



MEMORANDUM

DATE: May 24, 2021

TO: Honorable Mayor and City Councilmembers
Dave Perrault, City Administrator

FROM: Jane Kansier, AICP, Bolton & Menk
Corrin Bemis, Bolton & Menk

SUBJECT: Planning Case #21-008 – Public Hearing Required
Applicant: City of Arden Hills
Request: Zoning Code Amendment – Chapter 13 – Section 1330.03 Subd. 5, E

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

Council Should Consider

Motions to approve, table, or deny the following:

- Planning Case 21-008 for an amendment to the language Section 1330.03 Subd. 5, E of the Arden Hills City Code to permit accessory storage sheds within the required structure setback from the ordinary high water level of up to 100 square feet in size and 8 feet in height.

Approval of a Zoning Code Amendment requires an affirmative vote of three councilmembers.

Background

The City Council was asked to hold the required public hearing for Planning Case 21-008 under Agenda Item 9C. A full evaluation of the proposed redevelopment and supporting attachments are included in the staff report under Agenda Item 9C. The remainder of this memo focuses on the requested approvals, findings of fact and the staff recommended conditions if a motion to approve is made.

Suggested Findings of Fact

The Planning Commission reviewed this application at their May 5, 2021, meeting and have offered the following findings of fact for your consideration:

General Findings:

1. The City of Arden Hills is proposing amendments to the language of Chapter 13 – Zoning Code of the City Code.

2. The City of Arden Hills is proposing to permit accessory storage sheds within the required structure setback from the ordinary high water level of up to 100 square feet in size and 8 feet in height.
3. Amendments to the Shoreland Regulations require approval from the Minnesota DNR.
4. Amendments to the Zoning Code regulations require a public hearing prior to action by the City Council.

Options and Motion Language

The Planning Commission reviewed this application at their May 5, 2021 meeting. At that time, they recommended approval with amendments of Planning Case 21-008 for a Zoning Code Amendment to Chapter 13 of the Arden Hills City Code to permit accessory storage sheds of up to 100 square feet in size and 8 feet in height within the required structure setback from the ordinary high water level by a 4-0 vote. The following are motion language options for the City Council to consider.

- **Approval:** Motion to *approve* Planning Case 21-008 for a Zoning Code Amendment to Chapter 13 of the Arden Hills City Code to permit accessory storage sheds of up to 100 square feet in size and 8 feet in height within the required structure setback from the ordinary high water level as presented in the May 5, 2021 Report to the Planning Commission.
- **Approval with Amendments:** Motion to *approve* Planning Case 21-008 for a Zoning Code Amendment to Chapter 13 of the Arden Hills City Code to permit accessory storage sheds of up to 100 square feet in size and 8 feet in height within the required structure setback from the ordinary high water level as presented in the May 5, 2021 Report to the Planning Commission with amendments. *a specific reason should be included with amendments.*
- **Denial:** Motion to *deny* Planning Case 21-008 for a Zoning Code Amendment to Chapter 13 of the Arden Hills City Code to permit accessory storage sheds of up to 100 square feet in size and 8 feet in height within the required structure setback from the ordinary high water level: *findings to deny should specifically reference the reasons for denial.*
- **Table:** Motion to table Planning Case 21-008 for a Zoning Code Amendment to Chapter 13 of the Arden Hills City Code to permit accessory storage sheds of up to 100 square feet in size and 8 feet in height within the required structure setback from the ordinary high water level: *the Planning Commission should identify a specific reason and/or information request should be included with a motion to table.*

Budget Impact

N/A

Attachments

- A. Draft Ordinance 2021-004
- B. Presentation