CITY OF SHOREVIEW
AGENDA
PLANNING COMMISSION
Tuesday September 22, 2026
7:00 PM

Under MN Statutes 13D.02 and city policy, members may participate remotely.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF AGENDA**

4. **APPROVAL OF MINUTES**
   4.A August 25, 2026 Meeting Minutes

5. **REPORT ON CITY COUNCIL ACTIONS**

6. **OLD BUSINESS**

7. **NEW BUSINESS**
   7.A 450 Horseshoe Drive West- Residential Design Review - TJB Homes
   7.B 5710 Deer Trail East - Special Purpose Fence - Mustonen
   7.C 406 Horseshoe Dr - Residential Design Review and Variances - Robert Thomas Homes
   7.D 3760 Lexington Ave N -Â Planned Unit Development Concept - Suite Living Senior Care, Hampton Companies LLC

8. **MISCELLANEOUS**
   8.A 2026 Calendar and Meeting Assignments

9. **ADJOURNMENT**

Memorandum

TO:	Planning Commission
FROM:	Niki Hill, AICP , Assistant Community Development Director
DATE:	September 22, 2026
SUBJECT:	August 25, 2026 Meeting Minutes
ITEM NUMBER:	4.A
SECTION:	APPROVAL OF MINUTES

REQUESTED MOTION
Approve the Planning Commission meeting minutes from August 25, 2026

INTRODUCTION

DISCUSSION

RECOMMENDATION
To approve the minutes from the August 25, 2026 Planning Commission meeting.

ATTACHMENTS
August 25, 2026 Planning Commission Meeting Minutes

SHOREVIEW PLANNING COMMISSION
MEETING MINUTES
AUGUST 25, 2026

CALL TO ORDER

Chair John called the August 25, 2026 Shoreview Planning Commission meeting to order at 7:00 pm.

ROLL CALL

The following Commissioners were present: Chair John; Commissioners Ahmadvand, Anderson, Cordes, Solomonson and Westadt.

Commissioner Helgen arrived late.

Staff Present: Asst. Community Development Director Niki Hill, AICP
Senior Planner Izaak Peterson
Associate Planner Will Harris
City Attorney Rebecca Duren

APPROVAL OF AGENDA

MOTION: by Solomonson, seconded by Westadt to approve the August 25, 2026 Planning Commission meeting agenda as presented.

VOTE: AYES - 6 NAYS - 0

APPROVAL OF MINUTES - JULY 28, 2026

MOTION: by Westadt, seconded by Cordes to approve the meeting minutes of July 28, 2026, as presented.

VOTE: AYES - 6 NAYS - 0

REPORT ON CITY COUNCIL ACTIONS

Hill said the Chipotle comprehensive sign plan was approved by the city council at the August 17, 2026 city council meeting.

OLD BUSINESS

There was none.

NEW BUSINESS

Harris noted that the variance request application for 5803 Churchill was pulled from the agenda after the notice was sent.

675 SUNSET CT. - FENCE HEIGHT VARIANCE - MARK PALMQUIST

Presentation by Associate Planner Will Harris

The property is located on the eastern side of Turtle Lake. The northern part of the property abuts a city right-of-way easement that is undeveloped, known as Dohm's Alley, platted in 1916 with a width of 15.5 feet. In 2001, the property owners at 5059 Alameda, 690 and 688 Birch Lane South signed a shared access agreement for this portion of the alley including street repairs and street plowing. The portion of the applicant's property along that city easement is used as a back yard area. This is where the fence is requested.

The property is zoned R1, Detached Residential and is a substandard riparian lot due to the lot width of 36.55 feet along Sunset Court. The lot area is 43,221 square feet and a lot width along Turtle Lake of 83.69 feet. The properties developed with a single family home built in 2019, and consists of 3,772 square feet with attached garage.

There was a residential design review/variance request in 2017, when a lakeside setback variance was granted due to the unique lot shape and adjacent property setback average.

The proposal is to construct a 4-foot fence and a 6-foot fence along the northernmost property lines. The 4-foot fence can be approved administratively. The variance is to Section 107.65(d)(7)(b)(1) which states that fences in front yards or adjacent to a public road right-of-way cannot exceed four feet in height.

Staff Review

Staff believes requesting a fence is reasonable. There is practical difficulty. The unutilized easement location creates a unique circumstance inhibiting construction of a fence that would otherwise be allowed in the proposed location. The character of the neighborhood would not be altered. A four-foot fence would be allowed. The extra two feet would not be noticeable due to the restricted access from Dohm's Alley. The fence will be nearly 200 feet from Sunset Court and 200 feet from Alameda Street and hidden from surrounding properties.

Property owners within 150 feet were notified of the variance request. One comment of opposition was received.

Staff recommends adoption of Resolution 26-66 approving the variance with the conditions outlined in the resolution.

Commission Questions
Ahmadvand clarified that there are driveways being accessed from the alley.

Solomonson asked if the 450-foot right-of-way extends to the corner of the proposed fence. Harris said the right-of-way extends approximately 15 feet into where the 6-foot fence is proposed. The alley does not extend to where the fence is proposed on the eastern side. Solomonson verified that the city will not be plowing any portion of the alleyway. He asked if there are any other fences on Dohm's Alley. Harris said, no.

Anderson asked if fence placement along an easement differs from placement along a property line. Harris said there is no difference. The fence must be located wholly within the homeowner's property line, which is inspected after installation.

Applicant Statement
Mark Palmquist, 675 Sunset Court, said that courier vehicles, personal vehicles and multiple e-bikes that come to the end of the alleyway use his yard to turn around and go back out. Two vehicles have driven across his yard to reach Sunset Court. As a result of the turn arounds, he has had to replace multiple sprinkle heads. This property was a former resort area that was open and people used it to get to Sunset Court. The fence will help define the border of his property and prevent access. A 4-foot fence is easy to hop over. The reason for the 6-foot variance is because there is a hill which will give better definition to his property as well as privacy from the driveways with access and headlights.
Commissioner Helgen arrived at the meeting at this time.

Solomonson asked the reason for the 6-foot portion of the fence. Palmquist said the 4-foot fence is consideration for the neighbor's property which sits lower. The 4-foot fence at that point acts as a 6-foot fence. The 6-foot fence is too prevent people from hopping over the fence into his property.

Chair John opened the discussion to public comment. There was none.

Solomonson said it is reasonable to minimize cut-through traffic. The concerns expressed have to do with driveway access if the fence is too tall and too close. He asked if there is consideration to vacate that easement. Harris said that relates to the maintenance agreement signed in 2001. The city does not want the liability for such a small stretch of alleyway.

Anderson said he is not sure the commission should be in the position of preventing trespassing, which is more of a police situation. He is not sure of the unique circumstance of the slope of the property. At the point at which it

slopes, there is no longer any alleyway. Should the alley be extended, there could be a 6-foot fence adjacent to an improved right-of-way.

Cordes said if either a 4- or 6-foot prevents people from accessing their garages, he would hope the applicant would have conversations to fix that issue. His difficulty with this variance is that it will change the character of the neighborhood. There are no other fences. It would change the character of the neighborhood to add two feet to the fence at the top of a hill.

Ahmadvand agreed a 4- or 6-foot fence will not prevent a homeowner from backing out of his driveway. The applicant has provided reasonable burden to justify the 6-foot fence.

Westadt said she is in favor of the 6-foot fence. Typically, alleys are this size and width. There is no desire for this to become a full alley all the way through because all the properties to the east do not have driveways and use it as part of their yard. Typical alley fences are 6 feet. Both the properties on Birch have turnaround areas in front of their houses. She does not understand why there would be a delivery truck going that far into the alleyway. This is a reasonable request and she will vote for the variance.

MOTION: by Westadt, seconded by Cordes to adopt Resolution 26-66 approving the variance application submitted by Mark Palmquist, 675 Sunset Ct, for a 6-foot-tall privacy fence that abuts a city road easement.

Said approval is subject to the following conditions:

1. The project must be completed in accordance with this approval. Any significant changes, as determined by the city staff, will require review and approval by the Planning Commission.
2. This variance shall expire within one year of approval if a zoning permit has not been issued for the fence.
3. This approval is subject to a 5-day appeal period.

VOTE: AYES - 7 NAYS - 0

559 HARBOR COURT - RESIDENTIAL DESIGN REVIEW AND VARIANCE — 580 SHOREVIEW LLC

Presentation by Senior Planner Izaak Peterson

The property is zoned R1, Detached Residential. It is a substandard riparian lot due to the front lot width of less than 100 feet. The lot area is 25, 204 square feet, and the depth is 236.5 feet. The property was platted with the Harbor Shores development and has a reduced width by variance approval due to its topography impacts to the road placement in the Harbor Shores plat. There is

a steep slope from Harbor Court to the OHW of Snail Lake. There is a development retaining wall within the property for slope stabilization.

The proposal is to construct a new 2,922 square foot single family home. A variance to Section 115.155(b)(3)(b) is for a building height of 43 feet 10 inches greater than the 35-foot height permitted as measured from the lowest portion of finished grade to the highest peak of the roof.

The location of the proposed home is off the curvature of Harbor Court with a setback of just under 36 feet. The rear setback from the lake is in excess of the minimum 50 feet. There are no adjacent homes to average the setback. There is an Outlot A that is for neighborhood access to the lake. The proposal meets all development code standards except for the request for a height variance.

The measurement for different roof types is from the front finished grade to the highest roof pitch. The height of the front is 28 feet. For a substandard riparian lot, the roof height is measured from the lowest finished grade to the tallest pitch of the roof. On riparian lots the lowest grade is usually on the lake side. In this instance, the height is over 43 feet.

Staff Review
Staff finds reasonable use of the site. The proposed roof building height is 28 feet on the front elevation of the property which is in compliance. The property contains a steep slope. From the required front setback adjacent to Harbor Court, the property loses 8.10 feet of grade within the immediate buildable location for a home. The variance request is proportional to that loss of grade. Alternatives were considered whether the grade could be adjusted through roof height. However, approximately 1500 cubic yards of fill would be needed and additionally a retaining wall. The proposal introduces the least amount of fill to be used. Staff believes the fill to meet the height requirement is well in excess of what would be considered for this type of house and could mean impacts to adjacent properties.

The proposed building height is consistent with the neighborhood—26 to 29 feet standard and 40 to 44 feet measured form the rear.

Property owners within 150 feet were notified of the variance request. No comments have been received.

Staff Recommendation
Staff recommends adoption of Resolution 26-67 granting a variance to increase the maximum permitted building height on a substandard riparian lot from 35 feet to 43 feet 10 inches, subject to the conditions listed in the staff report.

Commission Questions
Solomonson verified that the height change measurement is a result of the property being a substandard riparian lot. Houses adjacent will have walkouts that will look similar. Peterson agreed and on showed a neighboring house being built on a standard lot. Solomonson asked if the width of the lot changes toward the lake. What is considered is a legal width? Would there be a part of the house within an approved width for a standard lot? Peterson said the width widens toward the lake. The width is approximately 100 feet where the house will be built. The restrictive width is only the curve along Harbor Court.

Anderson said that with the fill to meet the height requirement, the back of the house would not be a walkout on the lake side.

Applicant Statement
Bob Moser, 986 Priester Lane, Hudson, WI, stated that the application was thoroughly covered and would be glad to answer any questions.

Chair John asked why the roof would not be lowered. Moser said the character of the neighborhood is the primary reason. Wooddale Builder is building this development. They are a quality builder who build architecturally consistent structures to make the neighborhood attractive. There is a steeper pitch on the front to make the house architecturally consistent with other houses in the neighborhood. The pitch for the second story has been reduced substantially to try to keep the height down as much as possible.

Public Comment
Chair John opened the discussion to public comment.

Jane Freedman, 4445 Harbor Place Court, said when her home was built in 1992. It is a riparian lot that required no trees to be cut or any retaining wall and is a located on a protected bluff. Her house is 3700 square feet without requesting a height variance. This particular parcel has had constant requests for alterations. It is a substandard lot because otherwise one lot would have to be removed from the development which would not be financially profitable. That variance was approved Bob Moser asked to put in a retaining wall, “so that we can establish building pads and end up with a reasonable size back yard.” The retaining wall was allowed and 29 trees were cut between the retaining wall and roadway.
Now there is a strange cross section. While the front of the proposed house will blend in with the neighborhood, the lakeside is the same visual impact as a 4-story high home with a flat roof. Because of the tree removal, much of the

house will be visible from the lake. It is out of character with the rest of the homes on the lake. All of this is caused by the property owner who is not a victim of circumstance. The property owner should work within the confines of the law. The house could be moved forward and not deal with the slope in the back. The criteria are not met to allow a variance, especially the out of character view from the lakeside.

Lee Erickson, 260 Wexford Heights, New Brighton, said he is soon to be a homeowner in this development. He said he believes the house is consistent with the neighborhood and would be pleased to have this house built.

Steve Walsh, 18 Maycomb Lane, North Oaks, said he is the future homeowner to Lot 7, adjacent to the lot in question. He said this community offers brand new home sites with beautiful homes from a good builder. The steep roofs are aesthetically pleasing in modern construction. He supports the variance as shown. His home on a standard lot is at the 42- to 43-foot height.

Doug Jones, 550 Harbor Court, said that the consistency of the homes being built should maintain that type of architecture.

Commission Discussion
Solomonson said the only time the width comes into play is on the street side. Otherwise, it more than exceeds a standard lake lot. He agrees that from the lakeside having the houses be similar is a reasonable request. The uniqueness is the little piece of strip on the street side that is hard to use as a reason to deny this kind of request. It is more important to have consistent houses from the lake view next to each other. This is a realistic request. The lot area is over 25,000 square feet and looks standard. The definition of determining height is a disadvantage to apply that standard to this lot. He supports the variance.

Anderson said he is concerned because there was a request for another lot on this loop and because of that there is a substandard lot and because of that there is this application. There is very little distinction between the lots except on the street side. There is a distinction on paper but no distinction in actuality. However, a different design could be used. There is the fact of a single builder trying to achieve a look for this neighborhood. He is on the fence with this decision.

Cordes agreed with Anderson. He voted no on this development because they would come back and ask for more variances because it was not done properly. Things are being squeezed in improperly to make the most money as opposed to doing what is right. Taking this property individually he

believes it does technically meet the requirements for a variance. He cannot treat the property owner differently when this lot was approved.

MOTION: by Westadt, seconded by Helgen, to adopt Resolution 26-67 granting a variance to increase the maximum permitted building height on a substandard riparian lot from 35 feet to 43 feet 10 inches, for the property located at 559 Harbor Court, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the variance and residential design review applications. Any significant change to these plans, as determined by the Community Development Department, will require review and approval by the Planning Commission.
2. The proposed building height shall not exceed 43 feet 10 inches as measured from the lowest finished grade, as defined, to the highest peak of the building.
3. The variance approval is subject to a five-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
4. All necessary permits from the Rice Creek Watershed District shall be obtained, if required, prior to commencing any construction activity on site, including grading.
5. Shoreland Mitigation is required. The Shoreland Mitigation Affidavit must be executed before the building permit is issued.
6. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.

These actions are based on the following findings of fact:

1. The applicant proposes to use the property in a reasonable manner that is allowed in the R1, Detached Residential District.
2. Unique circumstances are present as stated in Resolution No. 26-67.
3. The character of the neighborhood will not be altered or adversely
4. impacted by the proposed building height.

Discussion:
Chair John said this is more of a design problem than a variance issue and agreed with Commissioners Cordes and Anderson.

VOTE: AYES - 6 NAYS - 1 (John)

804 COUNTY ROAD I W - VARIANCES - ROBERT FREED
Presentation by Associate Planner Will Harris

The property is located on the northern side of Turtle Lake. It is zoned R1 and is a substandard riparian lot. The property consists of 9,896 square feet with a width of 75 feet along County Road I W. Depth is 119 feet along the western property line and 129 feet along the eastern property line. The property is developed with a single family home originally constructed in 1972. In 2003, in a Residential Design Review application, the following were approved:

- Additional 300 square feet of living space above the garage
- Maximum allowed impervious surface of 35.6% with a mitigation affidavit and no lakeside accessory structure
- A lakeside setback of 19.5 feet for the existing deck, but the deck was built with a 17.9 foot setback from the OHW without a permit.

In 2022, a different owner built an illegal water-oriented accessory structure and a gravel parking pad on the eastern side of the driveway without a permit

The current owners purchased the property in September 2025, and put in a hot tub, an additional non-permitted water oriented accessory structure. Currently, the home is a licensed rental property.

There are six violations of city code on the property:

1. Two water oriented accessory structures with the hot tub and patio located between the OHW and the required structure setback which amounts to 250 square feet of water oriented accessory structure
2. Current patio is 314 square feet; the hot tub is 62 square feet
3. The side yard setback for the water oriented structure patio is 10 feet; the required setback is 20 feet
4. Any water oriented structure may not be located within the shore impact zone, which is a setback of 25 feet from the OHW. The patio is 10 feet from the OHW. The planning commission has authority to waive this setback requirement but cannot reduce it to less than 10 feet. This exception can be made due to topography or other circumstances acceptable to the city.
5. The total maximum impervious surface is 41.5%, although 35.6% was approved in 2022. Code requires 25%.
6. The further deck addition encroachment is a violation of the structure setback from the OHW which is 50 feet. As a

nonconformity, 19.5 feet was approved as part of the residential design review in 2003.

The applicants propose the following to bring the property into compliance:

- Remove the existing hot tub
- Reduce total square footage of accessory structure to a total of 200 square feet by reducing the patio size and removing the hot tub

The following variances are requested:

- Exceeding the required impervious surface of 25%
- Allowing the water oriented accessory structure patio to encroach into the shore impact zone with a setback from the OHW of 17.9 feet.
- Allow the east side setback for the patio at 10 feet; 20 feet is required
- Allow the attached deck a setback of less than the 50 feet required from the OHW

Staff Review

Staff does not believe there is practical difficulty for the three variances related to increased impervious surface; allowing the water oriented accessory structure patio to encroach into the shore impact zone; and allowing the east side setback for the patio at 10 feet rather than the required 20 feet. The approved residential design review of 2003 conditioned removal of 5% of impervious surface to an approved 35.6%, which still exceeds the maximum allowed of 25%. The preference for a lakeside accessory structure on a site does not justify exceeding the maximum permitted by 10.6%. The site allows for further reduction of the patio for the side setback to conform to the required 20-foot setback.

Staff does believe there is a unique circumstance for the reduction of the OHW setback from 19.5 to 17.9 because of the erosion that has occurred changing the location of the OHW. This proposed setback will not alter the character of the neighborhood. The neighbor to the west has a setback of less than a foot for a deck.

Comments

Notices of the variance requests and residential design review were sent to property owners within 150 feet. One written comment from two homeowners was submitted in opposition.

Engineering staff provided comment on the importance of Shoreview's impervious surface limits to prevent cumulative negative impacts from rain runoff to drainage systems, flooding, and water quality especially in areas that can lead directly into lakes.

Rice Creek Watershed District outlined permitting specifications, which may be required for the removal of the patio if over 50 (5,000 square feet) cubic yards of erodible earth material is stockpiled and/or disturbed.

Staff Recommendation

Staff's recommendation is to deny three variances that: 1) exceed allowed impervious surface; 2) allow encroachment into the shore impact zone for a setback of less than 25 feet for a water oriented accessory structure; and 3) reduce water oriented accessory structure side setback. Staff does recommend adoption of Resolution 26-68 approving the 17.9 foot setback for the existing deck. Approval is subject to the conditions listed in the staff report.

Commissioner Questions

Solomonson asked if the city is trying to get rid of the hot tub and have patio removed. Harris said when the city approved the rental license for the property, complaints were received about parking issues on the gravel pad of the driveway. Upon inspection, other violations were found. A letter was issued to the property owner regarding rental code violations and property violations. This application is to address the property violations. The gravel parking pad was removed to address the rental license violation.

Cordes asked the reason for the variance allowance of 35.6% impervious surface coverage at the residential design review in 2003. Hill said that in 2003, the impervious surface coverage was higher than 35.6%. As part of mitigation, the property owners proposed a reduction to 35.6%, but a water oriented accessory structure was not part of that approval. Harris showed a survey that illustrated a concrete sidewalk around the house

which would account for the increased impervious surface, as well as the movement of the OHW.

Applicant Statement
Robert Freed, 49 South Deep Lake Road, North Oaks, introduced his daughter-in-law, Allie Freed from Lino Lakes.

Allie Freed said her father and mother-in-law own the home that they purchased in September 2025. They agree with staff in allowing the 17.9-foot setback for the existing deck. The setback problem goes back to something no one can control, the shoreline eroding into the lot since 2003. It is nothing that was done by her in-laws. The patio deserves the same consideration. Her in-laws did not build it or rebuild the deck. Both were in place as they are now when the house was purchased last September. The property has been recognized by the city as a substandard lot since before her in-laws owned it. That is why in 2003 the planning commission granted additional flexibility on impervious coverage. The physical constraints were not created by her in-laws but were already recognized by the city on this property.

Staff describes the patio as a matter of preference rather than a unique circumstance. The proposal is not to maintain anything as it stands but to reduce the patio nearly half from 314 square feet to nearly 200 square feet, remove the hot tub entirely and bring impervious surface coverage down from 41.5% to 35.6%, the same amount approved by the planning commission in 2003. Staff's report says this does not change the character of the neighborhood. This home is a family gathering place that operates on a limited basis as a short-term rental. The four variances are about the physical dimensions of a deck and a patio, a setback and a percentage of impervious surface coverage.

The three-part criteria test for a variance in staff's report—reasonable manner, unique circumstance and neighborhood character. Nowhere does staff ask who occupies this home and how often. The criteria are about the land, not the use. The commission is asked to apply the criteria exactly as written. Comments about short-term rental use has no bearing on these four variances and shouldn't factor into the commission's decision. The commission is asked to rule on the dimensions in the application and nothing more. A licensed surveying company was hired to assist with the application. The proposal is for

less, not more. This process has meant real financial costs for her in-laws that will cost more before being resolved. All that is being asked is that the commission apply the same logic to the. patio that staff already applied to the deck and approve all 4 variances.

Chair John opened the discussion to public comment.

Brett Marquard, 800 County Road I, said this is not a unique circumstance. The patio is 10 feet from his property line. It is a luxury amenity that has fostered large gatherings in summer. The challenge for the planning commission is not looking at him or the Freed family but at the overall vision of Shoreview. What is the long-term water quality effect? It is unfortunate that the prior owners did not resolved these issues during the purchase process. As a member of the community who values the parks, the lakes, he would encourage the commission to deny the variance requests as proposed.

Commission Discussion
Solomonson said it is frustrating when issues come to the commission after the fact. If he had been on the planning commission when the patio and hot tub were requested, he would have seen the commission's goal to try and preserve the character of the lake, preserve the setback, drainages. It is a small lot with not much space between the house and the lake. There is not much opportunity for water to not go into the lake. People want to sit on the lakeside so it makes sense for a patio, but there is also a deck. He finds it hard to support the variances and agrees with staff's recommendation.

Anderson said that although the current property owner did not create these circumstances, they were created by a property owner. He recognizes that there is no way to bring this property into conformance for impervious coverage at 25%. Impervious surface coverage at 35% is reasonable. There is a preference in determining impervious surface. Impervious surface that has runoff lakeside does make a difference. He is sympathetic to the situation, but the criteria of unique circumstance are one of the three pillars for a variance, and he believes the commission has to be true to it. He would support staff's recommendation.

Cordes asked for clarification of impervious surface coverage as related

by the applicant and what was reported by staff. Harris said that removal of the lakeside accessory structure is subject to the previously approved impervious surface coverage approved in 2003 because that structure is no longer present on the property. Cordes asked if the entire patio has to be removed to achieve 25%. Harris said the request for an additional 10% requires a variance that was approved in 2003. If the items are removed, they are subject to the previously approved impervious surface from 2003.

