



CITY OF
FALCON HEIGHTS

2077 W. LARPEUR AVENUE FALCON HEIGHTS, MN 55113-5594 PHONE (651) 644-5050 FAX (651) 644-8675

**NOTICE OF CHANGE IN PLANNING COMMISSION MEETING DATE
FROM TUESDAY, APRIL 20 TO TUESDAY, APRIL 27**

As of this writing, a planning commission meeting is being scheduled for April 27 at 7:00 P.M. rather than the regularly scheduled April 20 meeting because the city attorney cannot attend the meeting on April 20. This meeting will be cancelled if there is no business to consider. As of now, some business is expected for April 27.

Please call if you cannot attend an April 27 planning commission meeting.

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City of Falcon Heights
Planning Commission
Agenda

27 April 1999
7:00 PM

A. Call to order

B. Commissioners: Brace Gehrz (council liaison)
 Groff Hoyt (city administrator)
 Maher
 Middleton
 Salzberg
 Struck
 Treadwell

C. Approval of the minutes of February 16, 1999 (attachment 1)

D. Discussion items

- 1. Report and discussion on options for zoning the land north of Lindig Street following the council's adoption of a resolution not to permit lot-by-lot development north of Lindig Street
 - a. Presentation by planner, attorney
 - b. Questions and discussion – no action at this meeting

(The attached notice has been sent to all property owners within the block bounded by Tatum, Fairview, Roselawn and Larpenteur so they can be informed. Attachment 2)

E. Update

- 1. Reviewing standard sections of the zoning code relating to signs and commercial uses for clarification and ease of interpretation

F. Meeting date – the fourth Tuesday typically works better for the city attorney

DRAFT
City of Falcon Heights
Planning Commission Minutes
16 February 1999

Present:

Commissioner Groff
Commissioner Maher
Commissioner Middleton
Commissioner Salzberg
Commissioner Struck
Commissioner Treadwell

Absent:

Commissioner Brace

Also present:

Mayor Gehrz, liaison
Administrator Hoyt
Engineer Kriz,
Planner Uban

The meeting was called to order at 7:06 PM by Chair Treadwell.

Introduction of new commissioner Ms. Melissa Maher. Ms. Maher, who was appointed to the commission in January, introduced herself to the commission.

Appointment of chair for 1999. Commissioner Salzberg moved to appoint Commissioner Treadwell as the chair of the planning commission for 1999. Commissioner Groff seconded the motion. Commissioner Treadwell moved to appoint Commissioner Salzberg as chair. Commissioner Maher seconded the motion. A vote was taken with Commissioner Struck, Groff, Middleton and Salzberg voting for Commissioner Treadwell to retain the chair position. Commissioner Treadwell and Commissioner Maher voting to appoint Commissioner Salzberg as the chair. Commissioner Treadwell remains the chair

Consideration of the proposed extension of Lindig Street. Administrator Hoyt explained that the commission was being asked to consider how to handle future development of the area north of Lindig Street. This topic came before the commission to incorporate into the comprehensive plan and because the property owner to the north of Lindig Street, Mr. Behrens, was interested in developing his lot. Administrator Hoyt reviewed the history of the area for the commission. The key points included that the area was originally owned by Julie Lindig and the property was sold in 1969 to several property owners, many of whom owned property on Tatum Street. The lots did not go through the city subdivision process, but were recorded at the county. The property owners did not request city sewer and water when the lots were purchased. In 1974 the city studied the area for future development opportunities. In 1975 the city adopted a resolution defining a No Build Zone on some portions of this area due to the elevation of the plan and drainage problems. Between 1975 and 1985 the city granted some exemptions for property owners to build on the No Build Zone. In 1985 the city reviewed a preliminary plan which included provision of public utilities, a drainage/ponding plan and making Lindig a through street so the property could be developed as a whole. This plan was never formally pursued by the city. In 1986 the Behrens requested to build in the no build zone. The city directed the city engineer to study this area and determine what made sense. At the time, the city

engineer reported that the area should not be developed further on a lot by lot basis due to the shallow sewer, drainage and access problems. Administrator Hoyt reported that the city engineer had reviewed this report and reviewed the data and he concurred with the 1988 findings that the property north of Lindig Street should be developed as a whole rather than on a lot by lot basis.

