



AGENDA OF THE PLANNING
COMMISSION
CITY OF BIRCHWOOD VILLAGE
WASHINGTON COUNTY, MINNESOTA
October 24, 2019
7:00 P.M.

CALL TO ORDER

APPROVE AGENDA

REGULAR AGENDA

- A. Review/Approve July 25, 2019 Meeting Minutes* (p. 3)
- B. Cancel or Reschedule November & December Meetings (Holidays)
- C. Discuss Definition of Nominal Structure (302.020.4.d)* (pp. 5-13)

ADJOURN

* Denotes items that have supporting documentation provided

CITY OF BIRCHWOOD VILLAGE
PLANNING COMMISSION MEETING
July 25, 2019
MINUTES

COMMISSIONERS PRESENT: Chair John Lund, Jozsef Hegedus, and Michael Kraemer. Absent: Mark Foster and Andy Sorenson.

OTHERS PRESENT: None.

Chair John Lund called the meeting to order at 7:00 pm.

APPROVE AGENDA – Jozsef Hegedus motioned to approve the agenda. Michael Kraemer seconded. Motion passed.

REGULAR AGENDA

- A. Review/Approve June 27, 2019 Meeting Minutes.
Jozsef Hegedus motioned to approve June 27, 2019 minutes. Michael Kraemer seconded. All ayes – motion passed.
- B. Discuss Definition of Nominal Structures (302.020.4.d).
John Lund recommended tabling this agenda item. Commissioners to study materials and prepare to discuss in August.

ADJOURN at 7:10pm. Motion was made by Michael Kraemer, seconded by Jozsef Hegedus. All ayes. Meeting adjourned.

9/24/19

Tobin Lay
City Administrator
City of Birchwood
Birchwood, MN

Dear Mr. Lay

Attached is a spreadsheet I prepared to aid in our potential Planning Commission discussion around Nominal Structures as defined in City Code. The intent is to have a discussion around some of the specifics related to what might warrant Administrative Review and potential permitting and what might not. For discussion purposes I included the policies of some adjacent communities for reference.

My intent it is to make sure the language in the code will assist residents to make good choices as to what should be taken into consideration when adding any structures or amenities to one's property.

It is not critical that this be addressed immediately so it can be added to any of the fall meeting agendas but does not warrant a separate meeting unless you and our Chairman Mr. Lund feel it should. Feel free to pass a copy on to Chairman Lund.

Thank you for your assistance.

Sincerely,



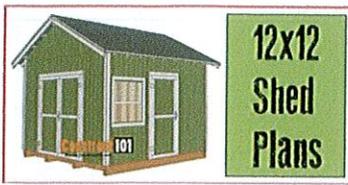
Michael Kraemer

Planning Commission Member

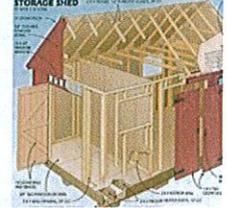
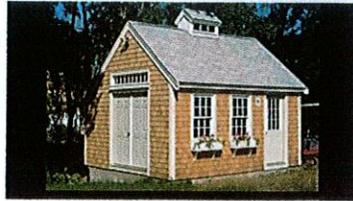