Helgen said that those buying a lake property should be able to enjoy the lake. He supports the patio and believes the applicants have made a good faith effort to comply.

Westadt concurred with Commissioners Anderson and Solomonson that It is the responsibility of the homeowner to check compliance with code. She supports staff's recommendation.

Ahmadvand agreed with staff's recommendation.

MOTION: by Westadt, seconded by Solomonson to deny the following three variances submitted by Robert Freed regarding the property at 804 County Road I, each to maintain a patio, water-oriented accessory structure.

1. Variance to Development Code Sec. 115-155 (b) (3) (a) (2): To exceed the maximum allowed impervious surface of 25%.
2. Variance to Development Code Sec. 115-149 (c): A water-oriented accessory structure may exist between the OHW and the required structure setback so long as it does not encroach into the shore impact zone; 25'from the OHW. The existing patio is within the Shore Impact Zone.
3. Variance to Development Code Sec. 115-149 (c) (3) (d): The patio has a side setback that is 10' rather than the 20' required for water oriented accessory structures.

This action is based on the finding that a practical difficulty is not present. The patio was not lawfully established by the previous owner, thereby making it an illegal non-conformity, and the desire to maintain the patio at its current size and location a matter of preference rather than a unique circumstance.

Discussion:
Cordes said he agrees with everything except the impervious surface and having to narrow the patio. What was approved previously includes a portion of concrete that is in the back and around the house. The only difference between the 35% and what is presented is some of the concrete of the house being shifted proportionally to a bigger driveway and to the patio and deck. It is disingenuous of the commission to say that the portion of concrete in the back does not count anymore and the entire patio has to be removed when a prior commission approved it with impervious surface up to 35.6%. That is why he will vote against this motion and in favor of the second one.

Harris showed a survey of the existing conditions prior to the mitigation affidavit. The impervious surface coverage that existed at the time of the survey along with the southern portion of the existing home was removed as part of the mitigation affidavit.

Cordes said he does not understand how 25% is achieved. Hill said the regulation is to help protect the lakeside property and adjust the scale of development on a property. The 25% impervious surface coverage is meant to be scaled to the size of a property. This property is smaller. The 25% may not be a realistic goal based on what is on the property and the size of the property, but that doesn't change the regulations. That is why they are going through the variance process so you can see if that meets the unique circumstances definition. Are they doing enough and are there reasons unique enough? That is for the commission to determine.

Cordes said he does not understand the math. Westadt said if the hot tub and patio are removed, they will be at 35.6% which is what was approved in 2003.

Ahmadvand called for the question.

Westadt requested a roll call vote.

ROLL CALL VOTE:
AYES: Ahmadvand, Anderson, Solomonson, Westadt, John
NAYS: Cordes, Helgen

MOTION: by Westadt, seconded by Anderson to adopt Resolution 26-68 approving the 17.9 foot structure setback submitted by Robert Freed at 804 County Road I W for the existing deck setback on the property. Said approval is subject to the following conditions:

1. The project must be maintained in accordance with the plans submitted with the variance applications. Any significant change to these plans, as determined by the community development department, will require review and approval by the planning commission. Any subsequent expansion of the existing house shall necessitate a new residential design review and variance consideration.
2. A building permit must be applied for the existing deck to ensure the work meets relevant Minnesota State Building Codes.
3. These approvals will expire after one year if a building permit has not been issued for the project.
4. This variance and residential design review approval is subject to a five-day appeal period.

ROLL CALL VOTE:
AYES: Ahmadvand, Anderson, Cordes, Helgen, Solomonson, Westadt, John
NAYS: None

ADJOURNMENT

MOTION: by Westadt, seconded by Cordes to adjourn the meeting on August 25, 2026, at 9:06 pm.

VOTE: AYES - 6 NAYS - 0

ATTEST:

_____

Tom Simonson
Asst. City Manager/Community Development Director

Memorandum

TO:	Planning Commission
FROM:	Izaak Peterson , Senior Planner
DATE:	September 22, 2026
SUBJECT:	450 Horseshoe Drive West- Residential Design Review - TJB Homes
ITEM NUMBER:	7.A
SECTION:	NEW BUSINESS

REQUESTED MOTION

To approve the Residential Design Review request for the new construction of a home at the property located at 450 Horseshoe Drive West subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Residential Design Review application. Any significant changes to these plans, other than the detached garage, as determined by city staff, will require review and approval by the Planning Commission.
2. A building permit must be obtained before any construction activity begins.
3. A Tree Removal and Replacement plan shall be submitted at the time of the building permit application. A tree replacement escrow shall be paid prior to issuance of a grading or building permit.
4. This approval will expire after one year if a building permit has not been issued and construction commenced.
5. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
6. This approval is subject to a 5-day appeal period.

The approval is based on the following finding:

1. The proposal complies with the adopted standards for construction on a substandard riparian lot.

INTRODUCTION

The applicant, TJB Homes, has submitted a residential design review application for the construction of a new home at the property located at 450 Horseshoe Drive West. The application proposes the demolition of the existing house on the property, and construction of a new 3,016 square foot single-family house, which includes an 837 square foot attached garage. The property is a considered a substandard riparian lot located in the R1 District, on Lake Owasso. It is substandard because it does not meet the dimensional width standard for riparian properties.

The proposed construction plans necessitate the following land use considerations:

1. Residential Design Review for a new home construction on a substandard riparian lot.

DISCUSSION

Site Description

The property is a riparian lot located within the R-1 Detached Residential zoning district, located on Horseshoe Drive on the north side of Lake Owasso. The lot has an area of 18,224 square feet (.42 acres). The property contains a width less than 100 feet at the front property line (71.20 feet), which is what classifies it as substandard.

The site currently is developed with a 1,677 square foot house; the existing house on the property was constructed in 1924. The property contains an oversized nonconforming driveway, which is located immediately along the southern (side) property line, and encroaches within required 5-foot side setbacks. The site also includes two nonconforming water oriented accessory structures lake side, which include a 68 square foot shed and 145 square foot deck; where as one structure would otherwise be permitted under current shoreland standards.

The property is situated with a steep slope adjacent Lake Owasso rising 22 feet above the lakes ordinary high water line (OHW). The property contains 8 tree's located throughout the property, and a line of screening arborvitae along Horseshoe Drive.

Project Description

The applicants propose to demolish the existing house and driveway facilities, to construct a new home on the site. The existing nonconforming water oriented accessory structures are proposed to be retained through the new house construction. The proposed house is 2-story's with a below grade basement, and 3,016 square feet in size which includes an attached 3-car garage.

Development Code Requirements

Residential Design Review for Substandard Lots

Development Code Sec 115-155(b) requires that all no structures be expanded, constructed or reconstructed on a substandard lot of record unless design review approval is first obtained from the city in accordance with Sec 103-5. As new house construction is proposed, Planning Commission review and consideration is required. The Development Ordinance requires residential construction on substandard lots to comply with certain design standards in Section 115-155, as summarized below:

Design Standard	Allowed	Existing/ Proposed
Lot Area	15,000 square feet	18,224 square feet
Lot Coverage	25 percent (4,556 square feet)	23.8 percent (4337.31 square feet)
Foundation Area	18 percent (3280.32 square feet)	16.5 percent (3,016 square feet)
Attached Accessory Building Size	1000 square feet	851 square feet
Building Height	35 feet (lowest finished grade to roof peak)	29.8 feet
Front Setback	58.4 (+/- 10) feet	54.5 feet
OHW Setback	82.65 (+/- 10) feet	92.4 feet

Side Setback(s)	5 foot (garage); 10 feet (dwelling)	6.2 feet (garage); 10.5 feet (dwelling)
Building Height	35 feet (lowest finished grade to tallest roof peak)	34 feet 10 inches
Attached Garage Size	1,000 square feet or 80% of dwelling unit foundation area; whichever is more restrictive	837 square feet

As proposed, the submitted building plans appear compliant with all required area, setback, and height and massing requirements outlined within the Shoreland Code, as applicable to substandard riparian lots.

The plans do note the addition of a future lake side deck on the rear of the home. Due to the proposed location of the house at the furthest extent permitted away from the OHW, there appears to be adequate room to pursue future deck of the deck as noted without encroachment within required setbacks.

Shoreland Mitigation
In accordance with Sec 115-156, a shoreland mitigation plan must be submitted for residential development that requires land use approval, including residential design review. A shoreland mitigation plan must include at least two of the following practices: establish a vegetation protection area, establish a vegetation restoration area, the use of natural color and materials on the exterior of the structures (architectural mass), removal of nonconforming structures and reduction of impervious surface coverage, or other practices such as the implementation of stormwater best management practices, as approved.

As a condition of approval, a shoreland mitigation plan must be executed prior to the issuance of a building permit.

Agency Comment
The proposed building plans have been shared for review with partner agencies and city departments. The Ramsey-Washington Metro Watershed district provided comment on Watershed District permitting requirements, and grading/filling and freeboard restrictions within the floodplain of Lake Owasso. Based on the proposed plans, no grading or filling is proposed within the specified floodplain, and the proposed foundation exceeds freeboard requirements.

Public Comment
Property owners within 150-feet were notified of the applicant's request. At the time of this report, no public comments have been received by staff.

RECOMMENDATION
The submitted plans have been reviewed in accordance with the requirements of the Shoreview Development Code. As the proposed plan meets the requirements of new construction on a substandard riparian lot, staff recommends the planning commission approve the Residential Design Review request for the new construction of a home at the property located at 450 Horseshoe Drive West subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the

Residential Design Review application. Any significant changes to these plans, other than the detached garage, as determined by city staff, will require review and approval by the Planning Commission.

2. A building permit must be obtained before any construction activity begins.
3. A Tree Removal and Replacement plan shall be submitted at the time of the building permit application. A tree replacement escrow shall be paid prior to issuance of a grading or building permit.
4. This approval will expire after one year if a building permit has not been issued and construction commenced.
5. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
6. This approval is subject to a 5-day appeal period.

The approval is based on the following finding:

1. The proposal complies with the adopted standards for construction on a substandard riparian lot.

ATTACHMENTS

Subject Property Location Map
Existing Survey
Proposed Survey
Proposed Building Plans
Watershed District Comment

450 Horseshoe Drive W



8/31/2026, 4:10:44 PM

Override 1 Tax Parcels Cities

1:600

0 25 50 100 ft

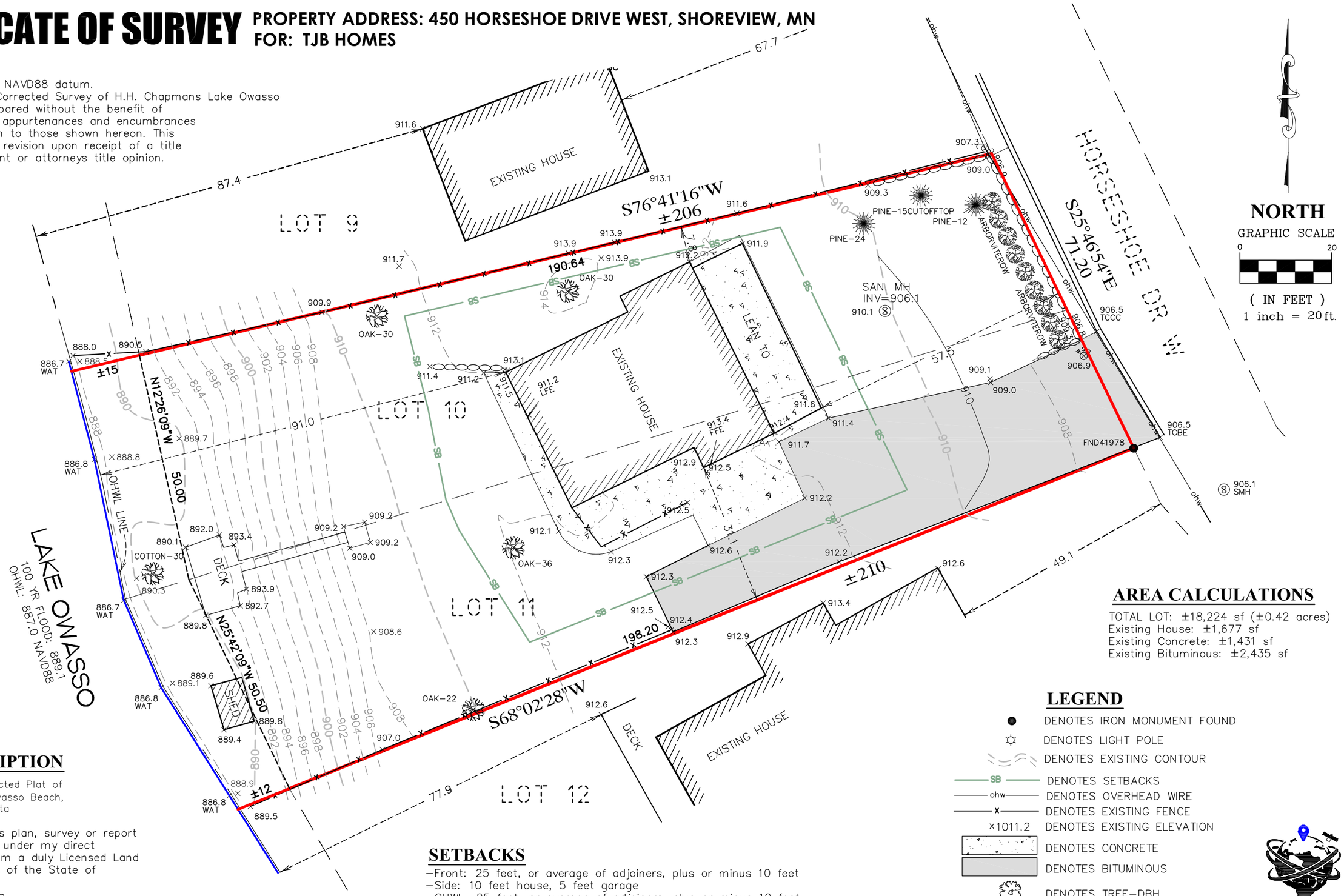
0 5 10 20 m

CERTIFICATE OF SURVEY

PROPERTY ADDRESS: 450 HORSESHOE DRIVE WEST, SHOREVIEW, MN
FOR: TJB HOMES

NOTES:

- Elevations based on NAVD88 datum.
- Basis of bearings: Corrected Survey of H.H. Chapmans Lake Owasso
- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.



NORTH
GRAPHIC SCALE
0 20
(IN FEET)
1 inch = 20 ft.

AREA CALCULATIONS

TOTAL LOT: ±18,224 sf (±0.42 acres)
Existing House: ±1,677 sf
Existing Concrete: ±1,431 sf
Existing Bituminous: ±2,435 sf

LEGAL DESCRIPTION

Lots 10 and 11 in Corrected Plat of H.H. Chapman's Lake Owasso Beach, Ramsey County, Minnesota

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

JOSHUA P. SCHNEIDER

Revised: 8-12-26
Dated: 6-25-2026 RLS#44655

SETBACKS

-Front: 25 feet, or average of adjoiners, plus or minus 10 feet
-Side: 10 feet house, 5 feet garage
-OHWL: 25 feet, or average of adjoiners, plus or minus 10 feet
Max Building Coverage: 25%

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES LIGHT POLE
- DENOTES EXISTING CONTOUR
- SB — DENOTES SETBACKS
- ohw — DENOTES OVERHEAD WIRE
- x — DENOTES EXISTING FENCE
- x1011.2 — DENOTES EXISTING ELEVATION
- DENOTES CONCRETE
- DENOTES BITUMINOUS
- DENOTES TREE-DBH
- WAT — DENOTES EDGE OF WATER

JOB #26278

AtlasLandSurveyLLC.com 9140 Baltimore Street NE #100 Blaine, MN 55449 info@atlaslandsurveyllc.com - (763)238-6278

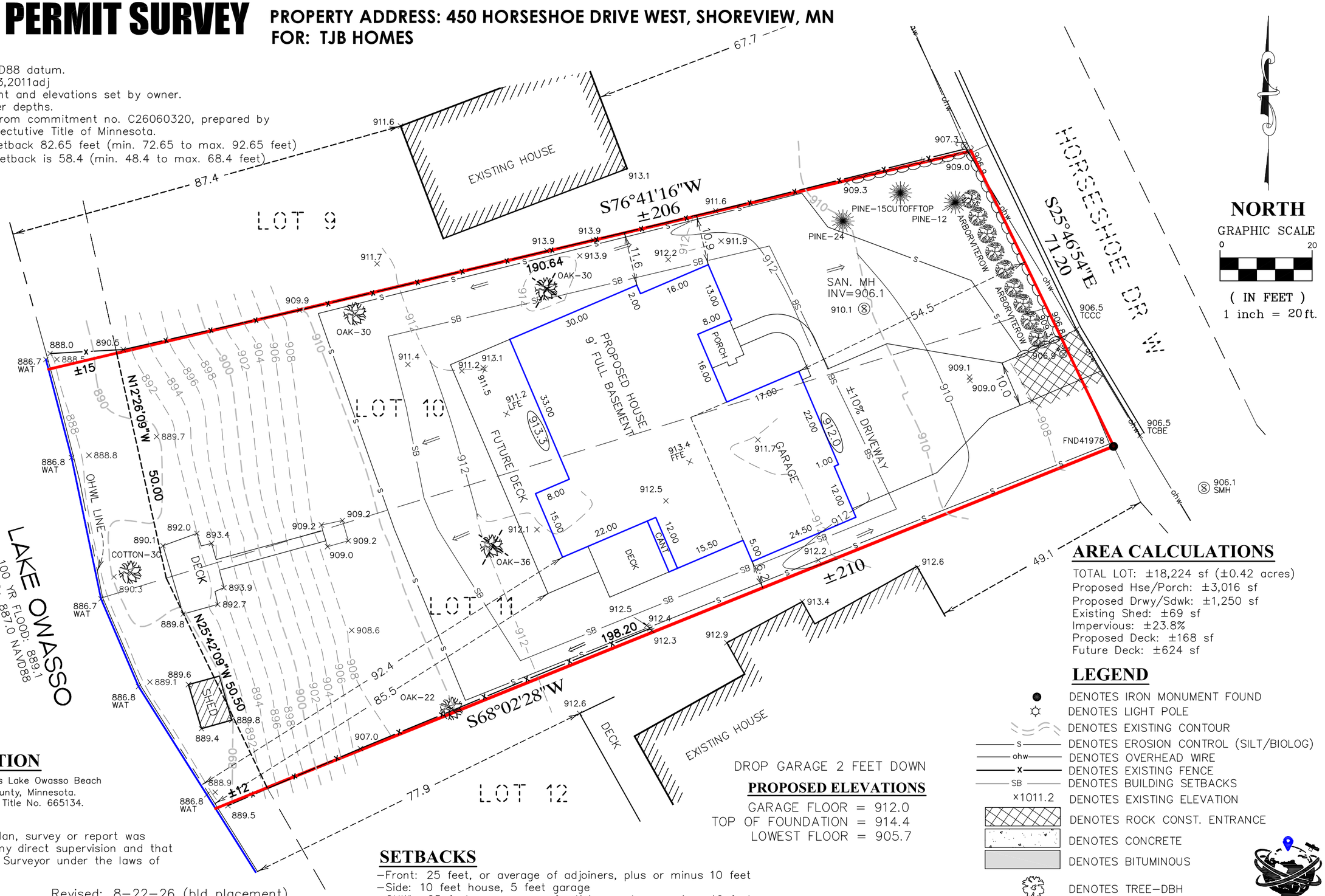
ATLAS -LAND SURVEY-

BUILDING PERMIT SURVEY

PROPERTY ADDRESS: 450 HORSESHOE DRIVE WEST, SHOREVIEW, MN
FOR: TJB HOMES

NOTES:

- Elevations based on NAVD88 datum.
- Basis of bearings: NAD83,2011adj
- Proposed house placement and elevations set by owner.
- Contractor to verify sewer depths.
- Legal description taken from commitment no. C26060320, prepared by Ascension Title, Inc. dba Exectutive Title of Minnesota.
- Average adjoiners lake setback 82.65 feet (min. 72.65 to max. 92.65 feet)
- Average adjoiners road setback is 58.4 (min. 48.4 to max. 68.4 feet)



AREA CALCULATIONS

TOTAL LOT: ±18,224 sf (±0.42 acres)
Proposed Hse/Porch: ±3,016 sf
Proposed Drwy/Sdwk: ±1,250 sf
Existing Shed: ±69 sf
Impervious: ±23.8%
Proposed Deck: ±168 sf
Future Deck: ±624 sf

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES LIGHT POLE
- DENOTES EXISTING CONTOUR
- S — DENOTES EROSION CONTROL (SILT/BIOLOG)
- ohw — DENOTES OVERHEAD WIRE
- x — DENOTES EXISTING FENCE
- SB — DENOTES BUILDING SETBACKS
- ×1011.2 — DENOTES EXISTING ELEVATION
- DENOTES ROCK CONST. ENTRANCE
- DENOTES CONCRETE
- DENOTES BITUMINOUS
- DENOTES TREE-DBH
- WAT — DENOTES EDGE OF WATER

LEGAL DESCRIPTION

Lots 10 and 11, H.H. Chapman's Lake Owasso Beach (Corrected Plat of), Ramsey County, Minnesota.
Torrens Property. Certificate of Title No. 665134.

DROP GARAGE 2 FEET DOWN

PROPOSED ELEVATIONS

GARAGE FLOOR = 912.0
TOP OF FOUNDATION = 914.4
LOWEST FLOOR = 905.7

SETBACKS

-Front: 25 feet, or average of adjoiners, plus or minus 10 feet
-Side: 10 feet house, 5 feet garage
-OHWL: 25 feet, or average of adjoiners, plus or minus 10 feet
Max Building Coverage: 25%

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

JOSHUA P. SCHNEIDER

Revised: 8-22-26 (bld placement)
Revised: 8-18-26 (bld placement)
Revised: 8-13-26 (bld plan update)
Dated: 8-12-2026 RLS#44655

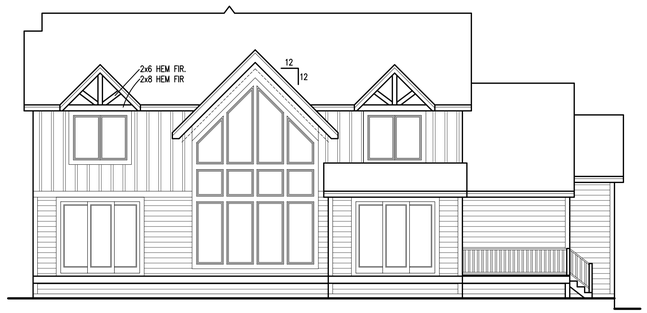
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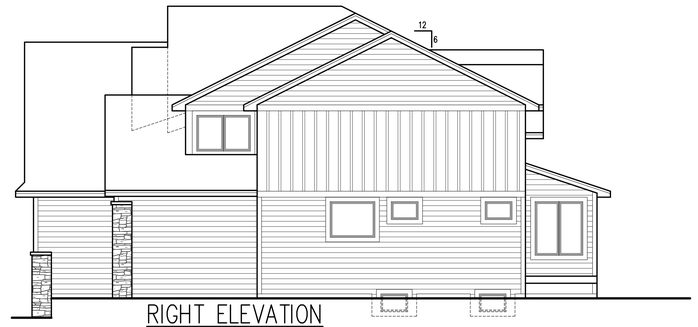
ATLAS -LAND SURVEY-



LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



2x8 HEM FIR
GABLE DETAIL

2,116 SQ. FT. FIRST FLOOR
1,254 SQ. FT. SECOND FLOOR
3,370 SQ. FT. TOTAL
1,334 SQ. FT. BASEMENT
4,704 SQ. FT. TOTAL

837 SQ. FT. GARAGE

CHRIS & TERESA MCDONALD-II
450 WEST HORSESHOE DR.
SHOREVIEW, MN

We hereby agree to furnish all construction materials, labor, equipment and services required to construct the project in accordance with these plans, drawings, specifications, and other documents. In case of a discrepancy, the price work up sheet shall take precedent.