Engineer Kriz reported that after studying the property it was clear that extending the street would create the necessity of a four foot deep rather than the standard eight to ten foot deep sanitary sewer connection. It would require insulation. This would create future maintenance problems and possible back-ups. He also explained that the property north of Lindig Street was lower than Lindig Street, but the road would need to continue to be raised in grade making the roadway significantly higher than the property on the east side of Lindig Street. He recommended the area be considered developing as a whole.

Planner Uban reported that given the engineer's findings, the area should be developed as a whole. He explained that due to the number of different property owners and the necessary investment by future developers in public utilities and access that it would be reasonable for the city to facilitate this discussion and development with property owners at the appropriate time.

Mr. Behrens explained that his house would be one story and, therefore, not require a grinder or ejector sewer system, because he would not run it into the basement.

After extensive discussion, Commissioner Middleton moved that the city no longer approve extending Lindig Street to the north for lot-gy-lot development due to the problems related to access, sanitary sewer and storm drainage. Commissioner Salzberg seconded the motion. The motion passed unanimously.

Commissioner Salzberg moved to review a range of potential development options for the area north of Lindig Street including the possibility of rezoning the property to retain its present open space use to establishing minimum criteria for developing it as a residential use for which it is zoned. Commissioner Treadwell seconded the motion. The motion passed unanimously.

Commissioner Salzberg moved to adjourn the meeting. Commissioner Treadwell adjourned the meeting at 8:50 PM.

Respectfully submitted,

Susan Hoyt
City Administrator
Secretary



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2077 W. LARPELLE AVENUE FALCON HEIGHTS, MN 55113-5594 PHONE (651) 644-5050 FAX (651) 644-8675

Planning Commission
Meeting Notice

DATE: 27 April 1999

TIME: 7:00 PM

PURPOSE: The meeting will be the first opportunity for the planning commission to hear a presentation and to discuss options for zoning on the area north of the Lindig Street cul-de-sac with the city planning consultant and city attorney. None of the options discussed will include developing the area north of Lindig Street on a lot-by-lot basis.

This meeting will be for information and discussion purposes only. No decision or recommendation will be made by the planning commission at this meeting. . Property owners along this area as well as nearby residents are invited to attend the meeting

QUESTIONS: Call Susan Hoyt, city administrator, at 651-644-5050. The materials presented at the meeting will be available after the meeting for those who cannot attend this presentation.

MAP: A map of the property owners in the block under discussion is enclosed for your information.

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Raymond/Concha Brown
1844 Tatum Street
Falcon Heights MN 55113