Nominal Structures Comparison Table										
Birchwood Planning Commission										
Sep-19										
Gov. Unit	Name Used	Permit Required Y/N	Name of Permit	Approval Agent	Size Threshold (sf)	Other Limitations		Definition (Examples)	Permit Data Requirements	Justification
Birchwood Village	<i>Nominal Structure (Current)</i>	N	None	None	<144	No person shall place automobiles, vans, or trucks in storage shed		Nominal Structure (i.e. storage shed, shed, play house, dog house, lock box, moveable yard furniture, mail boxes, library boxes, lawn ornaments)		
<i>Proposed</i>	<i>Nominal Structure</i>	N	None	None	<25	12' max height. Must comply with requirements of Birchwood Building and Zoning Regulations including impervious surface coverage limits and set backs . No person shall place automobiles, vans, or trucks in nominal structure.		play house, dog house, lock box, moveable yard furniture, mail boxes, library boxes, lawn ornaments	None	Ensure compatability, prevent blight, enhance health/safety/welfare
<i>Proposed</i>	<i>Accessory Structure (li</i>	Y	Zoning Permit	City Adm.	>25 - 144	No more than 2 accessory structures per buildable lot. 12' max height. Must comply with requirements of Birchwood Building and Zoning Regulations including impervious surface coverage limits and set backs . No person shall place automobiles, vans, or trucks in storage shed		garage, storage shed,	*Site Plan, Zoning Permit, Detailed impervious surface calculations, Example of exterior treatment, Construction plans signed by registered Architect or Engineer, concrete foundation required as a minimum	Ensure compatability, prevent blight, enhance health/safety/welfare
White Bear Lake	<i>Accessory Bldg. - (used as play structure)</i>	N	none		<120*	*1 per residence, height restricted to 12', restricted to 10% of rear yard provided combined garage & accessory structure <1000 sf		garage, storage shed,	Details of anchorage of walls to ground	Ensure compatability, prevent blight, enhance health/safety/welfare
White Bear Lake	<i>Accessory Bldg. - (used for tool or storage shed)</i>	Y	Adm. Variance		<120*	*1 per residence, *height restricted to 12', *625 sf or 10% of rear yard provided combined garage & accessory structure <1000 sf		garage, storage shed,	*Site Plan, Adm. Permit	Ensure compatability, prevent blight, enhance health/safety/welfare
White Bear Lake	<i>Accessory Bldg. - (used for tool or storage shed)</i>	Y	Adm. Variance		>120*	*1 per residence, *height restricted to 12', *625 sf or 10% of rear yard provided combined garage & structure <1000 sf		garage, storage shed,	*Site Plan, Adm. Permit, Construction plans signed by registered Architect or Engineer, concrete foundation required as a minimum	Ensure compatability, prevent blight, enhance health/safety/welfare
North St Paul	<i>Accessory Bldg. - (used for tool or storage shed)</i>					*1 per residence in addition to attached garage, *height restricted to 12', *200 sf. The total square feet of an accessory building shall not exceed ten percent (10%) of the lot area, and in no case shall it exceed (1,000) square feet of gross floor area. The sum of all square footage for attached garages and detached garages shall not equal or exceed the finished livable floor area of the footprint (ground floor) of the principal structure to which it is an accessory		storage shed	In order to review proposals for compliance to this Chapter, the following plans must be submitted to the City: site plan, landscape plan, building plan and, for certain uses a site analysis plan.	
White Bear Twp	<i>Accessory Bldg.</i>	Y	Zoning Permit	Adm.	<120			Structures	*Boundary survey, *Site Plan, *Exterior elevation drwgs	Ensure compliance

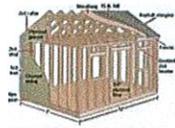
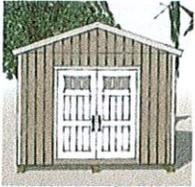
		Y	Building Permit	Adm.	>120			Structures	*Boundary survey, *Site Plan, *Exterior elevation drwgs, Const plans by Arch or Eng.	Ensure compliance
	<i>Accessory Bldg.</i>									
		Y	Zoning Permit	Adm.				Driveways, fences, pool	*Boundary survey, *Site Plan, *Exterior elevation drwgs	Ensure compliance
	<i>Accessory Use.</i>									



**12x12
Shed
Plans**

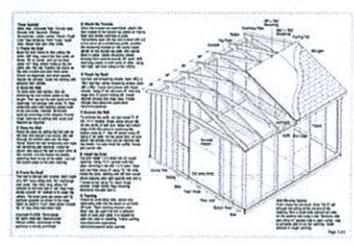
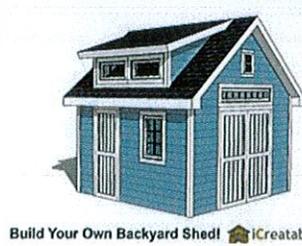
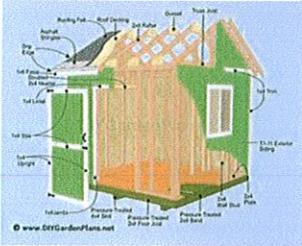
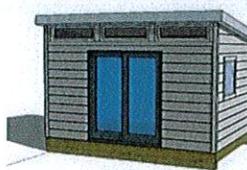