Builder Signature _____ Date _____

TJB Homes,Inc
9100 Baltimore St. NE #102
Blaine, MN 55449
MN Building Contractor #1845

Accepted – These plans, drawings, specifications, and other documents are satisfactory and are hereby accepted.

Buyer/Owner Signature _____ Date _____

Buyer/Owner Signature _____ Date _____

PLEASE SIGN & RETURN THE OFFICE COPY, THANK YOU

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T.J.B. HOMES INC.
BLDRS. LIC. #20001945
SUITE 102 - 9100 BALTIMORE STREET N.E. - BLAINE MN 55449
(763) 780-2944

DATE:
7-31-26
REVISIONS:
8-3-26
8-5-26
8-6-26
8-14-26
XXF
XXG

DRAWN BY:
JR

COMM. NO.
TJB840

SHEET NO.
1

We hereby agree to furnish all construction materials, labor, equipment and services required to construct the project in accordance with these plans, drawings, specifications, and other documents. In case of a discrepancy, the price work up sheet shall take precedent.

Builder Signature _____ Date _____

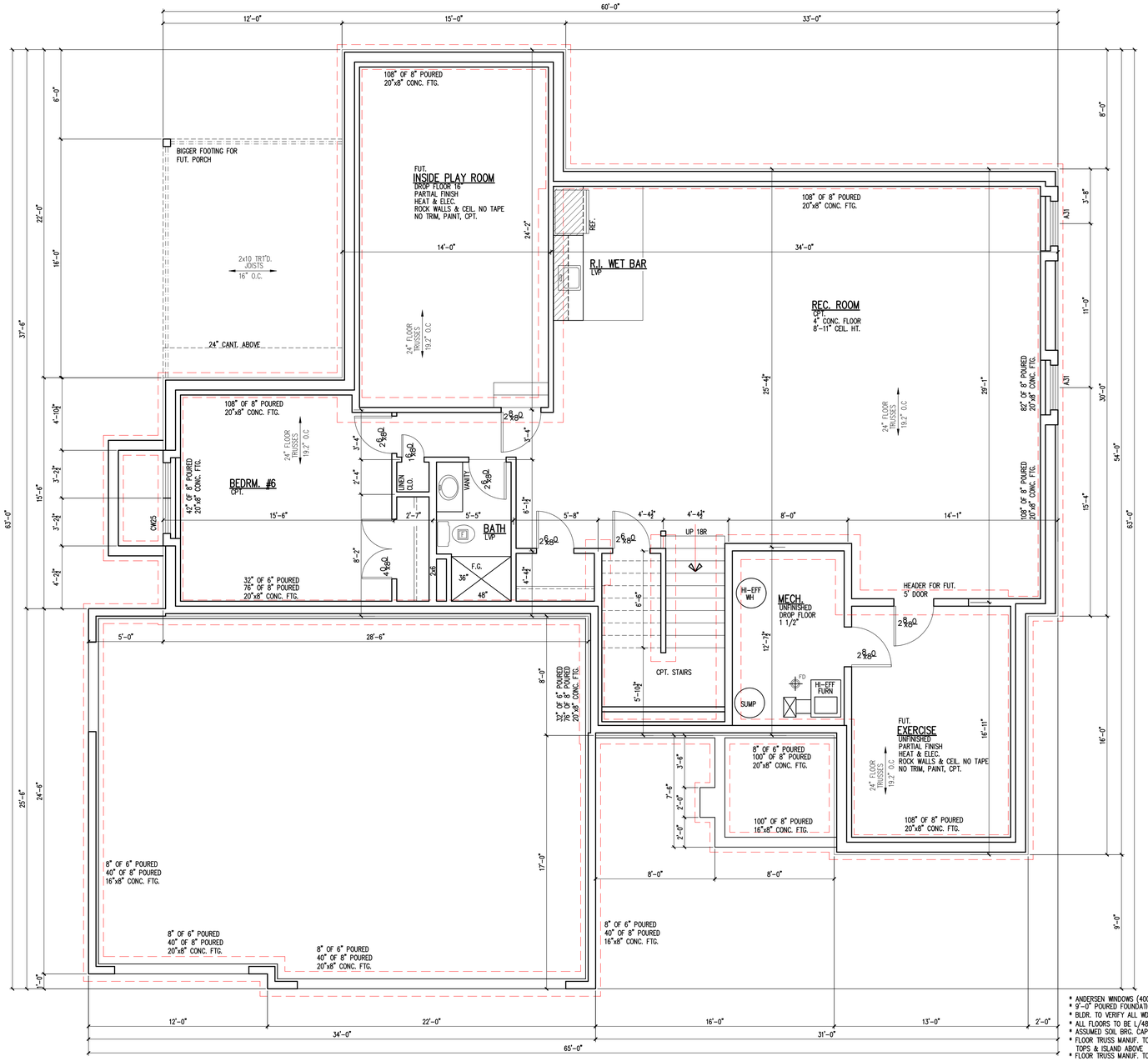
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Buyer/Owner Signature _____ Date _____

Buyer/Owner Signature _____ Date _____

PLEASE SIGN & RETURN THE OFFICE COPY.
THANK YOU



- ANDERSEN WINDOWS (400 SERIES)
- 9'-0" POURED FOUNDATION w/DBL. PLATE
- BLDR. TO VERIFY ALL WDW, DOOR & C.O. HDR. HTS.
- ALL FLOORS TO BE L/480
- ASSUMED SOIL BRG. CAPACITY 2,000 LBS.
- FLOOR TRUSS MANUF. TO VERIFY FRAMING BELOW TOPS & ISLAND ABOVE
- FLOOR TRUSS MANUF. TO PROVIDE HEAT SUPPLY & RETURN CHASE IN TRUSSES

BASEMENT PLAN

SCALE: 1/4" = 1'-0" 1,334 SQ. FT.

INSTALL 6 MIL POLY UNDER BSMT. FLOOR
FRAME WINDOWS ON SILL

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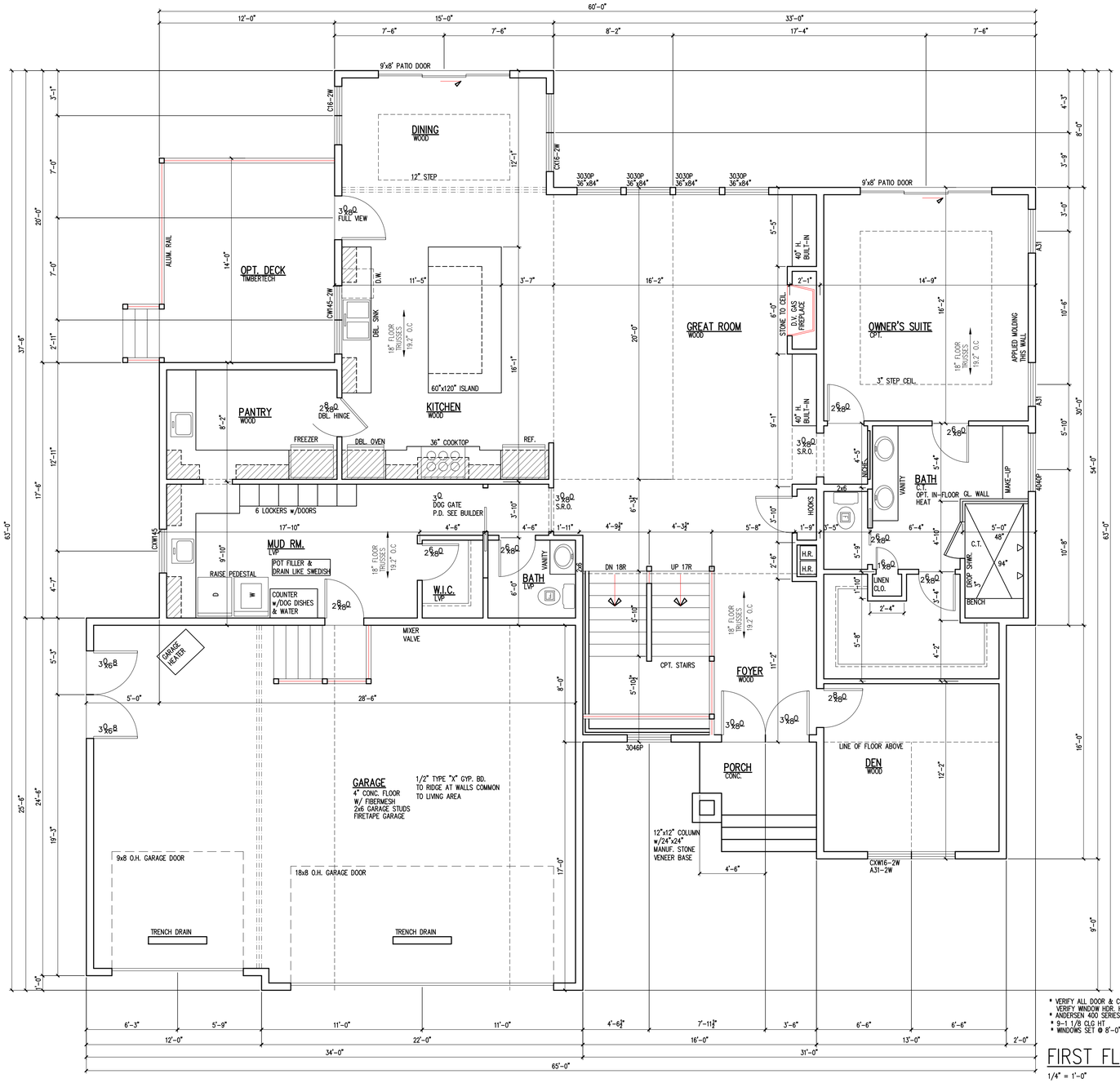
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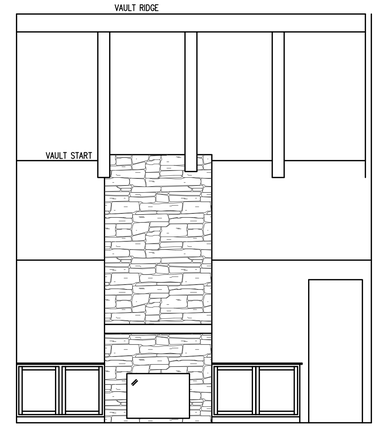
* VERIFY ALL DOOR & C.O. HTS
  VERIFY WINDOW HGR. HTS
* ANDERSEN 400 SERIES WINDOWS
* 9-1 1/8 CLG HT
* WINDOWS SET @ 8'-0" THIS LEVEL (UNLESS NOTED OTHERWISE)

FIRST FLOOR PLAN

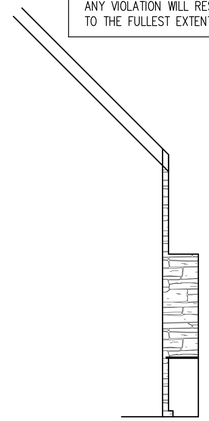
1/4" = 1'-0"

2,116 SQ. FT.

837 SQ. FT. GARAGE



FIREPLACE ELEVATION



We hereby agree to furnish all construction materials, labor, equipment and services required to construct the project in accordance with these plans, drawings, specifications, and other documents. In case of a discrepancy, the price work up sheet shall take precedent.

Builder Signature — Date

TJB Homes,Inc
9100 Baltimore St. NE #102
Blaine, MN 55449
MN Building Contractor #1845

Accepted – These plans, drawings, specifications, and other documents are satisfactory and are hereby accepted.

Buyer/Owner Signature — Date

Buyer/Owner Signature — Date

PLEASE SIGN & RETURN THE OFFICE COPY, THANK YOU

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Builder Signature _____ Date _____

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9100 Baltimore St. NE #102
Blaine, MN 55449
MN Building Contractor #1845

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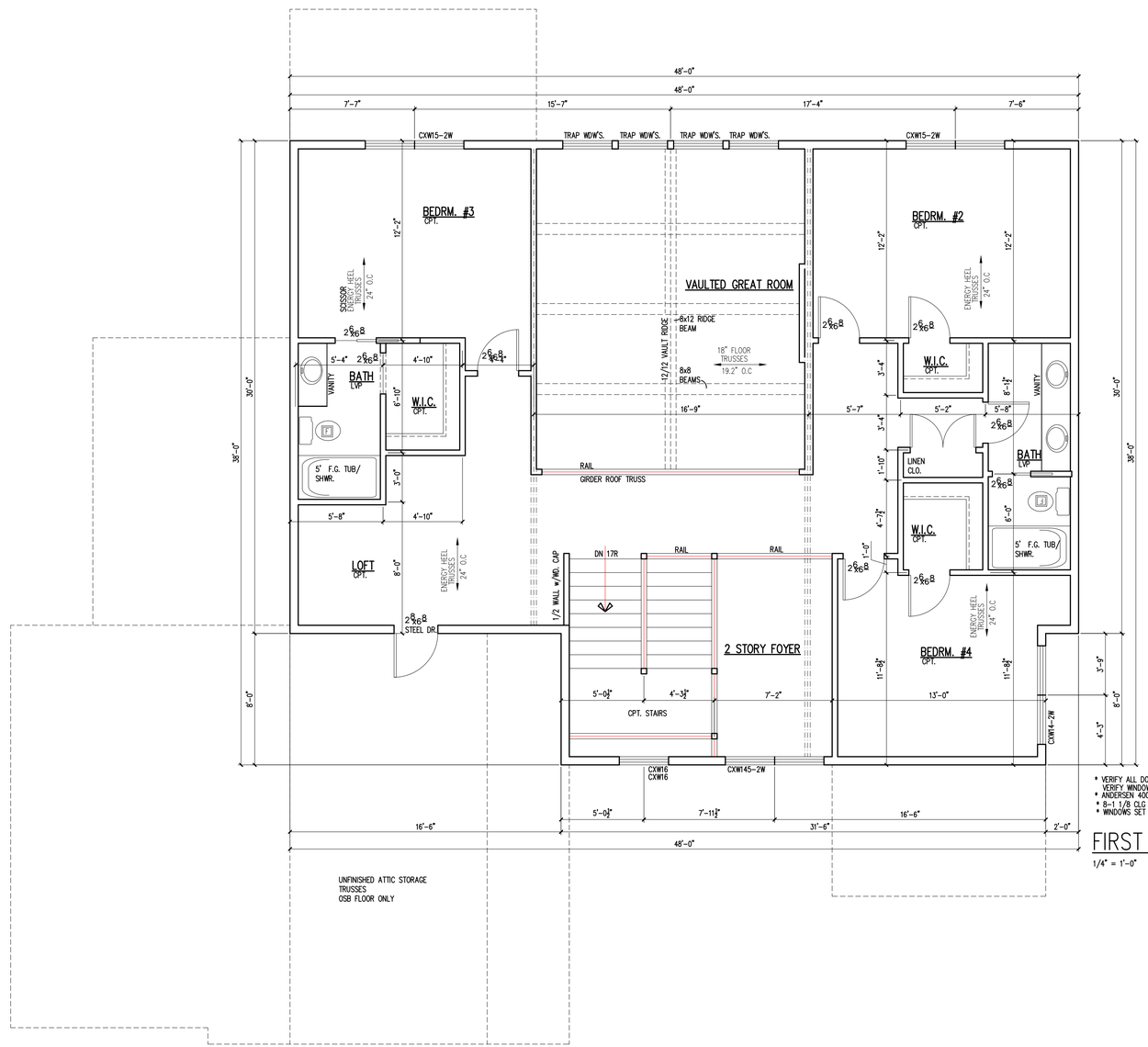
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Buyer/Owner Signature _____ Date _____

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* VERIFY ALL DOOR & C.O. HTS
VERIFY WINDOW HDR. HTS.
* ANDERSEN 400 SERIES WINDOWS
* 8-1 1/8 CLG HT.
* WINDOWS SET @ 7'-0" THIS LEVEL (UNLESS NOTED OTHERWISE)

FIRST FLOOR PLAN

1/4" = 1'-0" 1,254 SQ. FT.

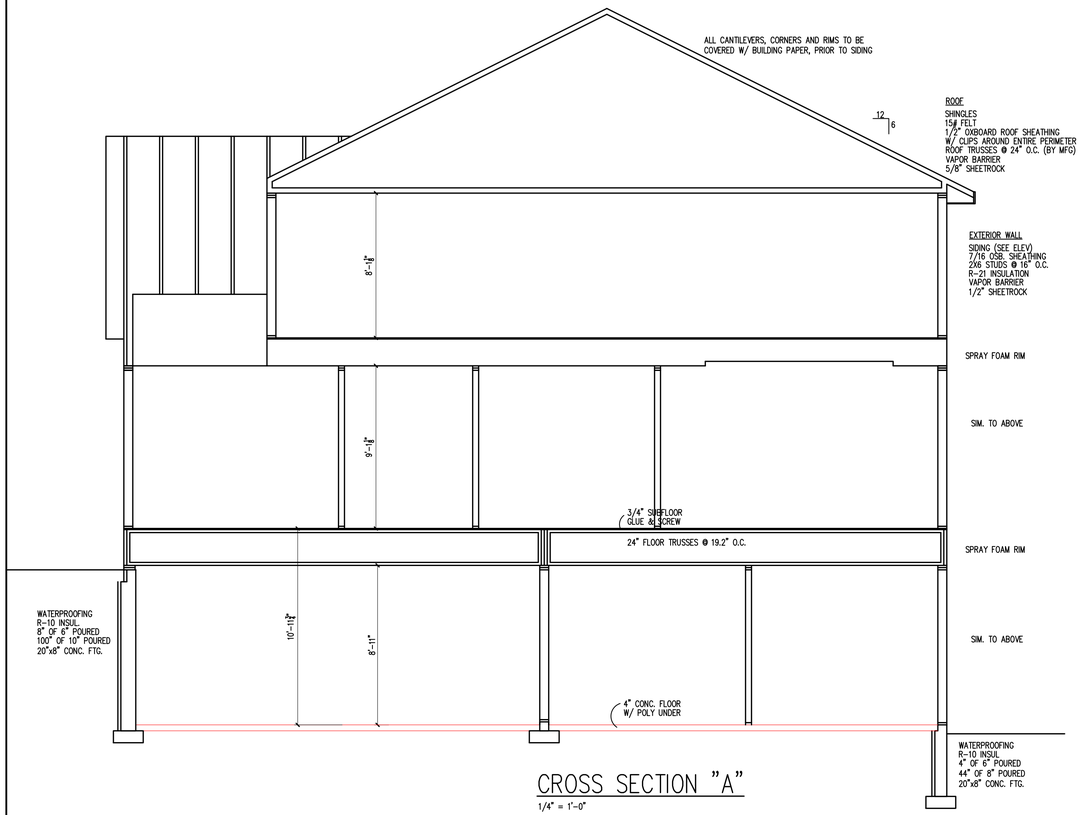
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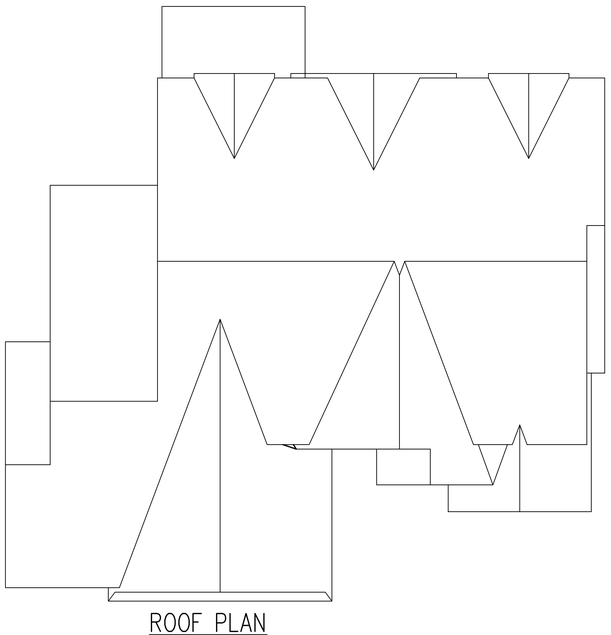
COMM. NO.
TJB840

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4



CROSS SECTION "A"

1/4" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

We hereby agree to furnish all construction materials, labor, equipment and services required to construct the project in accordance with these plans, drawings, specifications, and other documents. In case of a discrepancy, the price work up sheet shall take precedent.

Builder Signature — Date

TJB Homes,Inc
9100 Baltimore St. NE #102
Blaine, MN 55449
MN Building Contractor #1845

Accepted – These plans, drawings, specifications, and other documents are satisfactory and are hereby accepted.

Buyer/Owner Signature — Date

Buyer/Owner Signature — Date

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TJB840

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SHOREVIEW

Izaak Peterson <ipeterson@shoreviewmn.gov>

Request for Comment- 450 Horseshoe Drive

Nicole Maras <nicole.maras@rwmwd.org> Wed, Sep 2, 2026 at 10:19 AM
To: Izaak Peterson <ipeterson@shoreviewmn.gov>
Cc: Nicole Hill <NHill@shoreviewmn.gov>, Will Harris <wharris@shoreviewmn.gov>

Good morning,

The 100-year water surface elevation for Lake Owasso is modeled at 889.2'. Any grading or import of fill below 889.2' requires review and permitting by RWMWD.

If the project is regulated by RWMWD via activity in the floodplain (like what is described above), our freeboard requirements dictate that the low floor elevation for a new home is minimum 2' above that 100-year of 889.2'. If the project is not regulated by RWMWD due to no alteration of floodplain, we would still recommend the same.

Thanks,

Nicole Maras

Regulatory Program Manager | she/her

Ramsey-Washington Metro Watershed District

2665 Noel Drive | Little Canada, MN 55117

Office Direct: 651-792-7976 | Cell: 651-417-4540

https://link.edgepilot.com/x/USsuoaRJs5qlgOVqD8i3IjQ?u=http://www.rwmwd.org/

[Quoted text hidden]

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

Memorandum

TO: Planning Commission

FROM: Branch Johnson-Roets , Community development intern

DATE: September 22, 2026

SUBJECT: 5710 Deer Trail East - Special Purpose Fence - Mustonen

ITEM NUMBER: 7.B

SECTION: NEW BUSINESS

REQUESTED MOTION

To recommend the city council approve the request for a Special Purpose Fence submitted by Scott and Brooke Mustonen, 5710 Deer Trail East, for a 6-foot-tall privacy fence. Approval is subject to the following conditions:

1. The project must be completed in accordance with this approval. Any significant changes, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The fence shall be set back 10 feet from the property line along Poplar Drive.
3. Vegetation screening shall be planted between the fence and the property line along Poplar Drive.
4. The fence serves a special purpose, which is to provide personal safety and security to the applicant's son. Upon sale of the property or vacation of the property by the applicant and/or their son, the fence shall be brought into compliance with the City's Development Code. The applicant shall notify the City a minimum of 30-days prior to said sale or vacation of the property.
5. The fence shall be maintained in accordance with the standards of the Development Code.
6. The applicant shall obtain a zoning permit for the fence.