Kathleen/Daiel Johnson
1854 Tatum Street
Falcon Heights MN 55113

Doru Vladislav
1860 Tatum Street
Falcon Heights MN 55113

Martha Gaudreau
1890 Tatum Street
Falcon Heights MN 55113

James/Deborah Kielsmeier
1892 Tatum Street
Falcon Heights MN 55113

Janet Anderson
1900 Tatum Street
Falcon Heights MN 55113

Resident
1805 Tatum Street
Falcon Heights MN 55113

Resident
1808 Tatum Street
Falcon Heights MN 55113

Resident
1811 Tatum Street
Falcon Heights MN 55113

Jeanne Moen
1906 Tatum Street
Falcon Heights MN 55113

Larissa Rippley
1888 Roselawn Ave.
Falcon Heights MN 55113

Jane/David Auger
1880 Roselawn Ave.
Falcon Heights, MN 55113

Charles Anderson/Jeri Glick
1870 Roselawn Ave.
Falcon Heights, MN 55113

David/Jill Christiansen
1860 Roselawn Ave.
Falcon Heights, MN 55113

Kenneth/Margaret Hibberd
1850 Roselawn Ave.
Falcon Heights, MN 55113

Richard/Judith Olson
1840 Roselawn Ave.
Falcon Heights, MN 55113

Susan Delange/Giselle Delange
1899 W. Larpenteur Ave.
Falcon Heights, Mn 55113

Grace W. Lai
2101 Como Ave.
St. Paul, MN 55108

Christopher Lai
1881 W. Larpenteur Ave.
Falcon Heights, MN 55113

Michael/Carrie Doody
1879 W. Larpenteur Ave.
Falcon Heights, MN 55113

Carol Lindig
1875 W. Larpenteur Ave.
Falcon Heights, MN 55113

Betty J. Kuhn
The Whole Brain Shop
1871 W. Larpenteur Ave.
Falcon Heights, MN 55113

Thomas, Louann, Jody Quam
1867 W. Larpenteur Ave.
Falcon Heights, MN 55113

Rollin/Marilyn Gates
1865 W. Larpenteur Ave.
Falcon Heights, MN 55113

Cleon/Elaine Garley
11040 Otchipwe Ave. N.
Stillwater, MN 55082

Caretaker
1845 and 1855 W. Larpenteur
Falcon Heights, MN 55113

Resident
1890 Tatum Street
Falcon Heights MN 55113

Resident
1891 Tatum Street
Falcon Heights MN 55113

Resident
1892 Tatum Street
Falcon Heights MN 55113

Resident
1900 Tatum Street
Falcon Heights MN 55113

Resident
1903 Tatum Street
Falcon Heights MN 55113

Resident
1905 Tatum Street
Falcon Heights MN 55113

Resident
1906 Tatum Street
Falcon Heights MN 55113

✓ Hung Liang Tai/Mei Ling Chien
1765 Lindig Street
Falcon Heights MN 55113

✓ Eugene/Joan Gennaro
1771 Lindig Street
Falcon Heights MN 55113

✓ James/Carolyn Nestingen
1777 Lindig Street
Falcon Heights MN 55113

John/Theresa Reik
1782 Lindig Street
Falcon Heights MN 55113

✓ Frances B. Heinselmann
1783 Lindig Street
Falcon Heights MN 55113

✓ Donald/Arnetta McVey
1788 Lindig Street
Falcon Heights MN 55113

✓ Steven Ozanne/Linda Gesling
1799 Lindig Street
Falcon Heights MN 55113

✓ Kevin/Felicia Busch
1804 Lindig Street
Falcon Heights MN 55113

✓ Curtis/Sara Lund
1805 Lindig Street
Falcon Heights MN 55113

John/Shelly Labalestra
1712 Tatum Street
Falcon Heights MN 55113

Frances Labalestra
1720 Tatum Street
Falcon Heights MN 55113

Edna Cowles
1728 Tatum Street
Falcon Heights MN 55113

Deloris Goossens
1754 Tatum Street
Falcon Heights, MN 55113

James/Susan Colten
1760 Tatum Street
Falcon Heights, MN 55113

Lorraine Kemmer
1768 Tatum Street
Falcon Heights, MN 55113

Mary Ann Lauer, Trustee
1736 Tatum Street
Falcon Heights MN 55113

Choong-Sohn/Heekung Youn
1742 Tatum Street
Falcon Heights MN 55113

Robert Beck et al
1776 Tatum Street
Falcon Heights, Mn 55113

Richard/Charlotte Stowman
1786 Tatum Street
Falcon Heights, MN 55113

Janet Coelho
1748 Tatum Street
Falcon Heights MN 55113

Susan Smith/Brian Lewis
1794 Tatum Street
Falcon Heights MN 55113

Curtis/Meredith Stockford
1804 Tatum Street
Falcon Heights MN 55113

Joseph Jancsek, Trustee
1808 Tatum Street
Falcon Heights MN 55113


Joanne Behrens, Trustee
1816 Tatum Street
Falcon Heights MN 55113

Mark Hove/Leslie Mackicham
1824 Tatum Street
Falcon Heights MN 55113

Donald Ledin
1824 Tatum Street
Falcon Heights MN 55113

Alfred Nelson Jr./Karen Nelson
1830 Tatum Street
Falcon Heights MN 55113

Theresa Welsh/James Kieper
1838 Tatum Street
Falcon Heights MN 55113


Rosehill Christian and Missionary
Alliance Church
2105 Roselawn Ave.
Roseville, MN 55113

