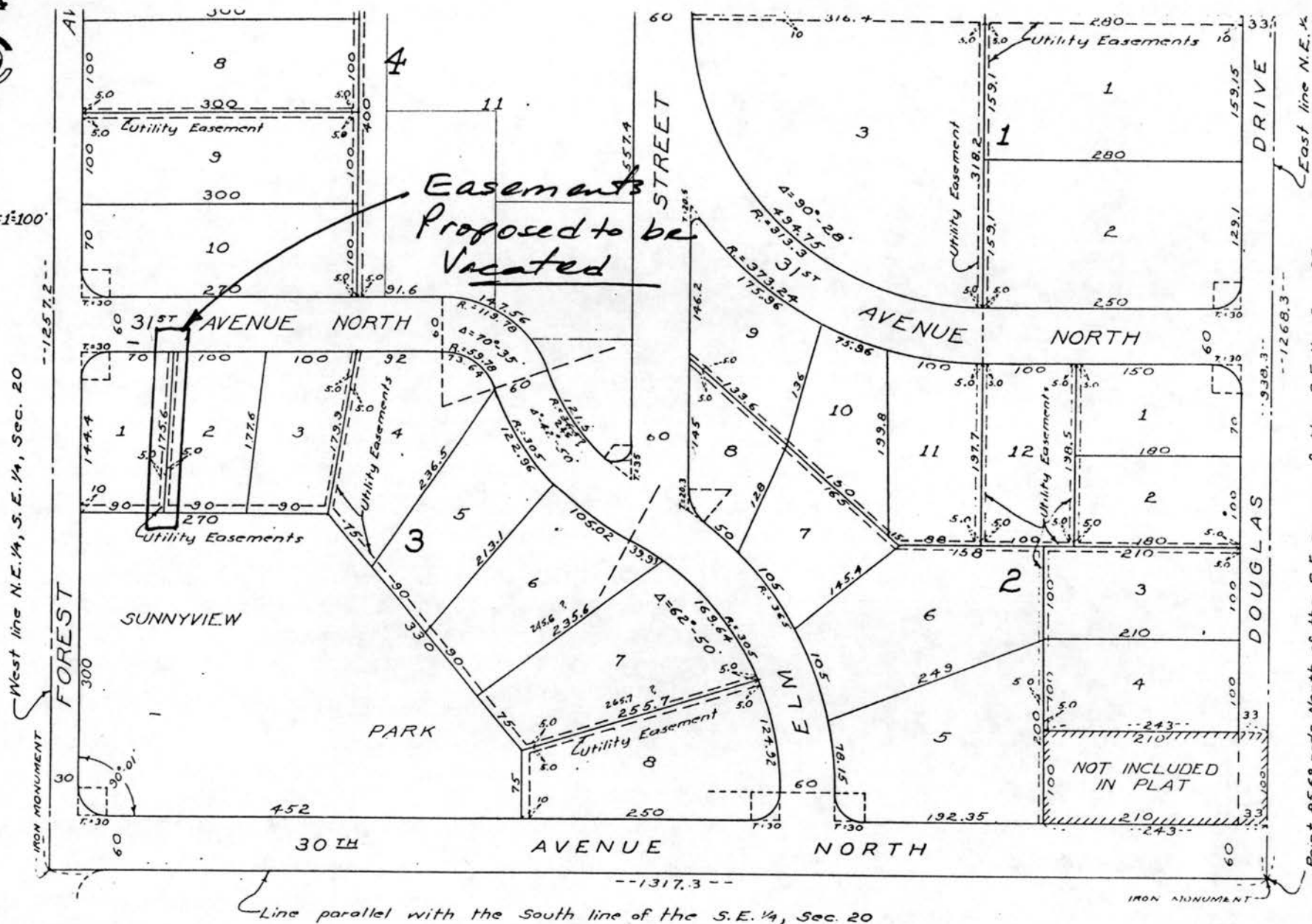
LOCATION MAP

Scale
1" = 400'





SCALE: 1"=100'



Portion of Sunnyview Hills

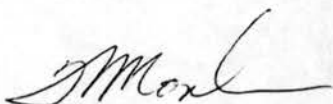
DATE: April 26, 1989
TO: Jerry Dulgar, City Manager
FROM: Bill Monk, City Engineer
SUBJECT: Vacation of Utility & Drainage Easements at
5003 Angeline Avenue North

A request has been received to vacate a portion of utility and drainage easement along the rear of the property at 5003 Angeline Avenue North to accommodate construction of a deck. The easement in question is quite wide due to the placement of municipal sanitary sewer, water main and storm sewer in addition to overhead power and telephone lines. A 10-foot wide portion of the easement can, however, be vacated without affecting the existing facilities.

Consistent with the attached site plan, it is recommended the following portion of the utility and drainage easement be vacated:

The east 55 feet of the west 60 feet of the north 10 feet of the south 50 feet, Lot 2, Block 1, Larson's Rolling Green of Crystal.

This memorandum is intended as a first reading of an ordinance vacating said easement. If approved, a more formal ordinance document will be prepared for the second and final reading.



WM:jrs

Encls

April 11, 1989

Crystal City Council
Crystal City Offices
4141 N. Douglas Drive
Crystal, Minnesota 55427

Dear City Council,

Enclosed are plans of the location for the addition of a deck to my home. As outlined, there is a Utility & Drainage Easement in my backyard. The easement, at its closest point, is aprox 9 to 10 feet from my house. As visually evident the easement severely limits my home improvement capabilities.