INTRODUCTION

Scott and Brooke Mustonen submitted a Special Purpose Fence application to install a 6-foot-tall vinyl privacy fence on their property at 5710 Deer Trail East. A special purpose fence is a fence that is installed for a special purpose and differs from the City's fence requirements due to the construction, height, or length. This application was considered complete on September 9, 2026.

DISCUSSION

Project Description

Mr. & Ms. Mustonen are proposing a 6-foot-tall vinyl privacy fence located within the perimeter of their property. The purpose of the fence is to provide an unclimbable safety barrier for their son, who has a medical diagnosis of Autism, level 3, and is considered a "Severe Eloper". A Special Purpose Fence Permit is needed because the proposed fence exceeds the maximum 4-foot height permitted in a front yard abutting a street.

Site Characteristics
The property is located on the northwest corner of Deer Trail East and Poplar Drive. It has an area of about 12,194 square feet, a width of 134 feet along Poplar Drive and 91 feet along Deer Trail East. Single-family residential land uses are located on all sides, including across both streets.

There is a single-family home with an attached garage on the property that is oriented towards Deer Trail East. There is also a shed behind the garage. The house is on a corner lot, which means that both the yards adjacent to Deer Trail East and Poplar Drive are considered front yards per city code. The side along Poplar Drive is occasionally referred to as the backyard in the application.

According to the City's permit history, there has never been a fence on the property before.

Development Code
The property is located in the R1, Detached Residential Zoning District. Per Development Code Section 107-65 (d) (7), fences are permitted in Residential Districts provided the following standards are met:

(b) Height.

1. Fences in front yards or any yard adjacent to a public road right-of-way or road easement shall not exceed four feet in height, except:
   i. Fences in a rear yard of a double fronted lot, adjacent to an arterial or collector roadway, may be up to 6 feet in height.
   ii. On corner lots whose side yard abuts an arterial roadway, fences in that side yard may be up to six feet in height, provided that the fence is setback at least ten feet from the property line abutting the right-of-way or any pedestrian or road easement and plantings (shrubs or trees) as approved by the city are established and maintained between the fence and the right-of-way.
2. Fences in other side or rear yards shall not exceed six feet in height. In no case shall the combined height of any fence and berm exceed the maximum height permitted by more than one foot.

Poplar Drive and Deer Trail East are classified as local roads.

Section 103-98 establishes a permitting process for fences that differ in construction, height, or length. These types of fences are permitted in any district, provided a Special Fence Permit is approved by the City Council. Before issuing a permit, the City Council may require the applicant to secure in writing the consent of the adjoining property owners. The City Council may also submit the matter to the Planning Commission for its recommendation.

The City Staff notified property owners who have property adjacent to the subject parcel, including those across the street from the proposed fence.

Applicant's Statement
The intent of the fence is to provide a containment barrier for their son, who is Autistic and has a history of elopement. A 6-foot vinyl privacy fence is needed so he can play outside and not scale the fence. The applicant's full statement is attached. An IEP from Mounds View Public

Schools was also included with the application that states the son has "A Functional Behavioral Assessment identified elopement as a target behavior, occurring primarily during transitions and appearing sensory-seeking function, particularly related to accessing auditory input." The elopement is a Target Behavior where it is identified that he is leaving or attempting to leave the classroom without permission and/or during times other than appropriate transitions away from the classroom.

Staff Review
Mr. & Ms. Mustonen are proposing to install a 6-foot tall vinyl privacy fence in the full area from just in front of the rear of their home to the rear property line, spanning 88 feet - from the south, side property line to 3 feet away from the front property line along Poplar Drive. The area from the northeast corner of the home to Poplar drive is considered a front yard and a four-foot fence would be required in that area.

In Staff's opinion, the proposed fence height and material are reasonable for the intended purpose of the fence.

Staff does, however, have concerns with the proposed 3-foot setback from the property line along Poplar Drive. Staff believes a 6-foot fence located only 3 feet from Poplar Drive could create a tunnel-like appearance and alter the character of the surrounding neighborhood. Increasing the setback to 10 feet, along with incorporating vegetation screening, would provide a more open appearance and better fit the residential character of the neighborhood.

Staff recommends a 10-foot setback, which would more closely align with the intent of Sec. 107-65(7)(b)(1)(i), which allows a 6-foot fence adjacent to an arterial road when the fence is set back at least 10 feet from the property line. A 10-foot setback would also provide additional space for vegetation to screen the fence.

There is also an existing tree near the northwest corner of the proposed fence. With the proposed 3-foot setback, the tree would be located inside the fence and would no longer be available to provide natural screening. A 10-foot setback would keep the tree outside the fence and allow it to provide natural screening along that portion of the fence.

Finally, given the size of the lot, there would still be ample yard space available for the child with a 10-foot setback from the property line. Staff does not believe increasing the setback from 3 feet to 10 feet would significantly reduce the usable yard area or interfere with the intended purpose of the fence.

Public Comment
Property owners within 150 feet were notified of the request. At the time of this report, one comment in opposition and one comment of support were received by staff.

The applicants sought out signatures of approval from nearby neighbors. See attached neighbor signatures in Application.

RECOMMENDATION
Staff recommends the planning commission recommend the city council approve the request for a Special Purpose Fence submitted by Scott and Brooke Mustonen, 5710 Deer Trail East, for a 6-foot-tall privacy fence. Approval is subject to the following conditions:

1. The project must be completed in accordance with this approval. Any significant changes, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The fence shall be set back 10 feet from the property line along Poplar Drive.
3. Vegetation screening shall be planted between the fence and the property line along Poplar Drive.
4. The fence serves a special purpose, which is to provide personal safety and security to the applicant's son. Upon sale of the property or vacation of the property by the applicant and/or their son, the fence shall be brought into compliance with the City's Development Code. The applicant shall notify the City a minimum of 30-days prior to said sale or vacation of the property.
5. The fence shall be maintained in accordance with the standards of the Development Code.
6. The applicant shall obtain a zoning permit for the fence.

ATTACHMENTS

Location Map - 5710 Deer Trail E
5710 Deer Trail E Applicant Statement and Plans
Public Comments

5710 Deer Trail E



9/18/2026, 3:09:38 PM

Personal Property

Tax Parcels

Cities

County Offices

1:3,600

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

August 28, 2026

City of Shoreview
Attn: Izaak Peterson, Branch Johnson-Roets
City Planners
4600 Victoria Street
Shoreview MN 55123

Re: 5710 Deer Trail East--Request for Special Purpose Fence

We are requesting a special purpose fence for our property at 5710 Deer Trail East. This property is residential, and is occupied by our son, Noah. Noah has a medical diagnosis of Autism, level 3. His IEP states he is a "Severe Eloper", meaning he runs away. See attached IEP letter from the Mounds View Schools Early Childhood Special Education. The current property does not have any fencing. It is important that he be able to play outside without running into any streets or running away.

We understand that the current city code requires a maximum of a 4-foot high fence on the side yard that aligns with Poplar Drive. A 4-foot height fence will not be tall enough to contain Noah who is turning six years old and will climb it. We are requesting the fence be 6-feet high on all sides. In addition, the fence will need to be a privacy style so it will not allow him to put his foot through a chain link fence and climb it.

The property is on a corner lot. The area of the fence will be the back yard, which is away from the street corner intersection of Deer Trail East and Poplar Drive. The adjoining neighbor's homes do not have any fences. We have contacted both and they have given approval of the 6-foot fence. In addition, we have spoken to two neighbors across the street on Poplar Drive and they have also given their approval.

Attached is the site plan of where we propose the new fence for the back yard. The area of the fence along Poplar Drive will be located inside the property line, which is in addition to the property line being 110" from the street curb. The survey monuments have been located this past week.

Attached is the site plan for the fence location. Also attached is the permit application along with the $50 permit fee and state surcharge. And, attached is the $100 special purpose fence fee.

Please process this special purpose fence request. We understand that the Planning Commission and City Council will need to review this. Let us know when it will be discussed in those meetings so we can be present. Please let us know if you have any questions or need additional information. We look forward to getting our child a safe place to play in our yard.

Sincerely,

Scott Mustonen Brooke Mustonen

Scott and Brooke Mustonen
5710 Deer Trail East
Shoreview MN 55126
[redacted]

Poplar Dr
Poplar Dr
Poplar Dr
North
134'
Deer Trail E
Deer Trail E
Deer Trail E
110"
110"
108"
36"
36"
Double Gate
12"
32'
6' vinyl privacy fence
39' + overhang Roof
5710 Deer Trail E
Shoreview, MN 55126
27'+
91'
65'10"
91'
West
East
Driveway
Garage
67'10"
Shed
Gate
12"
108"
81"
77"
6"
6"
134'
South

We are Scott and Brooke Mustonen, your backyard neighbors that share a property line or street with you. We are looking to put up a 6' privacy fence that is a few inches inside our property line in order to fence in our backyard for our son, Noah. The City is requiring a written okay from the adjacent property owners that this 6' fence is okay. The reason for the odd request to get the neighbors okay for our fence is because our property is on a corner lot, and the City of Shoreview has a specific requirement to only allow a 4' high fence along the Poplar Drive property line and the areas past the alignment of the side of our house.

As you may be aware, our son has special needs and runs away, known as eloping, despite three or more lock systems on each door of our house, making a 4' fence not tall enough to keep him safe as he ages. We need a 6' high fence that he will not be able to climb. By filling out the form below, you signal you approve of this future build. With enough approvals, we will submit it alongside our application to the City of Shoreview to hopefully have the fence installed before winter.



Name	Address	Date	Residential Years
Bijie Ren	5715 Fawn Ln	8/24/2026	Since 2018
JIM JUSTIN	305 POPLAR DR	8/25/2026	SINCE 1988
RAFAEL R.	313 POPLAR DR	8/26/2026	2023

40

Fwd: Fence

From: Brooke Mustonen [redacted]

To: [redacted]

Date: Wednesday, August 19, 2026 at 09:54 PM CDT

[redacted]

August 19, 2026

Dear Scott and Brooke Mustonen,

As your adjacent neighbor, I approve the addition of a 6' high privacy fence in your back yard for your son to play because he has special needs and is a flight risk.

This letter can be submitted to the City of Shoreview for your permit.

Sincerely,
Sheri and Nicholas Peterson
5700 Deer Trail East
Shoreview MN 55126
[redacted]

SHOREVIEW

Branch Johnson-Roets <bjohnsonroets@shoreviewmn.gov>

Owner of 313 Poplar dr. comments about 6' fence around proprety at 5710 Deer Trail E.

2 messages

Yin Moy [redacted] Tue, Sep 15, 2026 at 10:41 AM
To: Shoreview planning Commission <bjohnsonroets@shoreviewmn.gov>

Dear Sir/Madam

I am the owner of 313 Popular Dr., Shoreview. I prefer not to build the 6' fence around 5710 Deer Dr., because I think it could block the view from my kitchen window to see far away.

Thank you,
Yin Moy
cell [redacted]

Shoreview_planning_commission.pdf
5506K

Branch Johnson-Roets <bjohnsonroets@shoreviewmn.gov> Tue, Sep 15, 2026 at 4:59 PM
To: Yin Moy [redacted]>

Dear Yin,

Thank you for reaching out and sharing your comments regarding the fence application at 5710 Deer Trail E. I will ensure your feedback is included in the packet for the Planning Commission's review.

Thank you,

Branch
[Quoted text hidden]
--
Branch Johnson-Roets | Community Development Associate
4600 Victoria Street North, Shoreview MN 55126
Work: 651.490.4682 | bjohnsonroets@shoreviewmn.gov
shoreviewmn.gov | thinkshoreview.com

SHOREVIEW
COMMUNITY DEVELOPMENT

SHOREVIEW

Branch Johnson-Roets <bjohnsonroets@shoreviewmn.gov>

5710 Deer Trl E

2 messages

Annie Mueller <[redacted]> Thu, Sep 17, 2026 at 7:38 PM
To: "bjohnsonroets@shoreviewmn.gov" <bjohnsonroets@shoreviewmn.gov>

Good Evening,

I hope I'm not sending this too late since the meeting is tomorrow Friday September 18. We received the letter about the Mustonen's building a 6 ft fence. We live directly across the street from them at 5713 Deer Trl E. I wanted to let the city know that we are totally fine with the fence project. We have also let them know in person that we are fine with it.

We appreciate the city letting us have a say in the decision and not just telling them "no" since it goes against the cities 3 ft rule for their side/front yard. We know they have a special needs child and we are happy the fence would allow them to play outside while keeping their child safe.

Thank you,

Peter & Annie Mueller
5713 Deer Trail E
Shoreview, MN 55126
[redacted]

Branch Johnson-Roets <bjohnsonroets@shoreviewmn.gov> Thu, Sep 17, 2026 at 7:45 PM
To: Annie Mueller <[redacted]>

Hi Annie,

Thank you for reaching out and sharing your feedback regarding the fence proposal at 5710 Deer Trl E. I will make sure your comments are included in the record for the meeting on Tuesday, September 22.

Today is merely the cutoff for submitting comments. The meeting is next Tuesday, the 22nd.

Thank you,

Branch
[Quoted text hidden]
--
Branch Johnson-Roets | Community Development Associate
4600 Victoria Street North, Shoreview MN 55126
Work: 651.490.4682 | bjohnsonroets@shoreviewmn.gov
shoreviewmn.gov | thinkshoreview.com

SHOREVIEW
COMMUNITY DEVELOPMENT

Memorandum

TO: Planning Commission

FROM: Will Harris , Associate Planner

DATE: September 22, 2026

SUBJECT: 406 Horseshoe Dr - Residential Design Review and Variances - Robert Thomas Homes

ITEM NUMBER: 7.C

SECTION: NEW BUSINESS

REQUESTED MOTION

To adopt Resolution 26-82 granting the requested setback variances for the property located at 406 Horseshoe Dr., subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the variance and residential design review applications. Any significant change to these plans, as determined by the Community Development Department, will require review and approval by the Planning Commission.
2. The proposed house and any attached structures shall meet a maximum setback of 83.7 feet from the Ordinary High Water Line of Lake Owasso.
3. The proposed house shall meet a maximum setback of 6 feet from the front property line.
4. The proposed house shall meet a maximum setback of 29 feet from the rear property line.
5. All necessary permits from the Ramsey-Washington Metro Watershed District shall be obtained, if required, prior to commencing any construction activity on site, including grading.
6. Shoreland Mitigation is required. The Shoreland Mitigation Affidavit must be executed before the building permit is issued.
7. The variance approval is subject to a five-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
8. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.

These actions are based on the following findings of fact:

1. The applicant proposes to use the property in a reasonable manner that is allowed in the R1, Detached Residential District.
2. Unique circumstances are present as stated in Resolution No. 26-82
3. The character of the neighborhood will not be altered or adversely impacted by the proposed variances.

To adopt Resolution 26-83 granting the requested height variance for the property located at 406 Horseshoe Dr., subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the variance and residential design review applications. Any significant change to these plans, as determined by the Community Development Department, will require review and approval by the Planning Commission.
2. The proposed building height shall not exceed 37 feet 11 7/8 inches as measured from the lowest finished grade, as defined, to the highest peak of the building.
3. All necessary permits from the Ramsey-Washington Metro Watershed District shall be obtained, if required, prior to commencing any construction activity on site, including grading.
4. Shoreland Mitigation is required. The Shoreland Mitigation Affidavit must be executed before the building permit is issued.
5. The variance approval is subject to a five-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
6. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.

These actions are based on the following findings of fact:

1. The applicant proposes to use the property in a reasonable manner that is allowed in the R1, Detached Residential District.
2. Unique circumstances are present as stated in Resolution No. 26-83
3. The character of the neighborhood will not be altered or adversely impacted by the proposed variances.

INTRODUCTION

The applicant, Robert Thomas Homes, on behalf of the owners, has submitted a residential design review and variance applications for the construction of a single-family home on the platted lot located at 406 Horseshoe Dr.

The property is a substandard riparian lot located in the R1 District. The property is considered a substandard riparian lot because it does not meet the required lot depth of 125 feet. The applicants are proposing to demolish the existing single-family home and detached garage to construct a new single-family home with an attached garage. The proposed construction plans necessitate the following land use considerations:

1. Residential Design Review for construction of a new home on a substandard riparian lot.
2. A variance to Sec. 115-149 (a) (1) - Lakeside setback averaging for the property requires the home to be set back 118.05 feet (+/- 10'). The applicant is requesting a variance to construct the home with a lakeside setback of 83.7 feet.
3. A variance to Sec. 115-155 (b) (3) (d) (1) - Front yard setback averaging for the property to be set back 38.9 (+/-10'). The applicant is requesting a variance to construct the home with a front yard setback of 6 feet.
4. A variance to Sec. 107-67 (e) (2) - The rear yard setback for the property is 30 feet. The applicant is requesting a variance to construct the home with a rear yard setback of 29 feet.
5. A variance to Sec. 115-155 (b) (3) (b) - Building height is capped at 35 feet as measured from the lowest portion of finished grade to the highest peak of the roof. The applicant is requesting a height of 37 feet 11 7/8 inches.

DISCUSSION

Site Description

The subject property is a substandard riparian lot located in the R1-Detached Residential Zoning District. The lot is 14,939 square feet, or approximately 0.34 acres, in size, with an average width of 179 feet and a depth of 85 feet. The property is considered a substandard lot because it does not meet the required lot depth of 125 feet. The lot's grade slopes lakeward from north to south, from an elevation of 900 at the driveway entrance off of Horseshoe Drive to 887 at the Ordinary High Water line (OHW).

The existing home was originally constructed in 1964 and went through a residential design review and variance process in October of 2002 to construct a 362-square-foot addition on the western side of the home. The home unanimously recieved a front yard setback variance to be constructed 6 feet from the front property line, and an OHW setback variance to be constructed 93.6 feet from the OHW. The current home has a foundation size of 1,717 square feet with a detached garage that is 530 square feet according to the most recent survey. Currently, the home is set back 6.2 feet from the front property line, 17.3 feet from the rear property line, and the attached deck is located 84 feet from the OHW. The existing detached garage is set back 6.2 feet from the side property line and 8.5 feet from the rear property line.

Project Description
The applicants propose to demolish the existing house and detached garage on the site, and construct a new 2,282 square foot house with an attached garage. The proposed house is approximately 100 square feet larger than the existing home and detached garage combined. The new home will be located largely in the same footprint as the existing principal structure, with more of the footprint extending north to accommodate the attached garage.

Development Code Requirements
Residential Design Review for Substandard Lots
The Development Code requires residential construction to comply with certain design standards and setbacks. Those standards and the requested variances are summarized in the table below.

Code Standard	Allowed	Proposed
Impervious Surface Coverage	3,734 sq. ft. (25% of the lot area)	3,507 sq. ft. (23.5%)
Foundation Area	2,689 sq. ft. (18% of the lot area)	2,282 sq. ft. (15.3%)
Building Height	35 feet as measured from the lowest finished grade to the highest roof peak	**37' 11 7/8" ****
Front Setback	38.9 (+/- 10 feet)	**6 feet****
OHW Setback	118.05 feet (+/- 10')	**83.7 feet****
Rear Setback	30 feet	**29 feet****
Side Setback (attached Garage)	5 feet	27.1 feet

Development Code Sec. 115-155 (b) (3) (b) requires a maximum building height of 35 feet as

measured from the highest roof peak to the lowest point at finished grade.

Development Code Sec. 115-155 (b) (3) (d) (1) restricts the front setback to 25 feet. But when the existing setbacks for the two adjacent dwellings exceed 25 feet, the setback is required to be the average of the two adjacent dwellings, plus or minus ten feet. Where there is only one existing adjacent structure which has a setback greater than 25 feet, then the setback is the average of 25 feet and the setback of the existing adjacent structure, plus or minus ten feet, but never less than a minimum of 25 feet. The property has one adjacent property that is setback 52.8 feet from the front property line.

Development Code Sec. 115-149 (a) (1) requires a minimum lakeside setback for new construction homes equal to the average OHW setback of abutting dwellings plus or minus 10 feet. When there is only one existing adjacent structure that has a setback greater than 50 feet, then the setback is the average of 50 feet and the setback of the existing adjacent structure, plus or minus ten feet, but never less than a minimum of 50 feet. The setback average for the property is 109.45 feet.

Development Code Section Sec. 107-67 (e) (2) requires a minimum rear yard setback of 30 feet.

Variance Requests
When considering a variance request, the commission must determine whether the ordinance causes the property owner practical difficulty and find that granting the variance is in keeping with the spirit and intent of the ordinance.
Practical difficulty is defined as:

1. Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.
2. Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.
3. Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.

*Economic considerations alone do not constitute practical difficulties.

Applicant Statement
Below is a summary of the applicant's statement written by staff. Please see the attachments for the full statement provided by the applicants.

The applicants state that, due to the undeveloped right-of-way that abuts the property on the western side, that area does not function as a traditional developed street frontage. Thus, the property becomes very wide and shallow due to its configuration. Combined with a substandard lot to the northeast, which skews the setback averaging to severely restrict the setback from the OHW, the buildable space on the site is tightly constrained by large overlapping setback requirements. Due to these requirements, the applicants state they have been required to think carefully about not only where a new home could be placed, but also how they could provide the space our growing family needs without creating a greater impact on the property or our neighbors.

The applicants' original proposal was for a variance of more than 10 feet, and state the changes they made to reduce the main-floor height back to the builder standard and reduce the roof

pitch to 4:12 maintain a minimum practical relief necessary to create a safe, functional, and appropriately scaled home while balancing the constraints that prohibit the home from expanding out wider. The applicants considered reducing the roof pitch further to meet the 35-foot requirement, but believe that doing so would compromise the home's ability to safely manage snow accumulation and drainage through Minnesota winters.

The applicants state that they also examined alternatives to the proposed building that included a larger single-story home, but determined that expanding the foundation would ultimately create a greater physical impact on the site and consume more of the yard. A second alternative that the applicants considered was to create a lookout rather than the proposed walkout. However, the applicants believe that the fill and regrading would create drainage challenges for adjacent properties and impact the floodplain.

Staff Review
After reviewing the applicant's proposal, staff agrees with the applicant that a practical difficulty is present with respect to the requested setback and height variance requests:

1. *Reasonable Manner*. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations. The applicant is proposing to use the property reasonably as single-family residential use, which is a permitted use.
2. *Unique Circumstances*. The plight of the property owner is due to circumstances unique to the property not created by the property owner.
   Setbacks: Due to the access point off of an unimproved City Right-of-Way, the lot faces unique circumstances that affect the placement of any home on this property. When examining all of the setback constraints together, the site has a total of around 1,600 square feet of buildable space, or about 10.7% of the lot in total. This inherently restricts the ability to construct a single-family home on the lot and therefore necessitates the three setback variances that the applicant is requesting. The front setback and OHW setback variances are similar in scope to the previously approved variances in 2003, which staff believes to be appropriate.
   Height - Staff believes that the topography changing from the north side of the home to the south by 7' and the design of the existing home having a walkout basement are unique to the property. With the removal of the existing home, the applicants are looking to use the same general area for the home. Requiring the property owner to have a daylight design would require additional fill and re-grading in a shoreland area.
3. *Character of Neighborhood*. The variance, if granted, will not alter the essential character of the neighborhood. The character of the neighborhood will not be altered. The proposed house's location is consistent with the historic setback of a home on the property, and in keeping with the average of setbacks present in the neighborhood. The new home will be located in a very similar location to that of the previous home, with the front property line maintaining the same 6 feet that was approved previously in 2002; the setback from the OHW will be mostly maintained, with a difference of .3 feet closer; the setback from the side property line will be increased from 6.2' to 27.1'; And the rear yard setback will be increased from 8.5' to 29'. The applicant's request for an approximately 4' height variance would also not detract from the neighborhood character. Due to the grade change from the road on Horseshoe Dr to the foundation area, the approximately four-foot height variance would place the new home on the same roofline as the adjacent substandard lot to the northeast, thus maintaining consistency between the newest builds in the area. The grade change is also similar between the

subject property and the adjacent home to the northwest. Combined with a 30' buffer due to the undeveloped right of way provides a substantial distance between the two homes and mitigates the potential visual effects of a taller home.