Build Your Own Backyard Shed! iCreatables.com

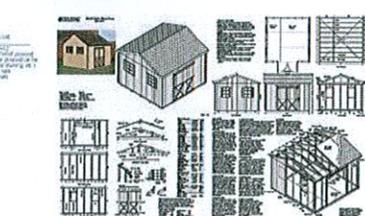
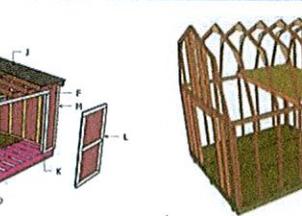
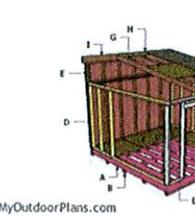


**"Detailed 10x12 Shed
Plans & Blueprints"**

[Click Here And Get The Plans](#)



Build Your Own Backyard Shed! iCreatables.com



Explore more searches like [Free DIY Shed Plans 12X12](#)



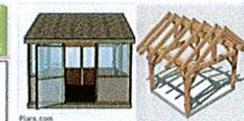
Storage Shed Plans 12X12



PDF Shed Plans 12X12



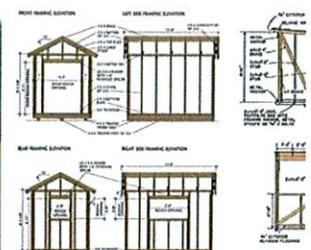
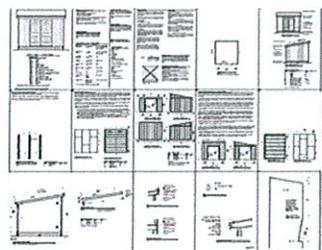
12x12
Shed
Plans



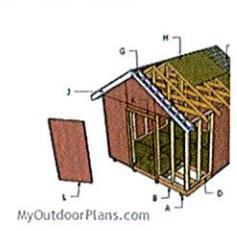
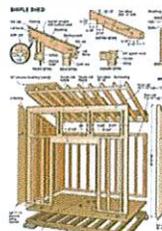
Gazebo Plans 12X12



Woodworking Shop Floor Pl



MyOutdoorPlans.com



MyOutdoorPlans.com

[Feedback](#)

302. ZONING CODE: REQUIREMENTS AND PERFORMANCE STANDARDS

302.010. LOT REQUIREMENTS. All lots created after the date of enactment of this ordinance must conform to the following dimensions, utilizing only that land above the ordinary high water level of any lake, pond, or wetland.

1. Minimum lot size per dwelling unit:

Lots abutting lake or wetland: 15,000 sq. ft.

All other lots 12,000 sq. ft.

2. Minimum lot width at front building line and at the ordinary high water level of any lake or wetland:

Lots containing two dwelling units: 135 ft.

All other lots: 80 ft.

302.015. UNDERSIZED LOTS. Any lot of record as of January 1, 1975, which remains in its then-existing dimensions and which does not meet the requirements of this Code may nevertheless be utilized for single-family detached dwelling purposes provided the requirements of 302.010 are at least 60% of those as required.

“AMENDED BY ORDINANCE 2019-03-02; JUNE 11, 2019.”

302.020. STRUCTURE LOCATION REQUIREMENTS

1. GENERAL REQUIREMENTS. All structures must be located so that minimum setback requirements are met or exceeded. All measurements (in feet) as set forth below shall be determined by measuring from the foundation of the appropriate structure perpendicular to the appropriate lot line.

Exceptions: Front, back, side street and other lot line setback requirements shall not apply to chimneys, flues, belt courses, sills, pilasters, lintels, ornamental features, cornices, eaves, gutters, and the like, provided they do not project more than two (2) feet into a required yard setback.