Betty Sommers
1701 N. Fairview Avenue
Falcon Heights MN 55113

Allan and Carol Kraemer
1707 N. Fairview Avenue
Falcon Heights MN 55113

Shuping Zhang/Baoshan Shan
1717 N. Fairview Avenue
Falcon Heights MN 55113

Joseph Bianchi, et al
1725 N. Fairview Avenue
Falcon Heights MN 55113

Raymond/Marilyn Sandford
1739 N. Fairview Avenue
Falcon Heights MN 55113

Cornelis/Susan Duijndam
1749 N. Fairview Avenue
Falcon Heights MN 55113

Wayne Groff/James Dryden
1757 N. Fairview Avenue
Falcon Heights MN 55113

John T. Shelander
1761 N. Fairview Avenue
Falcon Heights MN 55113

Mary Strait
1763 N. Fairview Avenue
Falcon Heights MN 55113

John/Carol Koepke
1765 N. Fairview Avenue
Falcon Heights MN 55113

Laura Boisen/Ericka Johnson
1775 N. Fairview Avenue
Falcon Heights MN 55113

Sping Lin
1785 N. Fairview Avenue
Falcon Heights MN 55113

Irene M. MacGregor
1795 N. Fairview Avenue
Falcon Heights MN 55113

Harold J. Kurtz
1805 N. Fairview Avenue
Falcon Heights MN 55113

Richard/Jan Gauger
1815 N. Fairview Avenue
Falcon Heights MN 55113

Richard/Nancy Wenkel
1825 N. Fairview Avenue
Falcon Heights MN 55113

Frank/Joyce Evans
1847 N. Fairview Avenue
Falcon Heights MN 55113

Martha Tappen/Gregory Laden
1857 N. Fairview Avenue
Falcon Heights MN 55113

G. J. Mannering
1865 N. Fairview Avenue
Falcon Heights MN 55113

James Meier/Antonette Trussont
1875 N. Fairview Avenue
Falcon Heights MN 55113

David/Lillian Bianchi
1887 N. Fairview Avenue
Falcon Heights MN 55113

Doris Bonde
1895 N. Fairview Avenue
Falcon Heights MN 55113

Margaret Gergen
1905 N. Fairview Avenue
Falcon Heights MN 55113

Jayne Trudell
1911 N. Fairview Avenue
Falcon Heights MN 55113

✓ William/Shirley Wakefield
1708 Lindig Street
Falcon Heights MN 55113

Ralph Gullickson ✓ OK
1710 Lindig Street
Falcon Heights MN 55113

✓ Jing Chun Wang/Liming Zhang OK
1711 Lindig Street
Falcon Heights MN 55113

A.J. Englund (1707 Lindig)
1917 Albeck Lane
Roseville 55113 OK

Frank/Susan Collins ✓ OK
1715 Lindig Street
Falcon Heights MN 55113

Malcolm E. Sugden, et al OK ✓
1718 Lindig Street
Falcon Heights MN 55113

Edwin/Ferne Cook ✓ OK
1727 Lindig Street
Falcon Heights MN 55113

David French, et al
1728 Lindig Street
Falcon Heights MN 55113

OK ✓

Thomas/Marion Skweres
1741 Lindig Street
Falcon Heights MN 55113

✓ OK

Bruce/Brenda Zimmerman
1745 Lindig Street
Falcon Heights MN 55113

✓ OK

John/Darl Martin
1750 Lindig Street
Falcon Heights MN 55113

OK ✓

Philip/Linda Elred
1753 Lindig Street
Falcon Heights MN 55113

✓ OK

Kenneth Salzberg/Pat Price
1759 Lindig Street
Falcon Heights MN 55113

OK ✓

William/Mary Ellen Cunningham
1764 Lindig Street
Falcon Heights MN 55113

✓ OK