Shoreland Mitigation
In accordance with Sec 115-156, a shoreland mitigation plan must be submitted for residential development that requires land use approval, including residential design review. A shoreland mitigation plan must include at least two of the following practices:

- Establish a vegetation protection area
- Establish a vegetation restoration area
- The use of natural color and materials on the exterior of the structures
- Removal of nonconforming structures
- Reduction of impervious surface coverage
- Other practices. At the discretion of the city manager, other restoration or protection activities may be approved as part of a mitigation plan provided they meet the objectives of this chapter.

As a condition of approval, a shoreland mitigation plan must be executed prior to the issuance of a building permit.

Public Comment
Property owners within 150 feet were notified of the applicant's request. At the time of this report, no public comments have been received by staff.

RECOMMENDATION
To adopt Resolution 26-82 granting the requested setback variances for the property located at 406 Horseshoe Dr., subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the variance and residential design review applications. Any significant change to these plans, as determined by the Community Development Department, will require review and approval by the Planning Commission.
2. The proposed house and any attached structures shall meet a maximum setback of 83.7 feet from the Ordinary High Water Line of Lake Owasso.
3. The proposed house shall meet a maximum setback of 6 feet from the front property line.
4. The proposed house shall meet a maximum setback of 29 feet from the rear property line.
5. All necessary permits from the Ramsey-Washington Metro Watershed District shall be obtained, if required, prior to commencing any construction activity on site, including grading.
6. Shoreland Mitigation is required. The Shoreland Mitigation Affidavit must be executed before the building permit is issued.
7. The variance approval is subject to a five-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
8. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.

These actions are based on the following findings of fact:

1. The applicant proposes to use the property in a reasonable manner that is allowed in the

R1, Detached Residential District.
2. Unique circumstances are present as stated in Resolution No. 26-82
3. The character of the neighborhood will not be altered or adversely impacted by the proposed variances.

To adopt Resolution 26-83 granting the requested height variance for the property located at 406 Horseshoe Dr., subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the variance and residential design review applications. Any significant change to these plans, as determined by the Community Development Department, will require review and approval by the Planning Commission.
2. The proposed building height shall not exceed 37 feet 11 7/8 inches as measured from the lowest finished grade, as defined, to the highest peak of the building.
3. All necessary permits from the Ramsey-Washington Metro Watershed District shall be obtained, if required, prior to commencing any construction activity on site, including grading.
4. Shoreland Mitigation is required. The Shoreland Mitigation Affidavit must be executed before the building permit is issued.
5. The variance approval is subject to a five-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
6. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.

These actions are based on the following findings of fact:

1. The applicant proposes to use the property in a reasonable manner that is allowed in the R1, Detached Residential District.
2. Unique circumstances are present as stated in Resolution No. 26-83
3. The character of the neighborhood will not be altered or adversely impacted by the proposed variances.

ATTACHMENTS

Location Map
Applicant Narrative
Proposed Building Plans
Proposed Survey
Resolution 26-82 Setback Variances
Resolution 26-83 Height Variance

406 Horseshoe Dr E



9/8/2026, 2:32:11 PM

Override 1

Tax Parcels

Cities

1:600

0 37.5 75 150 ft

0 10 20 40 m

VARIANCE NARRATIVE – 406 W HORSESHOE DR.

To the City of Shoreview Planning Commission and Board of Adjustment:

We respectfully request consideration of four variances associated with the proposed redevelopment of our property at **406 W Horseshoe Dr.** We are requesting relief related to the **front setback, rear setback, lakeside setback, and building height**.

We have lived on the lake for **10 years, and we have never imagined leaving.** This is where we have built our life, and it is where we want to build our family. The lake, the neighborhood, and the homes that surround us are a significant part of what made us want to live here in the first place.

As our family grows, however, our current home will no longer provide the space and functionality we need. We would like our children to have their own bedrooms and enough space to grow, while also keeping our family's bedrooms on the same level so that our home remains practical and functional as our children get older.

Our goal has never been to build the largest home the property could accommodate. Our goal is to find a thoughtful way to create a forever home—not a larger home—that allows us to remain in the neighborhood we love while respecting the property, our neighbors, and the character of the lake.

We have spent considerable time looking at different ways to accomplish that.

Unique Circumstances

The existing property is a **nonconforming lot**, creating limitations on how the property can reasonably be developed under the City's current development regulations. These conditions existed before our ownership and were not created by us.

Additionally, the **west side of the property has been determined to be the front of the house because it abuts an undeveloped right-of-way**. This creates an additional site constraint because the front setback is measured from the west side of the property, even though that area does not function as a traditional developed street frontage.

The combination of the property's nonconforming configuration, the designated front of the home, and the front, rear, and lakeside setback requirements significantly limits the buildable area of the lot. These overlapping constraints have required us to think carefully about not only where a new home could be placed, but also how we could provide the space our growing family needs **without creating a greater impact on the property or our neighbors.**

We have therefore spent considerable time considering different approaches to the property and how each would affect the lake, our yard, our neighbors, drainage, and the overall character of the site.

The Path to Our Proposed Design

One option was to build a larger, primarily single-story home that would provide the square footage our family needs without adding a second story. However, doing so would require substantially expanding the home's footprint. Because of the property's existing configuration and setback requirements, that approach would push more of the home toward the lake **and closer to the east and west property lines and our neighboring homes.** It would consume more of the existing yard and create a greater overall physical impact on the property.

Another option we considered was a lookout basement rather than the proposed walkout. Because we cannot excavate farther downward, a lookout basement would require substantial fill and regrading. That would significantly alter the existing property, create additional grading and drainage challenges to connect to neighboring properties, and likely impact the 100-year floodplain.

Neither alternative felt like the right solution. Each would create a greater physical impact on the property in order to avoid building upward.

Ultimately, we landed on the proposed design because it allows us to meet our family's needs while making the **fewest significant changes to the property**. Building upward allows us to achieve the living space we need without substantially expanding the footprint, while maintaining the general location of the existing home, preserving more of the yard, and avoiding unnecessary regrading.

This also allows our children to have their own bedrooms while keeping our family's bedrooms on the same level—a practical consideration that is important to us as our family grows.

Reasonable Manner

We believe the proposed use of the property is reasonable because it allows us to create a functional family home while **minimizing the overall footprint and impact of new construction.**

The second story is not intended to maximize the size of the home. **It is the most practical way for us to provide the space our growing family needs without spreading the home farther across the property.**

A larger footprint would bring the structure closer to the east and west property lines and our neighboring homes, while also moving additional square footage toward the lake. Building upward instead allows us to concentrate the home's footprint, including the attached garage, while maintaining or increasing separation from the property lines in several areas.

Specifically, the proposed design results in the following changes:

- **West side:** The new structure is approximately **5 feet from the west property line at the attached garage**, compared with approximately **6.2 feet for the existing home**. Once the attached garage ends, however, the proposed setback increases to approximately **15 feet**.
- **North side:** The proposed structure is approximately **25 feet from the north property line**, compared with approximately **6.2 feet for the existing detached garage**.
- **East side:** The proposed structure is approximately **30 feet from the east property line**, compared with approximately **6.2 feet for the existing detached garage and 17.3 feet for the existing home**.
- **Lakeside:** The proposed deck remains **the same distance from the lake as the existing deck and patio**. The additional living space is therefore not being achieved by extending the outdoor living area closer to the lake.

These changes are important because they demonstrate that the proposed home is not simply expanding outward across the lot. In several areas, the new construction creates substantially more separation from the property lines than the existing structures.

The removal of the existing detached garage is also an important part of the overall design. Rather than maintaining multiple structures across the property, the proposed home consolidates the living space and garage into one cohesive structure while eliminating the existing detached garage.

We have also made meaningful design changes to reduce the requested height. After hearing the City's feedback regarding the importance of consistently applying the 35-foot standard, we reduced the main-floor height back to the builder standard and reduced the roof pitch to **4:12**. We considered reducing the roof pitch further to meet the 35-foot requirement, but believe doing so would compromise the home's ability to safely manage snow accumulation and drainage through Minnesota winters.

The result is a design that requires only a limited height variance of approximately three feet. We believe this is the minimum practical relief necessary to create a safe, functional, and appropriately scaled home for our family.

Character of the Neighborhood

We understand and respect the City's concern that a variance should not alter the essential character of the neighborhood. **That has been an important consideration throughout our design process.**

The existing home on our property is **lower in height than both of the neighboring homes to the east and west**. We believe that context is important when considering the proposed three-foot height variance and the overall relationship of the new home to the surrounding properties.

At the same time, we recognize that height is only one component of how a home fits into a neighborhood. The proposed home has been intentionally designed with a **controlled footprint, 4:12 roof pitch, and cohesive residential character**.

The removal of the existing detached garage is also consistent with the way homes throughout the area have evolved and modernized through new construction. Replacing an older home and detached garage with one cohesive, thoughtfully designed residence allows the property to be updated while maintaining the residential character of the neighborhood.

The neighborhood around us is continuing to transition, and we believe the proposed construction fits naturally within that evolution. Our intention is not to introduce a home that feels oversized or out of place, but rather one that respects the look, scale, and feel of the homes that have long defined this part of the lake.

That character is meaningful to us. **The homes along the lake, their relationship to the water, and the overall feel of this neighborhood are a significant part of why we chose to live here 10 years ago—and why we want to continue living here as our family grows.**

We are not trying to change what makes this neighborhood special. Quite the opposite—we are trying to honor it.

We believe the proposed design allows us to do that while creating a functional home for our family. The additional height is limited to what is necessary to make the second-story design work, while the controlled footprint and placement minimize the home's overall impact.

Conclusion

We recognize that the City's setback and height standards exist for good reason, and we respect the importance of applying them consistently. **We have taken that responsibility seriously throughout this process.**

We began with a simple goal: to find a way for our growing family to remain in the home and neighborhood we have loved for the past 10 years. We considered building outward, we considered a lookout basement, and we explored ways to reduce the proposed height. Through that process, we ultimately determined that **building upward, within a controlled footprint, creates the least overall disruption to the property.**

The proposed design avoids substantially regrading the property, avoids pushing a larger footprint closer to the lake, preserves more of the existing yard, removes the detached garage, and increases separation from our neighboring homes in several areas.

For clarity, the four variances requested are:

Request	City Standard	Proposed	Variance
Front / West Sec. 115-155 (b) (3) (d) (1)	25'	6'	**19'**
Rear / North Sec. 107-67 (e) (2)	30'	29'	**1'**
Lakeside Sec. 115-149 (a) (1)	119.1'	83.7'	**35.4'**
Height Sec. 115-155 (b) (3) (b)	35'	38’	**3'**

Most importantly, the variances are not being requested simply to create a larger home. They are being requested as part of a design that allows us to meet our family's needs while minimizing the overall impact of new construction on this property, the lake, and our neighbors.

The proposed design allows our children to have their own bedrooms, keeps our family's bedrooms on the same level, preserves more of our yard, avoids substantial regrading, maintains the existing relationship of the outdoor living area to the lake, and provides greater separation from neighboring properties in several important areas.

It allows us to remain here and build our family in the place we have already called home for a decade.

We truly believe that **the requested variances represent the best solution for our family, this property, and our neighborhood.**

Our intention is to build a **forever home, not a larger home.**

We respectfully ask that you consider the unique circumstances of this property, the alternatives we have explored, the measurable reductions in impact created by the proposed design, and the steps we have taken to minimize the requested variances, and approve our request.

Thank you for your consideration.

Sincerely,

Dave and Khaydan

GENERAL NOTES

- ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
- FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.
- ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
- SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- INSTALL SHOWER HEADS AT 7'-Ø" HEIGHT.

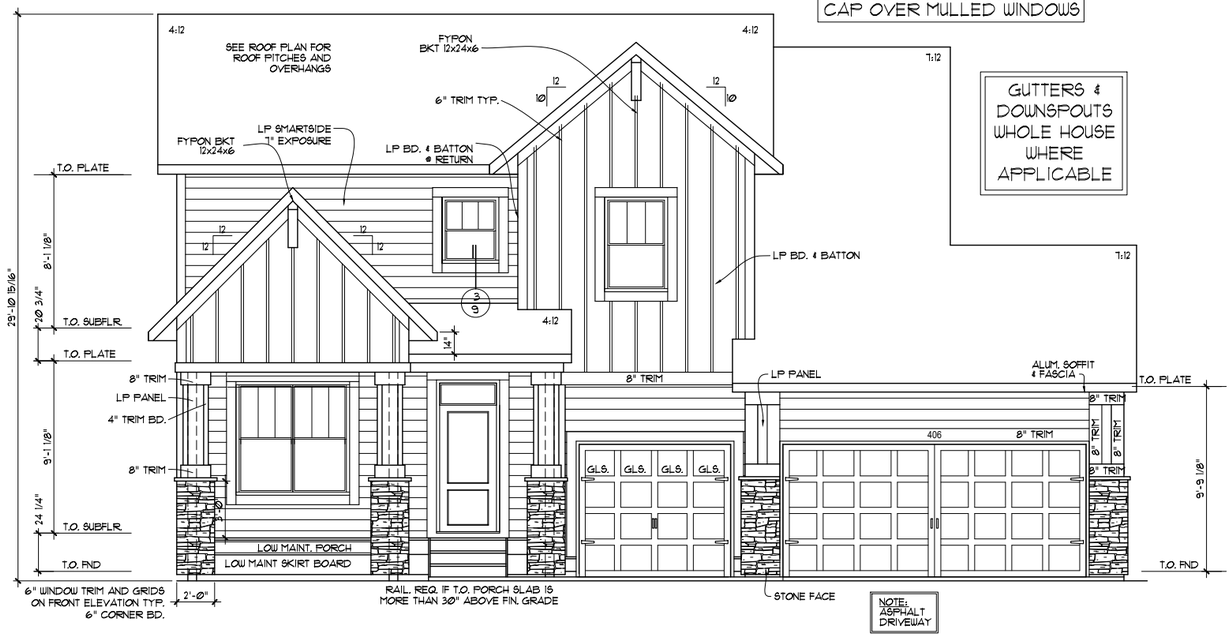
SOLID STUD BEARING FOR POINT LOADS

- PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.
- VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
- SEE PLANS FOR CEILING HEIGHTS.
- ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
- TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
- ALL WALLS MORE THAN 10' H. TO BE S.P.F. #2 OR BETTER.
- EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
- ALL EXTERIOR PENETRATIONS WILL BE SEALED.
- THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.
- AIR SEALING REQUIREMENTS:
  - HOUSE WRAP WILL BE INSTALLED ON ENTIRE HOUSE-OVERLAPPED 6", TAPED SEAMS AND WINDOW FLANGES.
  - INSULATION, POLY (SEALED TO SUB-FLOOR), AND DRYWALL WILL BE APPLIED BEHIND TUB DECKS AND SHOWERS STALLS ON OUTSIDE WALLS.
  - POLY AND OSB WILL BE APPLIED BEHIND AND AT TOP OF SOFFITS THAT INTERSECT WITH UNHEATED SPACES/EXTERIOR WALLS.
  - RIM JOIST WILL BE SEALED.
  - CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.
- A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.
  - ALL SEAMS WILL BE OVERLAPPED 6" AND TAPED.
  - ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM PLATES.
  - ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
  - VAPOR BARRIER WILL BE TAPED TO LESCO BOX FLANGES.
  - ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LESCO BOXES, WILL BE SEALED.
  - FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.

WINDOW MANUFACTURER
HAYFIELD

NOTE:
INSTALL CONTINUOUS DRIP CAP OVER MULLED WINDOWS

GUTTERS & DOWNSPOUTS WHOLE HOUSE WHERE APPLICABLE



FRONT ELEVATION

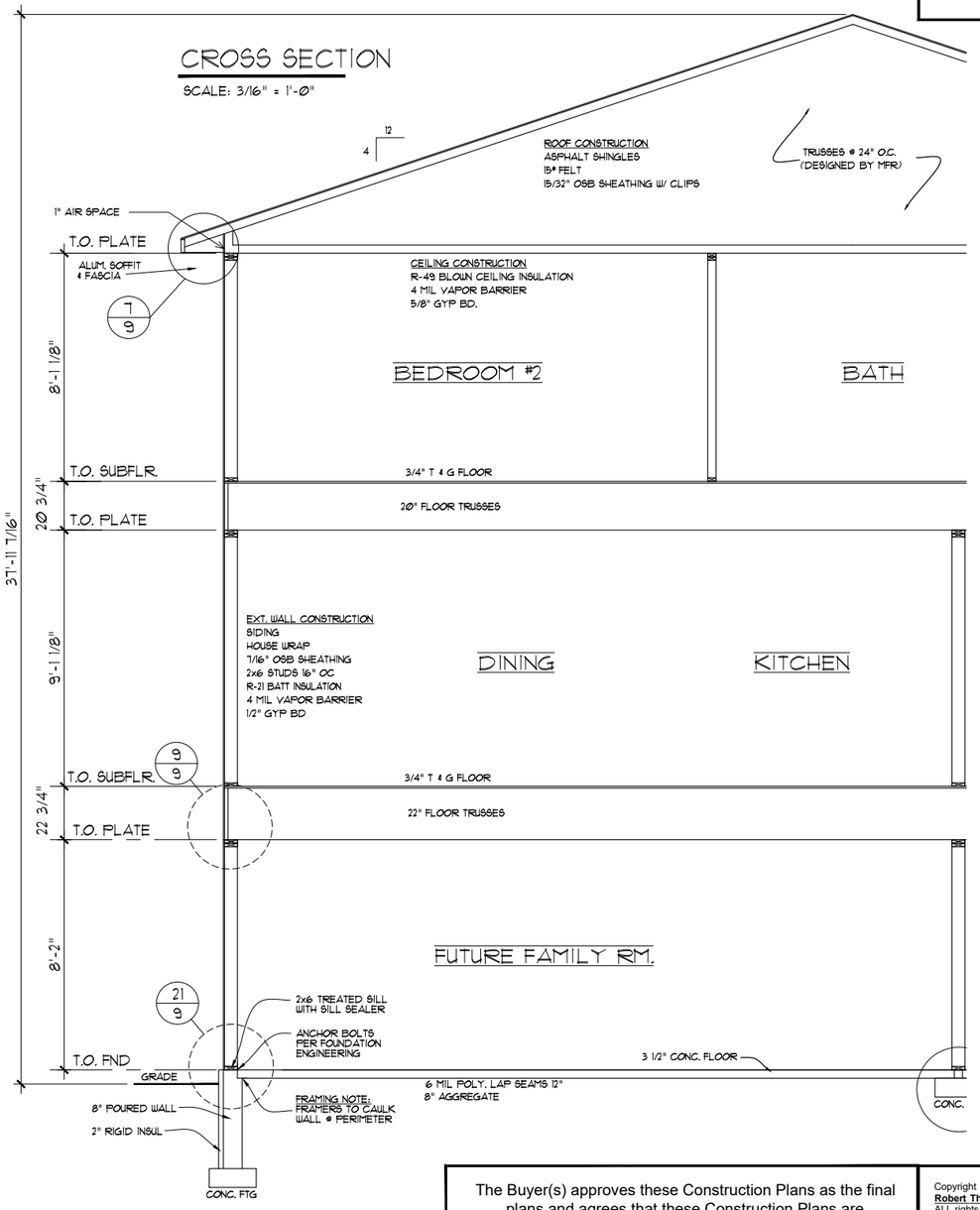
SCALE: 1/8" = 1'-Ø"

APPROXIMATE SQUARE FOOTAGE	
ABOVE GRADE FINISHED	3203 SQ. FT.
BELOW GRADE FINISHED	0 SQ. FT.
BELOW GRADE UNFINISHED	1484 SQ. FT.
GARAGE	627 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

CROSS SECTION

SCALE: 3/16" = 1'-Ø"



The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

Signed x _____ Dated _____

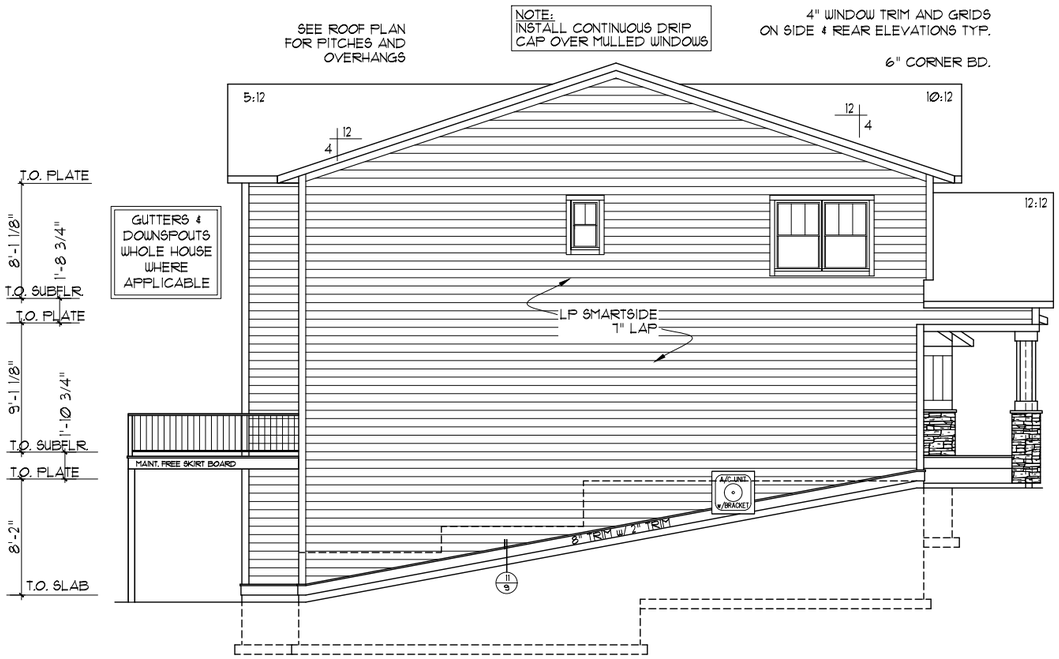
Signed x _____ Dated _____

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REVISIONS:	DRAWN BY: KD
----	C.O. 1/[1]-1/[1] 08/20/26
	CUSTOMER 08/20/26
	C.O. .. .
	PERMIT .
	SHEET 1 OF 56