2. MINIMUM SETBACK REQUIREMENTS:

<u>Lot line or Land Boundary</u>	<u>TYPE OF STRUCTURE</u>		
	<u>Fences</u>	<u>Driveways & Walkways</u>	<u>All Other Structures</u>
Municipal Street Front, Back, and Side	20 ft.	0	40 ft.
County Road Front, Back, and Side	20 ft.	0	50 ft.
Ordinary High Water Level of Lost Lake	75 ft.	75 ft.	75 ft.
Ordinary High Water Level of White Bear Lake, Hall's Marsh, and other wetlands	50 ft.	50 ft.	50 ft.
All Other Lot Lines	0 ft.	1 ft.	10 ft.

The ordinary high water levels of three water bodies have been established to be the following:

ORDINARY HIGH WATER LEVELS (Feet Above Mean Sea Level)

DNR ID #82-167	White Bear Lake	924.7 (NGVD, 1929)
DNR ID #82-134	Lost Lake	925.6 (NGVD, 1929)
DNR ID #82-480W	Hall's Marsh	924.7 (NGVD, 1929)

3. ACCESSORY STRUCTURES. No accessory building or structure, unless an integral part of the principal structure shall be erected, altered, or moved to, within five (5) feet of the principal structure except fences, driveways, walkways, and decks which may be as close as actually abutting the principal structure.

4. SETBACK REQUIREMENTS EXCEPTIONS.

a. Street and Highway Setbacks: If structures on adjacent lots, existing as on January 1, 1975, have lesser street or highway setbacks from those required, the minimum setback of a new structure may conform to the prevailing setback in the immediate vicinity. The City Council shall, upon recommendation of the Planning Commission, determine the necessary minimum front yard setback in such areas.

- b. Dock and Pier Setbacks: Setback requirements from the ordinary high water levels shall not apply to piers and docks. Locations of piers and docks shall be controlled by applicable state and local regulations.
- c. Retaining Wall Setbacks: Front, back, side street and other lot line setback requirements shall not apply to retaining walls except that the ordinary high water level setback requirements shall apply to retaining walls.
- d. Nominal Structures: Front, back, side street and other lot line setback requirements shall not apply to nominal structures such as small arbors, moveable yard furniture, moveable docks, storage boxes, dog houses, mail boxes, library small boxes, lock boxes, flagpoles, lawn ornaments and other similar items, which shall be exempt from setback regulations, but not including decks, platforms, or shelters such as pergolas.

“AMENDED BY ORDINANCE 2013-08-01; AUGUST 13, 2013.”

5. STRUCTURES IN WETLANDS. No structures are allowed within any wetlands.

“AMENDED BY ORDINANCE 1997-2; AUGUST 12, 1997.”

“AMENDED BY ORDINANCE 2003-1; FEBRUARY 12, 2003.”

302.030. HIGH WATER ELEVATIONS. All buildings shall be located such that the lowest floor surface is at a level at least three (3) feet in elevation above the highest known water level of any lake, pond, or wetland adjoining the lot. For three water bodies the high known water levels are:

HIGHEST KNOWN WATER LEVELS (Feet Above Mean Sea Level)

DNR ID #82-167	White Bear Lake	926.7 (NGVD, 1929)
DNR ID #82-134	Lost Lake	927.0 (NGVD, 1929)
DNR ID #82-480W	Hall's Marsh	926.7 (NGVD, 1929)

302.040. STRUCTURE REQUIREMENTS.

- 1. Each dwelling unit must have a floor area of at least 900 square feet.
- 2. The maximum square footage of a storage shed is 144 square feet. No person shall place automobiles, vans, or trucks in a storage shed.

302.045 STRUCTURAL HEIGHT RESTRICTIONS

1. STRUCTURAL HEIGHT LIMITATION: The maximum height of a structure as calculated by Method A or Method B (see below) is as follows:

<u>Structure type</u>	<u>Structure Height Limitation</u>
Principal Structure/attached garage	30 feet
Detached garage	18 feet
Detached storage shed	12 feet

“AMENDED JUNE 14, 2016”

“AMENDED DECEMBER 13, 2016”

METHOD A: (Most applicable to 3-dimensional structures, e.g. houses and garages.) The maximum height of a structure is the difference between the elevation of the highest point of the structure and the average elevation of the grade plane. The grade plane shall be calculated based on the method shown in Exhibit A below. Elevation points at the ground level shall be evenly distributed along each façade.