It is my request to the appropriate authorities to please vacate 12 feet of the easement boundary closest to my house which will allow me the addition of the deck outlined on the plans.

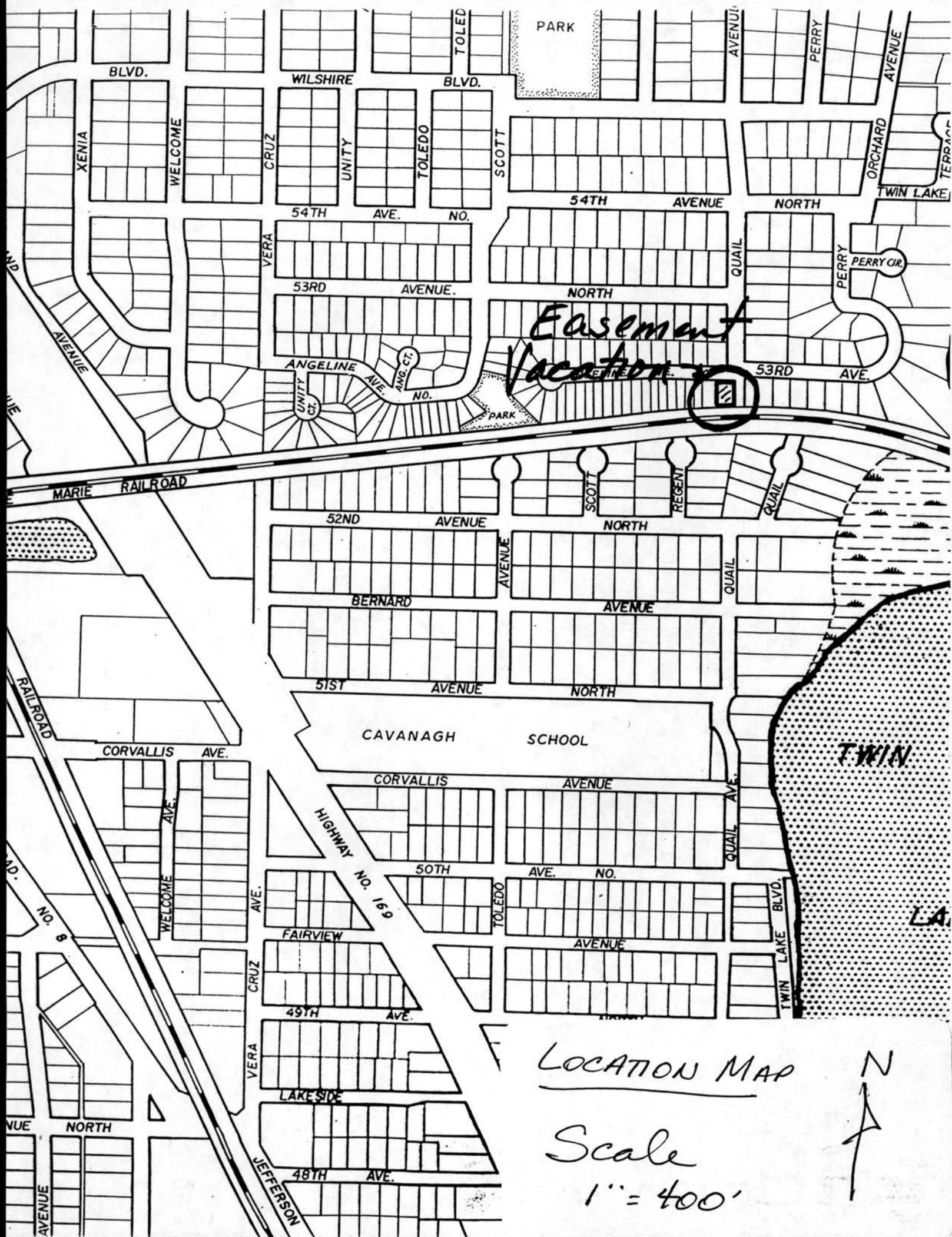
If the requested vacancy is granted, it is my wish to construct this addition as soon as posible.

Place of residence: 5003 Angeline Avenue North
Crystal, Minnesota 55429

Sincerely,

Ronald Hasbrouck

Ronald D. Hasbrouck
533-7509 / 941-9505



Easement Vacation

LOCATION MAP

Scale
1" = 400'



INVOICE NO. 18060
F. B. NO. 326-13
SCALE 1" = 20'
0 - DENOTES IRON

REGISTERED UNDER LAWS OF STATE OF MINNESOTA
7601 - 73rd Avenue North 560-3093

Minneapolis, Minnesota 55428

Top of Block

102.2

Garage Floor

101.7

Lowest Most Floor

96.7

Elevation Datum Assumed

5003
ANGELINE

AVE.

Denotes Existing Elevation

Elevation Datum Assumed

x Top of Rail
103.02

Top of Rail
103.32

Lot 2, Block 1, LARSONS ROLLING GREEN OF CRYSTAL

The only easements shown are from plats of record or information provided by client.

We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.

Surveyed by us this 21st day of July 19 86

Signed

Raymond A. Praach