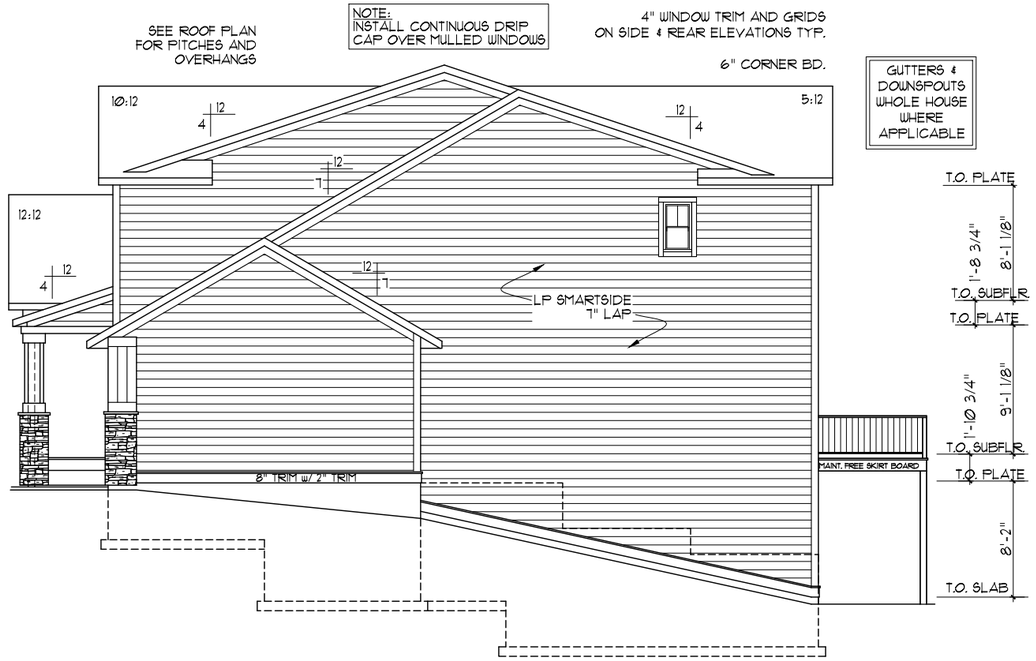
ROBERT THOMAS HOMES

GUSTAFSON / GABRIEL RESIDENCE
406 HORSESHOE DR EAST
OYL11.06.01 - ON YOUR LOT - ST. CROIX C



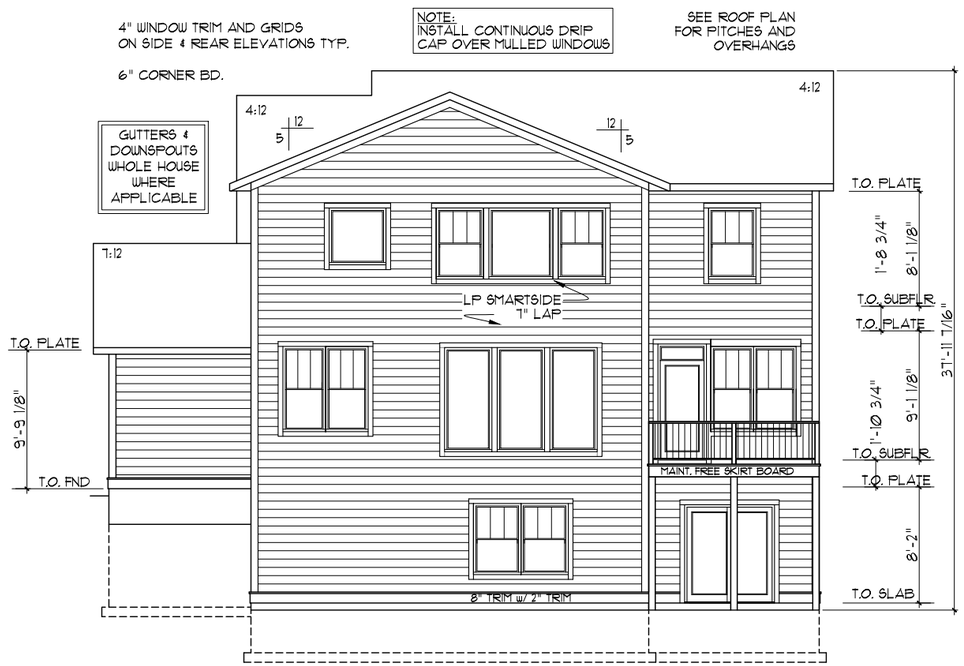
LEFT ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"

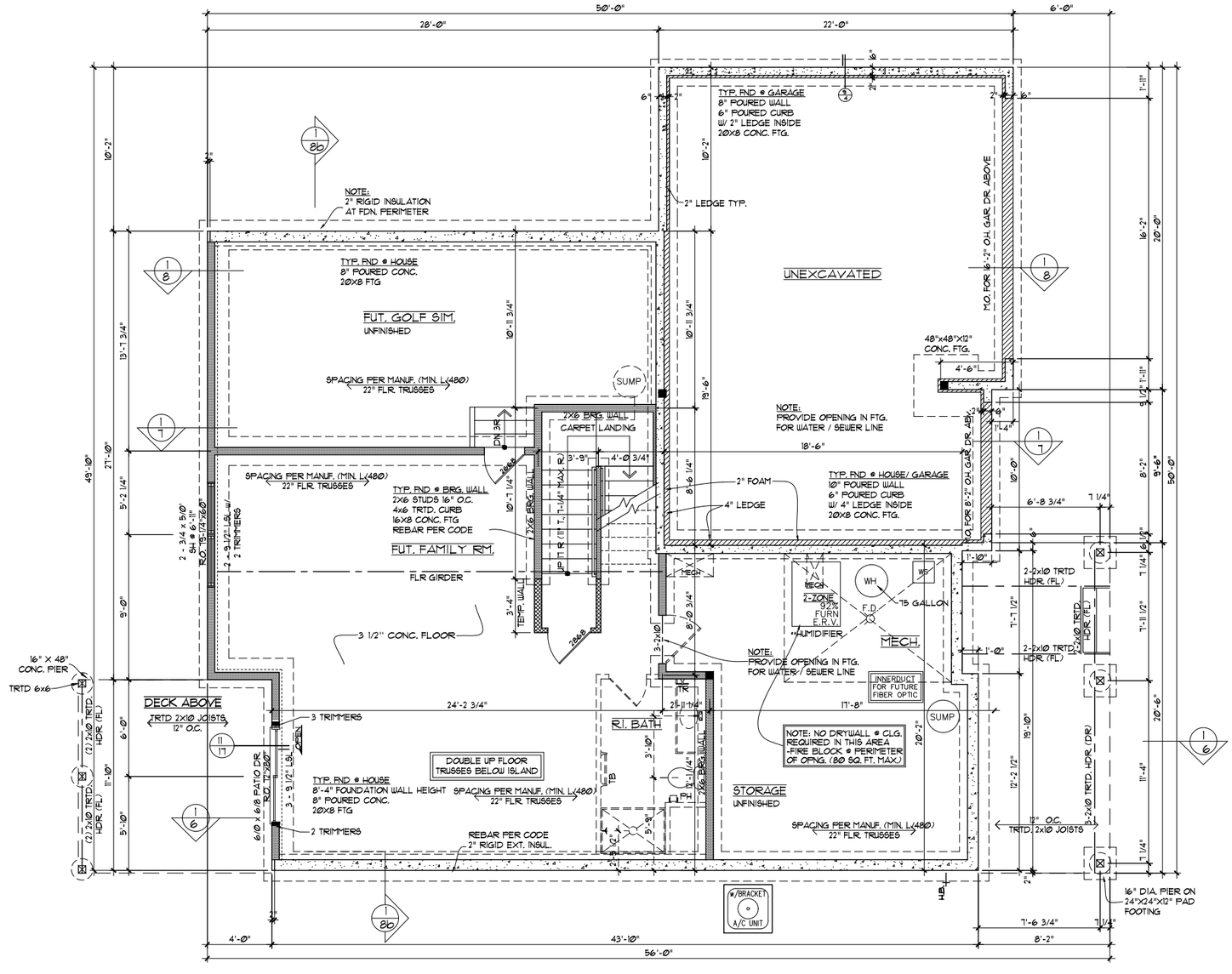
EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.

ROBERT THOMAS HOMES

GUSTAFSON / GABRIEL RESIDENCE
406 HORSESHOE DR EAST
OYL11.06.01 - ON YOUR LOT - ST. CROIX C

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	PERMIT --
	SHEET 2 OF 57



APPROX. 1484 UNFINISHED SQ. FT.
APPROX. 8'-2" +/- CLG. @ LOWER LEVEL

BASEMENT / FND PLAN

SCALE: 1/4" = 1'-Ø"

ROBERT THOMAS HOMES

GUSTAFSON / GABRIEL RESIDENCE
406 HORSESHOE DR EAST
OYL11.06.01 - ON YOUR LOT - ST. CROIX C

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	C.O. ..
	PERMIT ..
	SHEET 3 OF 58

NOTE:
2X6 EXT. WALLS U.N.O.
2X4 INT. WALLS U.N.O.

NOTE:
- BASE & CASING TO BE MISSION
- 1/2 WALL w/ WD. CAP & INVERTED CASING
- 42" UPPER CABINETS

DOOR ROUGH OPENINGS:

BIFOLD DOORS:
98-1/2" OVER CARPET
CERAMIC TILE & WOOD
98-1/2" OVER VINYL
1 3/8" WIDER THAN DOOR

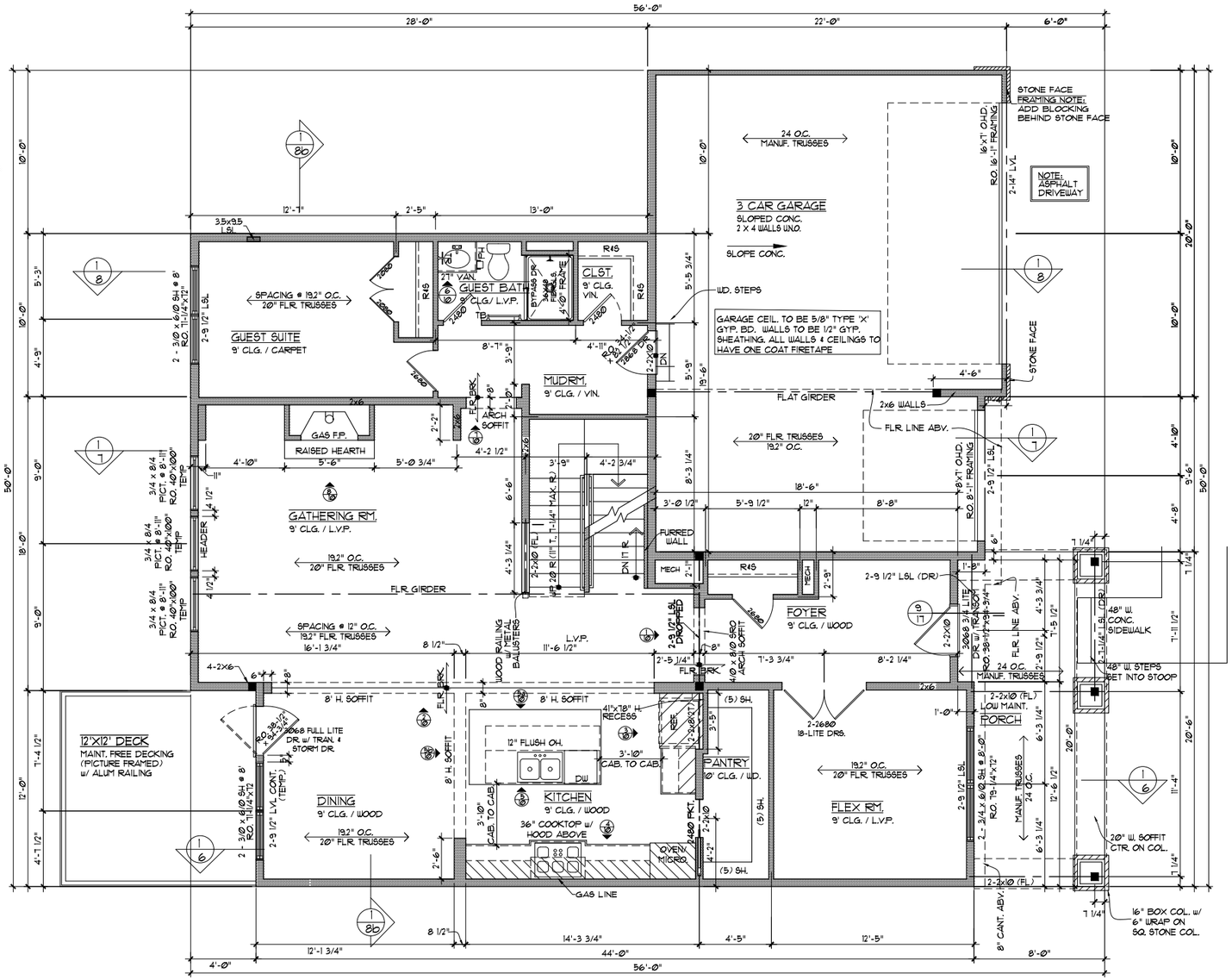
PREHUNG UNITS:
99" HEIGHT
2" WIDER THAN DOOR

SRO = SHEET ROCKED OPNG.
FINISH SIZE NOTED ON PLAN
(EXAMPLE: 2680)
R.O. 1" WIDER, 97" HIGH

CO = CASED OPENING (WOOD)
FINISH SIZE NOTED ON PLAN
(EXAMPLE: 2680)
R.O. 1 1/2" WIDER, 99" HIGH

NOTE:
LP "LEGACY" SUBFLR (OR APPROVED EQUIVALENT) ON MAIN LEVEL ONLY.

NOTE:
SOLID CORE MDF DOORS



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

APPROX. 1484 SQ. FT. FIN. SQ. FT.
APPROX. 9'-0" CLG. @ 1ST FLOOR

GUSTAFSON / GABRIEL RESIDENCE
406 HORSESHOE DR EAST
OYL11.06.01 - ON YOUR LOT - ST. CROIX C

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	PERMIT ..

SHEET 4 OF 59

ROBERT THOMAS HOMES

GUSTAFSON / GABRIEL RESIDENCE
406 HORSESHOE DR EAST
OYL11.06.01 - ON YOUR LOT - ST. CROIX C

NOTE:
2X6 EXT. WALLS U.N.O.
2X4 INT. WALLS U.N.O.

NOTE:
- BASE & CASING TO BE MISSION
- 1/2 WALL w/ WD. CAP & INVERTED CASING
- 42" UPPER CABINETS

DOOR ROUGH OPENINGS:

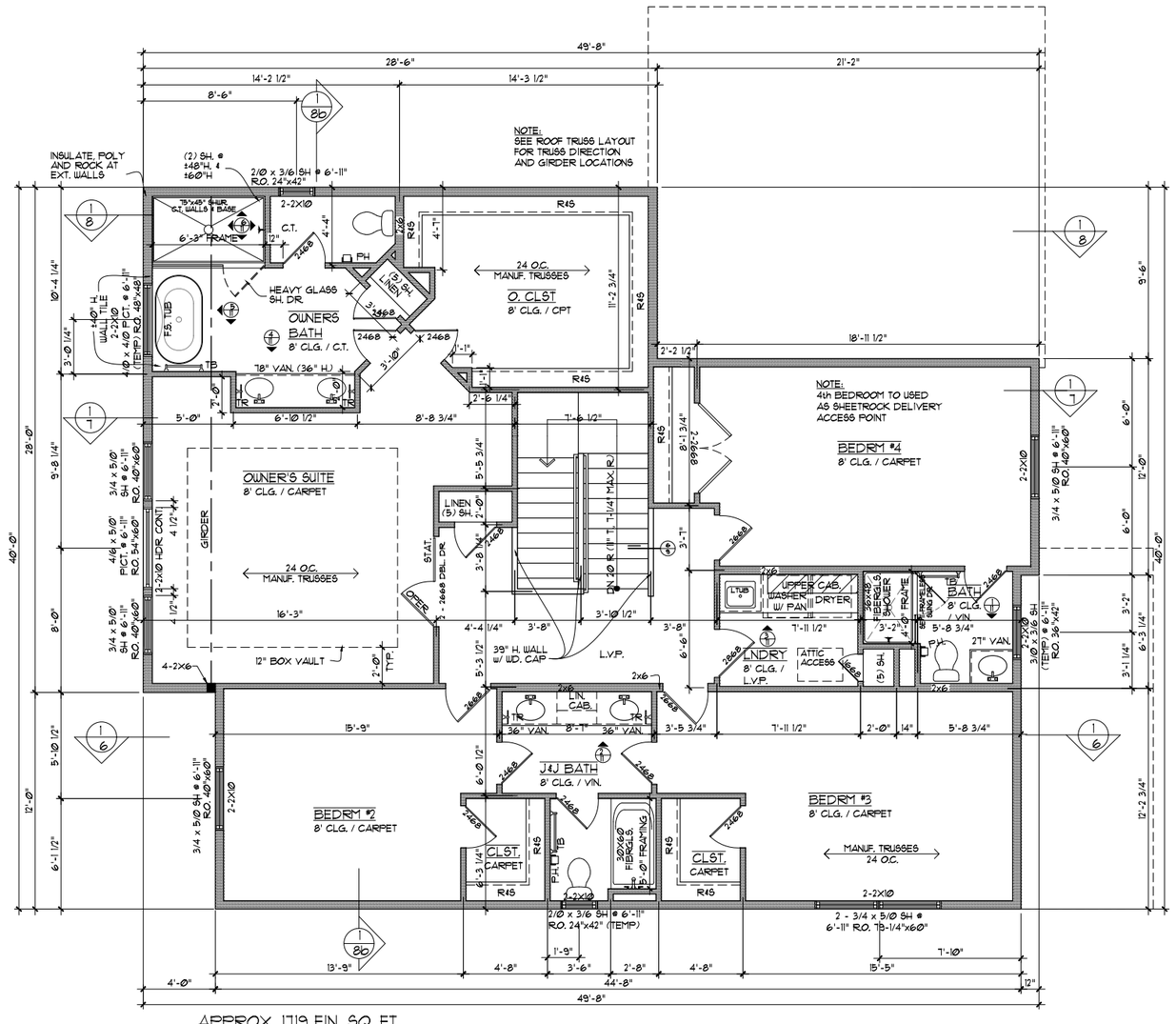
BIFOLD DOORS:
82" OVER CARPET
CERAMIC TILE & WOOD
82" OVER VINYL
1 3/8" WIDER THAN DOOR

PREHUNG UNITS:
83" HEIGHT
2" WIDER THAN DOOR

SRO = SHEET ROCKED OPNG
FINISH SIZE NOTED ON PLAN
(EXAMPLE: 2668)
R.O. 1" WIDER, 83" HIGH

CO = CASED OPENING (WOOD)
FINISH SIZE NOTED ON PLAN
(EXAMPLE: 2668)
R.O. 1 1/2" WIDER, 83" HIGH

NOTE:
SOLID CORE
MDF DOORS



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

APPROX. 1719 FIN. SQ. FT.
APPROX. 8'-0" CLG. @ 2ND FLOOR

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	C.O. .. -
	PERMIT -

SHEET 5 OF 60

CERTIFICATE OF SURVEY

PROPERTY ADDRESS: 406 HORSESHOE DRIVE, SHOREVIEW

FOR: ROBERT THOMAS HOMES

ZONING

Setbacks:
Front (west): 25' Min; 40' max
Rear (East): 30' Min
Side Attached Garage (north): 5'
Side Dwelling (north): 10'
Lake Ordinary High Water Line: Average of adjecent neighbor (east) lakeside setback and 50'

AREA CALCULATIONS

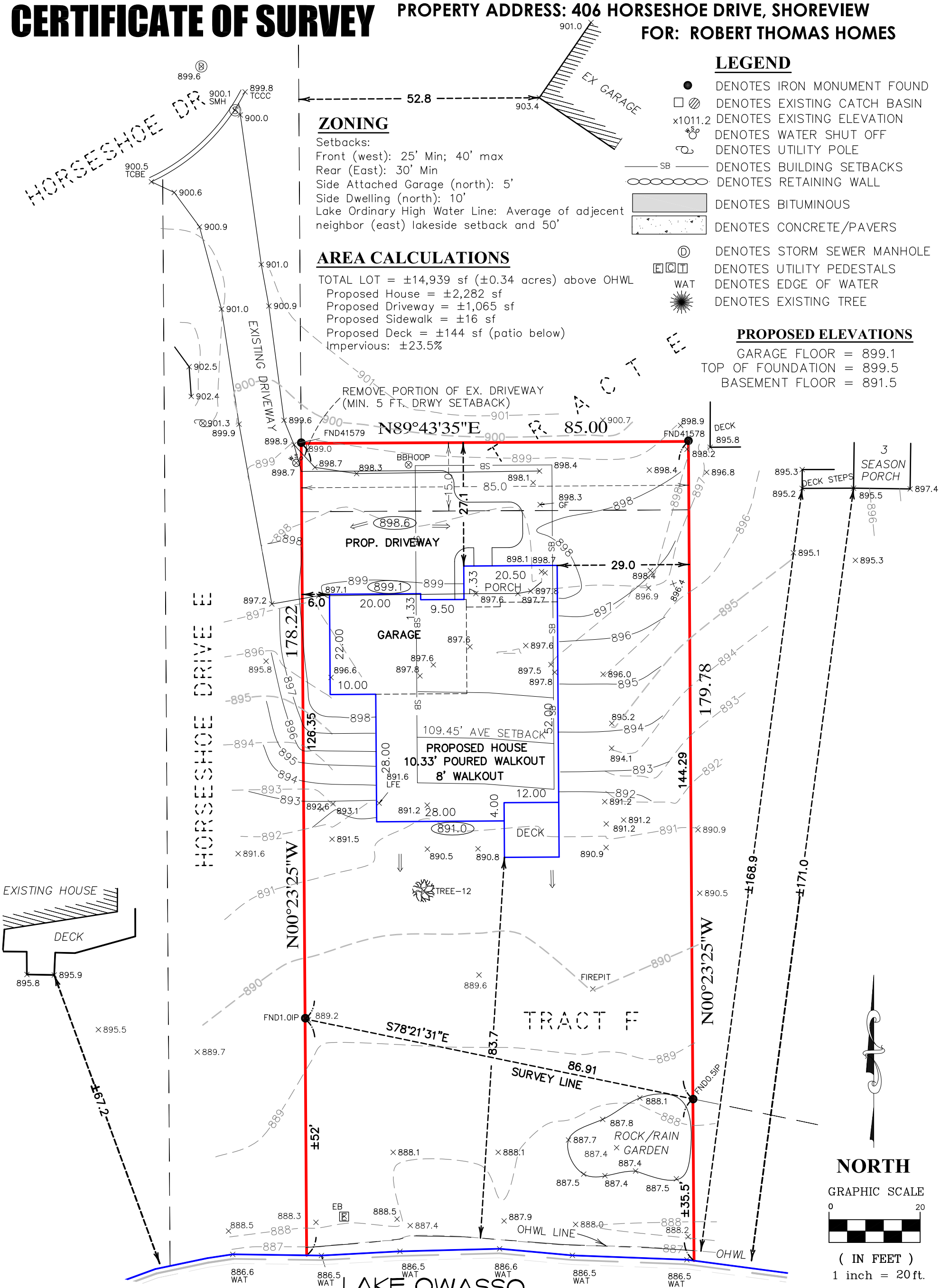
TOTAL LOT = ±14,939 sf (±0.34 acres) above OHWL
Proposed House = ±2,282 sf
Proposed Driveway = ±1,065 sf
Proposed Sidewalk = ±16 sf
Proposed Deck = ±144 sf (patio below)
Impervious: ±23.5%

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES EXISTING CATCH BASIN
- x1011.2 DENOTES EXISTING ELEVATION
- DENOTES WATER SHUT OFF
- DENOTES UTILITY POLE
- SB DENOTES BUILDING SETBACKS
- DENOTES RETAINING WALL
- DENOTES BITUMINOUS
- DENOTES CONCRETE/PAVERS
- DENOTES STORM SEWER MANHOLE
- E C T DENOTES UTILITY PEDESTALS
- WAT DENOTES EDGE OF WATER
- DENOTES EXISTING TREE

PROPOSED ELEVATIONS

GARAGE FLOOR = 899.1
TOP OF FOUNDATION = 899.5
BASEMENT FLOOR = 891.5


HORSESHOE DR
EXISTING DRIVEWAY
HORSESHOE DRIVE
52.8
EX GARAGE
903.4
901.0
REMOVE PORTION OF EX. DRIVEWAY
(MIN. 5 FT. DRWY SETABACK)
N89°43'35"E
85.00
FND41579
FND41578
DECK
895.8
3 SEASON PORCH
DECK STEPS
BBHOOP
PROP. DRIVEWAY
898.6
899.1
GARAGE
20.00
9.50
20.50
PORCH
7.33
1.33
22.00
10.00
28.00
4.00
12.00
52.00
109.45' AVE SETBACK
PROPOSED HOUSE
10.33' POURED WALKOUT
8' WALKOUT
891.6
LFE
891.0
DECK
891.2
891.2
891.2

EXTRACT OF MINUTES OF MEETING OF THE
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA
HELD SEPTEMBER 22, 2026

* * * * * * * * * * * * *

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Shoreview, Minnesota was duly called and held at Shoreview Community Center, at 7:00 P.M.