“AMENDED JUNE 14, 2016”

METHOD B: (Most applicable to structures which are mainly 1- or 2-dimensional, e.g. towers and walls.) The maximum height of a structure is the difference in elevation between any point on the structure and the ground directly below that point.

2. Grading/Fill Limitation

The existing grade of the property shall not be raised around a new building or foundation in order to comply with the height requirements of this code.

“AMENDED JUNE 14, 2016”

3. Tallest Point Limitation

Regardless of the structure height limitations for principal structures specified in section 302.045 subsection 1 above, the lowest point on the façade to the tallest point of a structure shall not exceed 35 feet. Also, the tallest point of an attached garage shall not exceed the height of the tallest point of the principal structure.

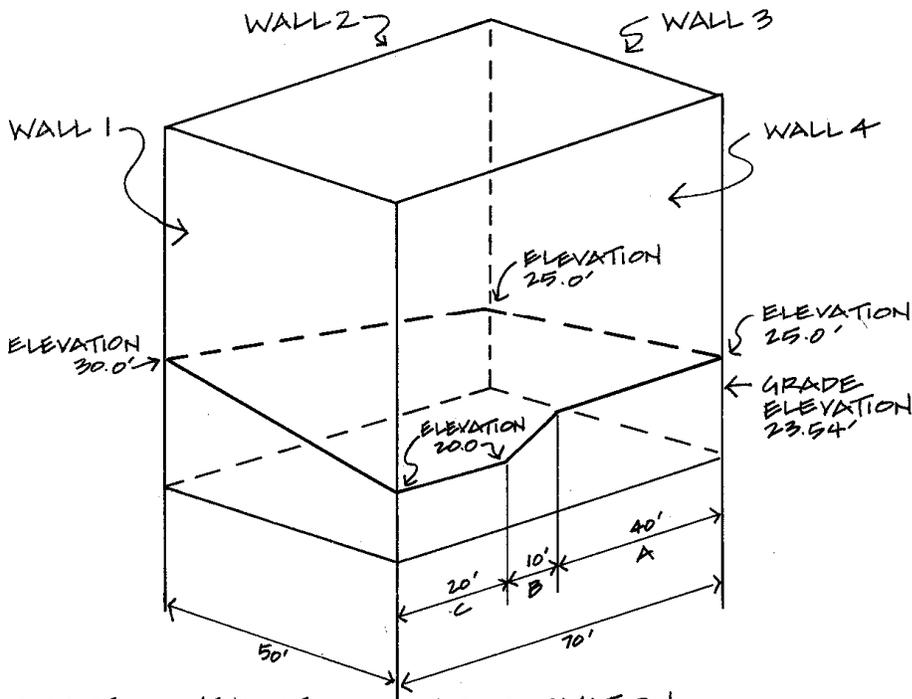
“AMENDED JUNE 14, 2016”

4. Exceptions.

The structure height and tallest point limitations established herein shall not apply to chimneys and flues provided the footprint or horizontal area of the chimney or flue does not exceed 16 square feet and the top of the chimney or flues and does not extend more than three feet above the tallest point of the structure.

Exhibit A:

ILLUSTRATION 10: GRADE, GRADE ELEVATION



GRADE = AVERAGE GROUND ELEVATION

$$\text{WALL 1} \quad \frac{20.0 + 30.0}{2} \times 50 = 1250$$

$$\text{WALL 2} \quad \frac{30.0 + 25.0}{2} \times 70 = 1925$$

$$\text{WALL 3} \quad \frac{25.0 + 25.0}{2} \times 50 = 1250$$

$$\text{WALL 4} \quad \text{A-} \quad 25.0 \times 40 = 1000$$

$$\text{B-} \quad \frac{25.0 + 20.0}{2} \times 10 = 225$$

$$\text{C-} \quad 20.0 \times \frac{20}{240} = \frac{400}{5650}$$

$$\text{GRADE} = \frac{5650}{240} = 23.54$$

“AMENDED BY ORDINANCE 2000-1; FEBRUARY 8, 2000”

“AMENDED BY ORDINANCE 2003-1; FEBRUARY 12, 2003”

“AMENDED BY ORDINANCE: JUNE 14, 2016.”

“AMENDED BY ORDINANCE: DECEMBER 13, 2016.”