The following members were present:

Member _____ introduced the following resolution and moved its adoption.

RESOLUTION NO. 26-82
SUBSTANDARD BUILDING SETBACK VARIANCES

WHEREAS Robert Thomas Homes submitted a variance application on behalf for the following described property:

REGISTERED LAND SURVEY 194 S 15 FT OF W 85 FT OF TRACT E AND ALL OF TRACT F, Ramsey County, Minnesota

(This property is commonly known as 406 Horseshoe Dr E)

WHEREAS, the property is a substandard riparian lot width as a result of a front property line width less than 100 feet; and

WHEREAS, Shoreview development code Sec. 107-67 (e) (2) states the building setback from a rear property shall be 30 feet; and

WHEREAS, the applicant proposes to construct a single family home that exceeds the 30 foot setback from the rear property line; and

WHEREAS, Shoreview development code Sec. 115-155 (b) (3) (d) (1) states that the front setback shall be within 10 feet of the calculated setback of 38.9'; and

WHEREAS, the applicant proposes to construct a single family home that exceeds the permitted setback range setback from the front property line; and

WHEREAS, Shoreview development code Sec. 115-149 (a) (1) states that the OHW setback shall be equal to the average of the two adjacent properties at a distance of within 10 feet of the calculated setback of 118.05; and

WHEREAS, the applicant proposes to construct a single family home that exceeds the permitted setback range setback from the OHW line; and

WHEREAS, the Shoreview Planning Commission is authorized by State Law and the City of Shoreview Development Regulations to make final decisions on variance requests; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION, on September 22, 2026, approved the variance and adopted the following findings of fact:

1. *Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.* The applicant is proposing to use the property reasonably as single-family residential use, which is a permitted use.

2. *Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner*. Due to the access point off of an unimproved City Right-of-Way, the lot faces unique circumstances that affect the placement of any home on this property. When examining all of the setback constraints together, the site has a total of around 1,600 square feet of buildable space, or about 10.7% of the lot in total. This inherently restricts the ability to construct a single-family home on the lot and therefore necessitates the three setback variances that the applicant is requesting. The front setback and OHW setback variances are similar in scope to the previously approved variances in 2003, which staff believes to be appropriate.

3. *Character of Neighborhood. The variances, if granted, will not alter the essential character of the neighborhood.* The character of the neighborhood will not be altered. The proposed house's location is consistent with the historic setback of a home on the property, and in keeping with the average of setbacks present in the neighborhood. The new home will be located in a very similar location to that of the previous home, with the front property line maintaining the same 6 feet that was approved previously in 2002; the setback from the OHW will be mostly maintained, with a difference of .3 feet closer; the setback from the side property line will be increased from 6.2' to 27.1'; And the rear yard setback will be increased from 8.5' to 29'.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION, that the variance request for property described above is subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the variance and residential design review applications. Any significant

change to these plans, as determined by the community development department, will require review and approval by the planning commission.

2. The proposed house and any attached structures shall meet a maximum setback of 83.7 feet from the Ordinary High Water Line of Lake Owasso.
3. The proposed house shall meet a maximum setback of 6 feet from the front property line.
4. The proposed house shall meet a maximum setback of 29 feet from the rear property line.
5. The variance approval is subject to a five day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
6. All necessary permits from the Ramsey-Washington Metro Watershed District shall be obtained, if required, prior to commencing any construction activity on site, including grading.
7. Shoreland Mitigation is required. The Shoreland Mitigation Affidavit must be executed before the building permit is issued.
8. This approvals will expire after one year if a building permit has not been issued and work has not begun on the project.

* * * * * * * * * * * * *

The motion was duly seconded by Member _____ and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Adopted this 22nd day of September, 2026

_____
Craig John, Chair

STATE OF MINNESOTA)

COUNTY OF RAMSEY)

CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview Planning Commission held on the 22nd day of September, 2026 with the original thereof on file in my office and the same is a full, true and complete transcript there from insofar as the same relates to adopting Resolution No. 26-82.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 23rd day of September, 2026.

Brad Martens
City Manager

SEAL

Drafted by: Will Harris
Associate Planner
4600 Victoria Street N.
Shoreview, MN 55126

EXTRACT OF MINUTES OF MEETING OF THE
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA
HELD SEPTEMBER 22, 2026

* * * * * * * * * * * * *

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Shoreview, Minnesota was duly called and held at Shoreview Community Center, at 7:00 P.M.

The following members were present:

Member _____ introduced the following resolution and moved its adoption.

RESOLUTION NO. 26-83
SUBSTANDARD BUILDING HEIGHT VARIANCE

WHEREAS Robert Thomas Homes submitted a variance application on behalf for the following described property:

REGISTERED LAND SURVEY 194 S 15 FT OF W 85 FT OF TRACT E AND ALL OF TRACT F, Ramsey County, Minnesota

(This property is commonly known as 406 Horseshoe Dr E)

WHEREAS, Shoreview development code Sec 115-155(b)(3)(b) states the maximum building height shall not exceed 35 feet as measured from the highest roof peak to the lowest point at finished grade; and

WHEREAS, the property is a substandard riparian lot width as a result of a front property line width less than 100 feet; and

WHEREAS, the proposes to construct a single family home in excess of the maximum building height of 35 feet as measured from the highest roof peak to the lowest point at finished grade; and

WHEREAS, the Shoreview Planning Commission is authorized by State Law and the City of Shoreview Development Regulations to make final decisions on variance requests; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION, on September 22, 2026, approved the variance and adopted the following findings of fact:

1. *Reasonable Manner*. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations. The applicant is proposing to use the property reasonably as single-family residential use, which is a permitted use.
2. *Unique Circumstances.* The plight of the property owner is due to circumstances unique to the property not created by the property owner. Staff believes that the topography changing from the north side of the home to the south by 7' and the design of the existing home having a walkout basement are unique to the property. With the removal of the existing home, the applicants are looking to use the same general area for the home. Requiring the property owner to have a daylight design would require additional fill and re-grading in a shoreland area.
3. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of the neighborhood. The character of the neighborhood will not be altered. The applicant's request for an approximately 4' height variance would also not detract from the neighborhood character. Due to the grade change from the road on Horseshoe Dr to the foundation area, the approximately four-foot height variance would place the new home on the same roofline as the adjacent substandard lot to the northeast, thus maintaining consistency between the newest builds in the area. The grade change is also similar between the subject property and the adjacent home to the northwest. Combined with a 30' buffer due to the undeveloped right of way provides a substantial distance between the two homes and mitigates the potential visual effects of a taller home.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION, that the variance request for property described above is subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the variance and residential design review applications. Any significant change to these plans, as determined by the community development department, will require review and approval by the planning commission.
2. The proposed building height shall not exceed 37 feet 11 7/8 inches as measured from the lowest finsished grade, to the highest peak of the building.
3. The variance approval is subject to a five day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
4. All necessary permits from the Ramsey-Washington Metro Watershed District shall be obtained, if required, prior to commencing any construction activity on site, including grading.

5. Shoreland Mitigation is required. The Shoreland Mitigation Affidavit must be executed before the building permit is issued.
6. This approvals will expire after one year if a building permit has not been issued and work has not begun on the project.

* * * * * * * * * * * * *

The motion was duly seconded by Member _____ and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Adopted this 22nd day of September, 2026

_____
Craig John, Chair

STATE OF MINNESOTA)

COUNTY OF RAMSEY)

CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview Planning Commission held on the 22nd day of September, 2026 with the original thereof on file in my office and the same is a full, true and complete transcript there from insofar as the same relates to adopting Resolution No. 26-83.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 23rd day of September, 2026.

Brad Martens
City Manager

SEAL

Drafted by: Will Harris
Associate Planner
4600 Victoria Street N.
Shoreview, MN 55126

Memorandum

TO:	Planning Commission
FROM:	Izaak Peterson , Senior Planner
DATE:	September 22, 2026
SUBJECT:	3760 Lexington Ave N - Planned Unit Development Concept - Suite Living Senior Care, Hampton Companies LLC
ITEM NUMBER:	7.D
SECTION:	NEW BUSINESS

REQUESTED MOTION

No formal action is taken on this Planned Unit Development - Concept Stage application.

INTRODUCTION

The applicant, Hampton Companies LLC, has submitted a PUD Concept Plan application for the proposed development of the eastern portion of the property located at 3760 Lexington Avenue North. The subject property currently contains the Shoreview YMCA Recreational Facility, situated on the corner of Lexington Ave and Target Road.

In the spring of 2026, the YMCA listed an approximately sized 4.35 acre eastern undeveloped portion of the property for sale. The YMCA received several development concepts and offers for the property, predominantly high density in nature. Following close engagement and communication with city staff, the YMCA selected a Suite Living Senior Care facility and townhome proposal submitted by Hampton Companies, LLC, based on it's alignment with the 2040 Comprehensive Plan medium density future land use guidance of the underlying property.

Hampton Companies, LLC concept plan application proposes the subdivision of the property for the phased construction of a single-story Suite Living Senior Care facility in the northeastern portion of the property. In addition, 12 townhome units are proposed on the southern portion of the site.

Prior to the submittal of required preliminary plat, rezoning, and PUD development Stage applications, the applicant has chosen to receive feedback of the concept plan from the planning commission, city council, and public through a PUD concept stage application.

The PUD concept stage is an informal review process that provides residents/property owners, planning commission, and city council an opportunity in a public forum to give comments, feedback, and identify issues and concerns to a developer before development plans are prepared for formal consideration. There is no formal action taken by either the planning commission or city council.

DISCUSSION

Site Description
The property is 10.74 acres in size, and located on the corner of Lexington Avenue North and Target Road. The property contains YMCA Recreational Facilities on the western portion of the property, which were initially constructed in 1974. The eastern portion 5 acres of the property exists as open green space, with wooded portions existing along the northern and south/southeast property lines.

The property is currently zoned within the C1, Retail Service Zoning district. The property is bordered to the north by the Super Target Commercial PUD, and Target Road, which is a public road located within platted right-of-way. The site is bordered to the east by the Island Lake Golf Course, owned by Ramsey County. Island Lake Avenue R1, Detached Residential properties border the site immediately to the south. Houses located along Island Lake Avenue neighborhood largely exist 120-140 feet from the shared property line with the subject property.

The subject properties topography falls from northeast to the south. The northeast portion of the property contains an earthen berm adjacent Target Road at a 956' elevation. The center portion of the site is relatively flat, which then falls to a low elevation of 932' adjacent the southern property line. Single-family homes located along Island Lake Ave are located approximately 8- 12 feet above this low elevation on the subject property.

Project Summary
The submitted concept plan proposes the development of an approximately sized 4.35 acre portion of property. The concept is comprised of a 32-unit single-story Suite Living Facility located to the northeast, adjacent Island Lake Golf Course and Target Road. Within the facility, there are twenty (20) assisted living units, and twelve (12) memory care units proposed.

The concept also outlines the platting and phased development of a southern "Outlot A" portion of property, which includes site stormwater facilities, and development of twelve (12) attached townhome units. The concept townhomes are proposed as three (3) buildings, with four (4) attached units per building. The applicant has not yet decided the size or type of townhome units proposed, or whether they will pursue rental or owner occupied townhouses, but is soliciting feedback from the commission and council through the concept process.

The internal development is proposed to be accessed from Target Road by way of a private drive within the development site.

Planned Unit Development
Development of this site will be reviewed under the planned unit development (PUD) process. The PUD process is used to encourage or provide flexibility, creativity, and innovation in the planning and design of development to achieve a variety of objectives related to the development code and the city's land use and housing goals.

The PUD concept stage application provides the applicant the opportunity to present a general plan showing the basic intent and nature of the development and the informal review is designed to address the overall appropriateness of a development proposal from the perspective of general land use compatibility. While there is no official public hearing held or formal action taken during the concept level review, it does provide an opportunity for the general public and nearby property owners to provide comments and state concerns. This public input, as well as general comments and issues/concerns identified by the planning

commission and city council, are to provide the developer initial feedback to take into consideration when preparing the more detailed development plans for formal consideration. It also provides an open forum in which more specific development issues and potential concerns requiring further information and additional analysis can be identified. No formal action is taken on the concept stage application by either the planning commission or city council.

STAFF REVIEW

The concept plans have been reviewed by staff in accordance with the PUD review criteria, land use and housing goals, and general land use compatibility as outlined in the comprehensive plan. Staff has also identified differences associated with the code and this concept plan that should be considered as the proposal moves to the formal application stages.

Comprehensive Plan Consistency

The Comprehensive Plan designates this property within Policy Development Area (PDA) 16, which incorporates several properties in the immediate area of the YMCA and Island Lake Golf Course. This site has an underlying future land use designation of Medium Density. The medium designation permits medium density residential housing with a dwelling unit density of 4-8 units per acre. The PDA 16 guidance outlines the following items regarding the development of the subject property:

- In the event that this property or portion thereof, is no longer used as INST or P, the land use immediately east of the YMCA facilities and immediately north of the existing low density Island Lake neighborhood shall be low or medium density residential. If the existing YMCA building is removed or repurposed, a mixture of uses may be appropriate including office, commercial, high and medium density residential development.
- If redevelopment occurs adjacent to the existing low density residential neighborhood and
  consists of low or medium density residential, said redevelopment shall adhere to the following:
  - Medium density residential structures shall not exceed two stories in height and shall contain no more than 4 units per building.
  - A buffer shall be provided and may consist of reduced building heights, increased building and parking setbacks and an enhanced landscape buffer.
- Any proposed redevelopment plan shall address pedestrian connections to the existing trail system, Island Lake County Park and the nearby commercial land uses.
- Redevelopment may be permitted in phases with an approved long-term phasing plan.
- Redevelopment of the site shall be sensitive to the wetlands and lakeshore environment by establishing a protection zone and/or implementing mitigation techniques to reduce the development's impact on the wetland area and lake.

Land Use (Chapter 4) and Housing (Chapter 7) sections of the adopted Comprehensive Plan include goals that address redevelopment and housing. Staff believe the proposed development is in keeping with the following Comprehensive Plan policies and actions as outlined in Chapters 4 and 7 of the plan:

1. Provide a diverse mix of housing types and occupancy to create a balanced housing community.
2. Support residential development that provides life-cycle and affordable housing opportunities that is responsive to our changing community needs.

3. Residential development should be protected from incompatible land uses through the use of buffers such as landscaping, additional setbacks and/or the incorporation of land use transitions.
4. Provide a continuum of housing that meets the life-cycle housing needs of residents.
5. Address the accessible housing needs for residents of all abilities.
6. Provide property acquisition assistance to other agencies such as non-profit groups, community land trusts and mission driven corporations.
7. Support the redevelopment of under-utilized property for residential and mixed use to increase
housing opportunities.

General Land Use Compatibility
Generally, staff believe the proposed concept is in keeping with the PDA 16 and future land use guidance of the property. The proposed mixture of residential land uses addresses a variety of housing types for life-cycle housing. The proposed layout and mixture of housing types transitions density from adjacent single-family housing to the south along Island Lake Ave with the 12 townhome units located on the southern portion of the site to the larger Senior Care Facility located further north on the site.

The proposed transition of housing and building massing could further be enhanced with the townhome unit type pursued with the development. Staff would recommend consideration of single-story, slab on grade townhomes within the development.

Unit Density
In the Residential- Medium land use designation, a density of 4-8 units per acre is permitted. The proposed development area is approximately 4.35 acres in size.

Within the concept, the Suite Living Care Facility is comprised of twenty (20) assisted living units and twelve (12) memory care units. When calculating net density, the Metropolitan Council guidance relies on U.S. Department of Housing and Urban Development (HUD) guidance regarding Senior Care Facility dwelling unit density calculation. Assisted living units, which typically include cooking, living and sanitation facilities are considered dwelling units when calculating net development density. Memory care units are considered "group care quarters" not factored into net density. A group quarter is any living arrangement owned or managed by an entity that provides housing and/or shared services (such as 24-hour medical, custodial, or supervisory care) to residents who are typically unrelated.

As a result, the net density of the proposed development would be calculated as follows:
- 12 townhome dwelling units + 20 assisted care dwelling units = 32 dwelling units
    - 32 dwelling units/ 4.35 acres = 7.36 units/ acre

Staff believes the proposed development density shown within the concept is consistent with medium density guidance of 4- 8 units per acre.

Planned Unit Development Review Criteria
The proposed development needs to satisfy certain objectives in order to be approved through the PUD process. Proposals that do not comply with the minimum standards of this ordinance need to provide a benefit to the city by meeting certain objectives including but not limited to life-cycle housing, sustainable and high quality building design, innovative stormwater management, and transportation demand management.

It is difficult at the concept stage to determine the extent of flexibility that will be needed from the Development Code until detailed plans are developed. It does appear that code flexibility will be needed for this project to move forward. The project has been reviewed in accordance with the R2 Attached Residential Zoning District (Outlot A) and R3, Multi-Dwelling Residential District (Suite Living Senior Care) standards. Based on the conceptual site plan submitted, it appears flexibility from the city's development standards may be needed for the following:

1. Minimum Rezoning Area- The property is currently zoned within the C1 Retail Service Zoning District. In order to rezone the property for a medium density residential land use as proposed, such as the R2 district, Sec 107-68(c)(1) requires a minimum rezoned area of five acres. The proposed project area is approximately 4.35 acres, less than the 5 acres required.
2. Building Setbacks - The R2 and R3 zoning districts do permit zero lot line developments, however both districts generally require minimum setbacks of 30-feet from a front property line. For the R2 district standards, 30 foot setbacks are required for all sides. For R2, side yards can be 10 feet except for areas adjoining a street right of way. The following review the setbacks and whether deviations as allowed per the PUD process are needed.
    1. Suite Living - Front, rear and western side setbacks appear to be met by the concept Suite Living Senior Care Facility, the eastern side has a 25' setback, which is a 5 foot reduction.
    2. Outlot A - The nearest point at the front lot line, adjacent to the interior lot line and closest to the care facility, is 8.2 feet. A reduction to the 30' foot requirement is proposed. A 35' foot rear yard setback is proposed for the southern eight (8) townhomes.

Access & Traffic

The conceptual site plan identifies an access point off of Target Road, in line with the existing Super Target access point to the north. Access to Target Road is served from Lexington Avenue North with a signalized intersection, which carries traffic predominantly accessing Raising Canes and Super Target retail area.

The property is proposed to have interior access served with a 24 foot wide private drive within the interior of the site. A private drive may be permitted within the development area, in place of a publicly platted road.

Access to the Senior Care Facility is served from the private drive to a central parking and turn around area serving the facility.

Access to the proposed phase of townhomes within Outlot A is served from the private drive, with unit driveways centered on the private drive.

A "hammer-head" turnaround is noted on along the eastern property line adjacent the townhome units and Island Lake Golf Course, intended to serve as a turnaround for Lake Johanna Fire truck turnaround. Further evaluation and review of the turnaround location and dimensions by the Lake Johanna Fire Department is needed.

Parking

The R-2 zoning district requires two off-street parking spaces per (townhome) dwelling unit; one of which must be completely enclosed. The proposed dwelling units are shown to have 2 parking spaces per dwelling unit. The concept plan does not yet identify building plans for the units which note the size of intended garage spaces, however at least one enclosed (garage) space per unit would be required.

In addition, .5 guest parking spaces are required per dwelling unit in the R-2 District. The site plan proposes to construct 5 guest parking to serve the 12 units. One additional guest parking space would be required by code.

The Senior facility proposes 30 total parking spaces. Sec 109-93 requires parking for Rest home/nursing home/institution uses at a rate of one parking space per four beds plus one per employee. The concept plan does not yet identify the number of employees for the facility, however four spaces would be required for the proposed 32 units, allowing for 22 employee spaces. From a concept level, this appears to meet and exceed district parking requirements for the proposed land use.

Stormwater and Natural Resources
The applicant anticipates construction of stormwater management basin within the southwestern portion of the property. Evaluation of a stormwater management plan, and compliance with the City of Shoreview Surface Water Management, and Rice Creek Watershed District requirements would be applicable to the development.

The site is currently wooded a mixture deciduous and coniferous tree's along the northern and southern property lines. Further evaluation of tree removal impacts and development of landscaping plans will be necessary as the project proceeds. Tree removal and replacement requirements as outlined by Development Code Article III- Vegetation and Woodlands would be required of any tree removal on the site. Staff recommends the maintenance of existing tree's located along the perimeter of the property, which may be made more feasible by reduced setbacks within the interior of the site.

Utilities
Water utility service is currently located within the Target Road right-of-way. Extension of city water from Target Road to serve the development would be required.

Sanitary Sewer is not currently located within the Target Road right-of-way. The nearest sewer service is located along Lexington Ave North, which would be required to be extended to the property to serve the development.

AGENCY COMMENT
The proposed concept plan was submitted for review and comment by affected partner agencies and city departments. Full comments attached but below is a summary of the agency comments that were received.

The Lake Johanna Fire Department indicated the need for fire hydrants within the development site, and challenge with internal fire truck circulation. The applicant has added a hammer head turnaround to the concept since the time of this comment, which is under review by the Fire Department.

Ramsey County Public works did not express any concerns or comments regarding the

proposed development concept.

Rice Creek Watershed District submitted comments that a permit would be required and it appears a wetland delineation is also required.

PUBLIC COMMENTS

Property owners within 350-feet of the development were notified. At the time of this report, one comment has been received by staff.

RECOMMENDATION

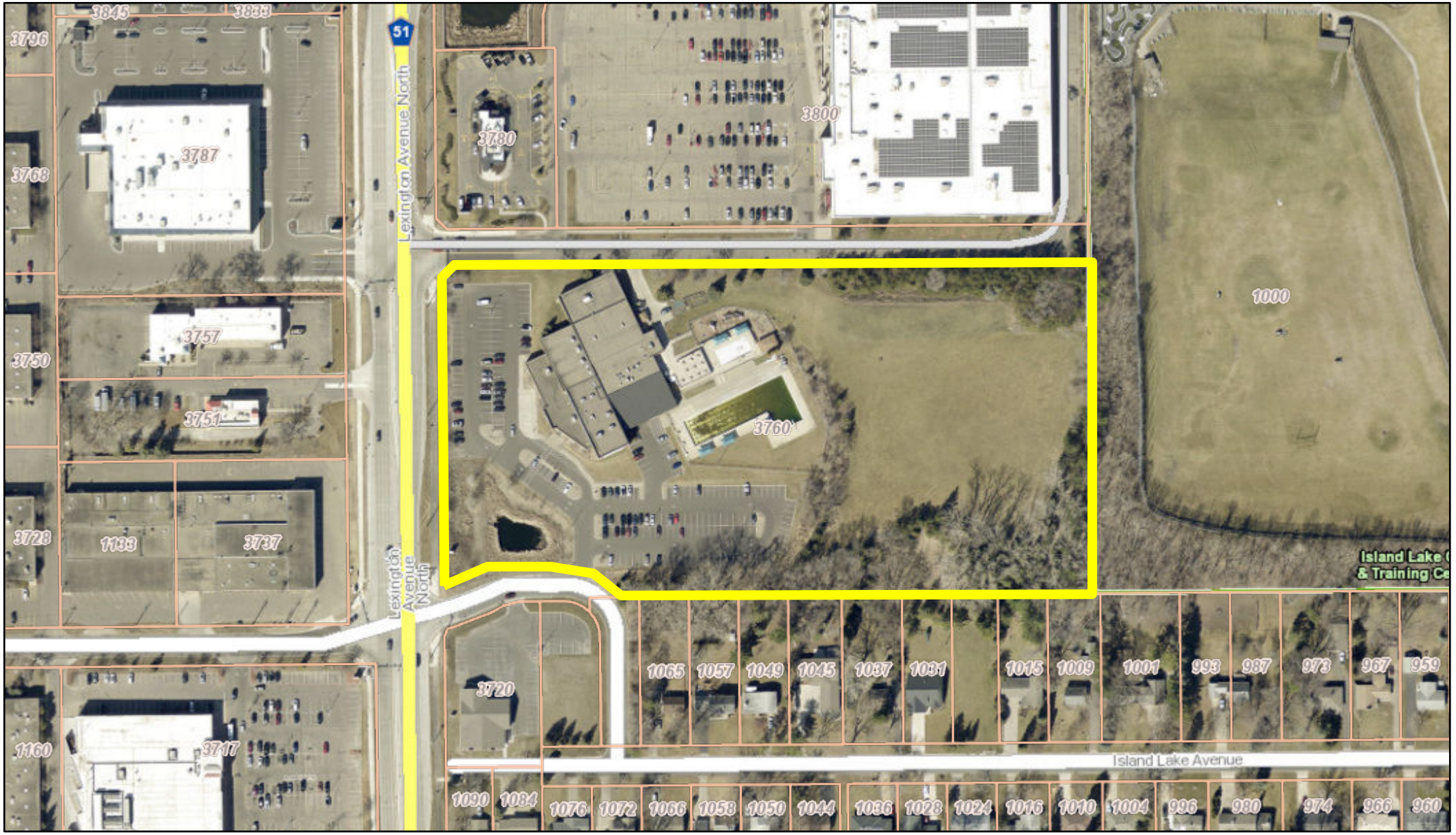
The PUD concept stage is the first step in the city's review process. While optional to the developer, the concept level provides an early opportunity for the public and city to review, identify issues and concerns, and provide guidance to the applicant on possible plan revisions and additional analysis that may be required. If the applicant chooses to move forward with the proposal, formal approvals would be needed from the city, including a rezoning, preliminary plat, and Planned Unit Development - development and final stage applications.

The planning commission is being asked to review the concept plans, provide general feedback, and identify any issues or concerns regarding the proposed uses and the site and building design that should be considered by the developer if they move forward with planed unit development - development stage and other related applications. Comments from the public should also be taken during the review, especially if there are additional issues not previously raised, although an official public hearing would be held at the next review stage. No formal action is taken on this application.

ATTACHMENTS

Location Map
Applicant Narrative
Proposed Concept Plan
Ramsey County PW- Agency Comment
Engineering- Agency Comment
Lake Johanna FD- Agency Comment
Rice Creek Watershed District - Agency Comment
Public Comment - Klinkhammer

3760 Lexington Ave N



9/2/2026, 12:56:47 PM

Override 1

Tax Parcels

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Ramsey County
Ramsey County MN

Suite Living Senior Care
1824 Buerkle Road
White Bear Lake, MN 55110

PROJECT NAME: Suite Living Senior Care of Shoreview

PROPERTY ADDRESS: 3760 Lexington Ave N.
Shoreview, MN

APPLICANT: Hampton Companies, LLC
1824 Buerkle Road
White Bear Lake, MN 55110
Jeremy Larson: 651-253-8924
Jeremy@hamptoncos.com

DESCRIPTION OF PROPOSED DEVELOPMENT:

Hampton Companies and Suite Living are proposing to develop a memory care and assisted living community to serve the care needs of the elderly citizens of Shoreview and those with elderly family members in need of memory care and assisted living services. Suite Living Senior Care of Shoreview community will feature a total of 32 private suites with 20 of them providing assisted living services and the other 12 providing memory care services. The assisted living residents will be able to enjoy a home-like atmosphere in a setting that allows them the freedom to participate in many amenities that not only help them in their daily care needs but also provide them with a higher quality of life than that offered in a more institutional setting. The memory care residents are provided with their own secured area of the building that has its own separate amenities like a congregate dining room sunroom, activity/craft area and a secure outdoor porch. These residents benefit from a life enrichment program that is specially designed for residents with Alzheimer's and Dementia. At Suite Living Senior Care of Shoreview our goal is to provide our residents with the right care at the right time.

Building Description: Total Land Size: 4 Acres-Approx.
Building Size: 21,390 Sq. Ft.
Occupancy: 32 Private Suites
Single Level with 20 Assisted Living Units / 12 Memory Care Units

Parking and Access: Hard Surface Parking (28 stalls, 2 designated handicapped will be designed with dimensions and area in accordance with state law) will provide parking for resident friends and family members along with Suite Living Senior Care staff. Since none of our residents drive there will not be a significant need for parking.

Analysis currently and forward

The difference between transient building occupants i.e.: those driving and with cars and fixed immobile occupants i.e.: residents

32 residents at any one time (immobile)

3 to 7 employees at any given time. 20-25 full time/part time employees

1 to 3 visitors for a total of 4 to 8 transient occupants

There will be a covered walkway to the entrance of the building which has a small portico which extends from the vestibule entry over the walkway and partially into the circular driveway. The portico will allow for enough clearance to allow for emergency vehicles to pass and thus be able to enter and exit the site freely.

Illumination: Lighting from the installation of outdoor flood or spot lighting and illuminated signs shall be of an intensity that is reasonable for the purpose served and will be appropriately shielded minimizing the effects on the use and enjoyment of adjoining properties.

Architectural Design: The building will combine stone, residential exterior materials, columns, roofline gables, extending porches and entrances to the building. The overall look is themed after a residential building providing a feeling of warmth and comfort for the residents.

Proposed Zoning and Comprehensive Plan Amendment

The applicant is requesting a rezoning of the subject property to Planned Unit Development (PUD). In addition, the applicant is requesting an amendment to the City of Shoreview Comprehensive Plan Future Land Use Map. Based on past discussions with City staff, the proposed future land use amendment would re-guide the property to Mixed Use.

The proposed Mixed Use future land use designation is appropriate for the site given its size, location, and surrounding context, and it allows for the integration of residential and supportive community-serving uses. Senior housing is a low-impact residential use that aligns with the goals of the Comprehensive Plan by providing housing options for an aging population while maintaining compatibility with surrounding land uses.

Planned Unit Development

The proposed development is planned as a Senior Housing Planned Unit Development (PUD) and is intended to meet the requirements of Division 2 - Planned Unit Developments as outlined in Sections 103.61 - 103.64 of the City of Shoreview's City Code. The PUD approach allows for flexibility in site design, building placement, and architectural treatment while ensuring high-quality development that is compatible with surrounding properties

The proposed PUD advances the intent of the ordinance by:

Encouraging innovative and efficient site planning.

Providing a coordinated and unified development with high architectural and landscape standards.

Preserving and enhancing natural features and existing buffers.

Creating a development that is compatible with adjacent uses while minimizing potential impacts related to traffic, noise, and lighting.

The project utilizes a cohesive site plan and building design that promotes pedestrian safety, efficient circulation, and a residential-scale appearance appropriate for a senior living environment.

The project is consistent with the City's Comprehensive Plan as amended and supports the goal of providing diverse housing options.

The development is compatible with surrounding land uses and is designed to minimize impacts through buffering, landscaping, and building orientation.

Adequate access, parking, utilities, stormwater management, and public services can be provided.

The project will not be detrimental to public health, safety, or general welfare.

The development represents a high-quality design that exceeds minimum code requirements for landscaping and architectural detail.

The project is specifically designed to serve senior residents through assisted living and memory care services and meets the definition and intent of senior housing as outlined in the ordinance.

The development provides age-appropriate housing, supportive services, and a secure environment tailored to the needs of senior residents. As such, the proposed use is consistent with the standards and expectations for senior housing PUDs within the City of Shoreview.

Suite Living operates over 21 communities in the Twin Cities metro, with additional locations under construction and planned. The company is family-owned and vertically integrated, overseeing real estate, development, construction, and operations in-house.

The applicant looks forward to continuing to work collaboratively with the City of Shoreview throughout the review and approval process and is available to address any questions related to this proposal.

-Intended use of the project: To provide housing for seniors who need high care options for assisted living and memory care.

-How the proposal is compatible with surrounding uses: Suite Living Senior Care a blend of commercial and residential. It helps tie in the commercial use of Target and the YMCA but also has a Tow impact on traffic which creates a nice buffer to the homes behind the site.

-Benefit of the proposed use and planned unit development: To help ensure that the city of Shoreview offers a wide range of housing for its residents in all walks of life.

-Will public streets and utilities need to be extended: Still under discovery. That will be TBD.

-Our intentions are not to sell Suite Living Senior Care. Those will stay family owned and operated.

-The town home portion of this site is TBD. We do not know what type of product we will put there yet. We are still talking through if they will be rentals for Suite Living Senior Care or if they will be for sale.

-We plan on following all of Shoreview’s guidelines throughout the approval process. For example: meetings with city staff, neighborhood meetings, planning commission meetings, and city council meetings.

CONCLUSION:

Thank you for your time to review our proposal. Suite Living Senior Care of Shoreview will provide great economic benefits to the city and community with 32 assisted living and memory care suites, 25 plus full and part time jobs and a significant contribution to the tax rolls for this property and provide services to the residents of the City and surrounding area. The opportunity for the city to provide senior care options in a very demanding market well into the future is a compelling reason to approve this application.

The project is designed and intended to accommodate the needs of development for benefit to the community, as Suite Living's high level of care, access to hospice and respite will bring.

Great care has been taken to make the building attractive both as a city and neighborhood friendly addition, utilizing high quality finishes like LP smart siding, colored hard shingle in the staggered edge notched panels, smoked glass in the fake dormers, cultured stone accents and wainscoting, an extensive landscape plan with special attention to maintaining the existing buffer between the neighbors and the building.

The project will be designed exceeding the "required" landscaping and other basic requirements of code to upgrade the appearance of the building. The project will manage to maintain the required setbacks from the building to lot line front and back. Landscaping is for decorative purposes and can be moved when and if needed but provides a buffer and ornamental screening.

As we work through the grading plan, special attention will be paid to the drainage and excavation plan to ensure that the drainage of this site does not disturb the neighborhood.

By approving this project, the city is gaining an attractive, tax paying member to the community in an otherwise idle property. The building is a secure building, noise is not an issue, and the neighbors should appreciate a relatively peaceful co-existence with the new project. The project will bring many benefits to the community of Eagan.

Such benefits will include:

- Local Chamber of Commerce Membership
- Meeting room space including use for business, choir practice, piano recitals, girl/boy scouts, book clubs, churches etc.
- Be of host to community events
- Offer wellness clinics

- Charity drop-off site for food and clothing
- Partnerships with local daycare centers
- Internship options for nursing students
- Volunteer opportunities
- Promote local businesses

We have 21 locations up in running throughout the twin cities market and we have another 4 sites currently under construction.

We are family owned and operated. This is truly a ground up operation as we also own the real estate company, development company, construction company, and most importantly the Senior Living/ operations company. It is all in house and we do not use 3rd party operations to run our facilities.

We look forward to continuing to work with the City of Shoreview during the review and approval process for this application. Please contact me with any questions you have on any item as I would be more than happy to discuss it in further detail.

Sincerely,

Jeremy Larson

Executive Vice President

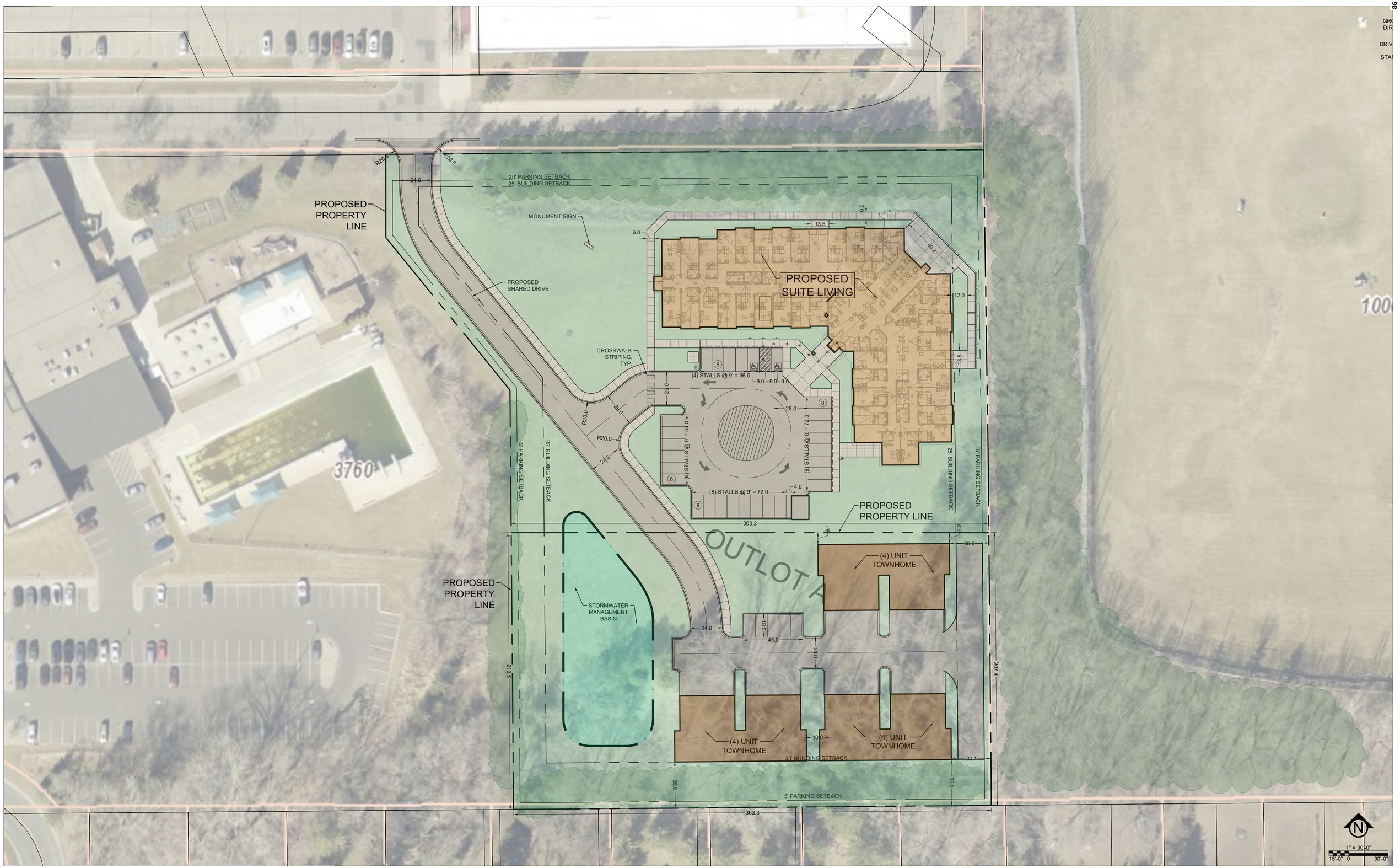
Suite Living Senior Care

Hampton Companies

SuiteLiving
SENIOR CARE







SUITE LIVING SHOREVIEW

CivilSite GROUP
5000 Glenwood Avenue
Golden Valley, MN 55422
612-615-0060
www.CivilSiteGroup.com

SUITE LIVING SHOREVIEW - CONCEPT PLAN

ADDRESS TBD

Project Number:	26276	Revision Number:	-
Issue Date:	08/21/2026	Revision Date:	-

EX 1

SHOREVIEW

Izaak Peterson <ipeterson@shoreviewmn.gov>

Request For Comment- 3760 Lexington Suite Living Concept Plan Application

Roggenbuck, Kevin <kevin.roggenbuck@ramseycountymn.gov> Wed, Sep 16, 2026 at 4:28 PM

To: Izaak Peterson <ipeterson@shoreviewmn.gov>
Cc: Nicole Hill <NHill@shoreviewmn.gov>, Will Harris <wharris@shoreviewmn.gov>, PW Plan Review <pwplanreview@ramseycountymn.gov>, "Baar, Dan D" <daniel.baar@ramseycountymn.gov>, "Estochen, Brad M" <bradley.estochen@ramseycountymn.gov>, "Flores, Luis" <luis.flores@ramseycountymn.gov>, "Kemp, Aidan" <aidan.kemp@ramseycountymn.gov>, "Churchich, Molly" <molly.churchich@ramseycountymn.gov>, "Thompson, Katy" <kathleen.thompson@ramseycountymn.gov>, "Alamutu, Opeyemi" <opeyemi.alamutu@ramseycountymn.gov>, "Thuli, Emmett" <emmett.thuli@ramseycountymn.gov>, "Mazzitello, John" <john.mazzitello@ramseycountymn.gov>, "Kufner, Chris" <Christopher.Kufner@ramseycountymn.gov>, "Hofschulte, Benjamin P" <benjamin.hofschulte@ramseycountymn.gov>, "Richter, Cory" <corrine.richter@ramseycountymn.gov>

Izaak,

Thanks again for sending the concept plans for the Suite Living Center at 3760 Lexington Ave. to Ramsey County for review. Our development team reviewed the plans and have no comments, no concerns, with the infill concept. We look forward to reviewing the formal plat and plans should the developer decide to pursue the project.

Thanks,

[Quoted text hidden]
[Quoted text hidden]

SHOREVIEW

Izaak Peterson <ipeterson@shoreviewmn.gov>

Request For Comment- 3760 Lexington Suite Living Concept Plan Application

Stephanie Smith <ssmith@shoreviewmn.gov> Tue, Sep 15, 2026 at 4:26 PM
To: Izaak Peterson <ipeterson@shoreviewmn.gov>
Cc: Nicole Hill <NHill@shoreviewmn.gov>, Will Harris <wharris@shoreviewmn.gov>

Izaak,

Upon review of the submitted concept-level materials, engineering has the following comments:
-Applicant will need to connect to sewer on Lexington Avenue. There is not existing sanitary sewer on Target Road. Water is available on Target Road.
-Recommend applicant begin the watershed district permitting process early in their design work.
-Recommend applicant review the low point of the property for stormwater opportunities.
-Applicant shall revise the driveway to be opposite of the Target driveway.
-Applicant shall record cross access agreement on the northern lot in favor of the southern lot.
-Applicant shall record a shared maintenance agreement between the lots for shared private infrastructure.

Thank you,
Stephanie

Stephanie Smith MN P.E. (she/her) | City Engineer
4600 Victoria Street North, Shoreview, MN 55126
651-490-4651 | ssmith@shoreviewmn.gov

On Wed, Sep 2, 2026 at 2:26 PM Izaak Peterson <ipeterson@shoreviewmn.gov> wrote:
[Quoted text hidden]

SHOREVIEW

Izaak Peterson <ipeterson@shoreviewmn.gov>

Request For Comment- 3760 Lexington Suite Living Concept Plan Application

Kris Rewald <krewald@ljfd.org> Wed, Sep 2, 2026 at 3:05 PM
To: Izaak Peterson <ipeterson@shoreviewmn.gov>
Cc: Nicole Hill <NHill@shoreviewmn.gov>, Will Harris <wharris@shoreviewmn.gov>

Hey Izaak,

My main concerns would be turning radius access for our ladder, 360 access, hydrant locations. It looks very tight to get any truck in/out of there.



From: Izaak Peterson <ipeterson@shoreviewmn.gov>
Sent: Wednesday, September 2, 2026 2:26 PM
Cc: Nicole Hill <NHill@shoreviewmn.gov>; Will Harris <wharris@shoreviewmn.gov>
Subject: Request For Comment- 3760 Lexington Suite Living Concept Plan Application

[Quoted text hidden]
[Quoted text hidden]

SHOREVIEW

Nicole Hill <nhill@shoreviewmn.gov>

Request For Comment- 3760 Lexington Suite Living Concept Plan Application

Anna Grace <AGrace@ricecreek.org> Thu, Sep 17, 2026 at 11:41 AM
To: Izaak Peterson <ipeterson@shoreviewmn.gov>
Cc: Nicole Hill <NHill@shoreviewmn.gov>, Will Harris <wharris@shoreviewmn.gov>

Izaak,

I apologize for my delay. Initial regulatory comments below. We are happy to schedule a pre-application meeting at any point.

RCWD permit required (Rule C and D) and appears wetland delineation required (potential Rule F):

- **Rule C, Stormwater Management**. Rule C.2 (a)(b)
  a. A permit is required for subdivision of an area exceeding one acre. This includes subdivision for single-family residential, multi-unit residential, commercial, industrial, or institutional development.
  b. A permit is required for development, other than Public Linear Projects, that creates or reconstructs 10,000 square feet or more of impervious surface. This threshold is cumulative of all impervious surface created or reconstructed as a part of a Common Plan of Development.

Rule C Notes:

- Within the Flood Management Zone Rule C.7(c) applies. Within the Flood Management Zone only (see Figure C2), peak runoff rates for the 2, 10 and 100 year 24-hour rainfall events shall be reduced to ≤80% of the existing condition. This requirement does not apply if the project is a Public Linear Project.
- Soil borings required Rule C.9(f),” Soil borings (utilizing ASTM D5921 and D2488, as amended) shall be considered for design purposes, and provided to the District, for each proposed BMP. The soil borings must be taken to a depth of at least 5 feet below the bottom of the proposed feature. For an application proposing an infiltration area, the applicant will identify, describe, and delineate group, texture and redoximorphic features of site soils to assess percolation of stormwater runoff from impervious areas. Field evaluation of soil permeability in accordance with ASTM 3385 procedure for double ring infiltrometer testing or other approved method is encouraged.”

- **Rule D, Erosion and Sediment Control Plans**. Rule D.2(a)(3),

3. Any land-disturbing activity that requires a District permit under a rule other than Rule D.”

Wetland Delineation Notes:

a. To confirm wetland boundary and type a wetland delineation would be required.
b. A wetland consultant directory obtained from the Minnesota Wetland Professionals Association can be found at (https://link.edgepilot.com/x/U1H1HNB7mnsOIaCmZOStjQo?u=https://www.mnwetlandprofessionals.org/consultant-directory); however, you are certainly welcomed to select a consultant that is not listed. Please note that there are a few regulatory agencies on this list that likely do not provide wetland consulting services (e.g. MnDNR, MnDOT, Minnesota Board of Water & Soil Resources, and various Counties).
c. RCWD serves as the local government unit administering WCA (Wetland Conservation Act) and will review the delineation once it has been completed and submitted to the District. The legal landowner of record must sign the WCA joint application.

d. The WCA Joint App can be found at https://bwsr.state.mn.us/joint-application-form. Legal Landowner of record will need to sign this. From review of Anoka County Maps this appears to be Rosa Villeda.
e. Filling, draining, and excavation of wetland requires the project to demonstrate compliance with RCWD Rule F, Wetland Alteration and meet WCA (Wetland Conservation Act) guidelines and minimum impact thresholds.
f. RCWD reviews delineations within the growing season. Wetland delineations should be conducted and reviewed during the period of May 1st and October 15th. The District may accept delineations performed outside of the time frame on a case-by-case basis. The District will determine if there is sufficient information in the report and visible in the field at the time to assess the three wetland parameters in relation to the placement of the wetland delineation line.

Full rule sets can be found at https://link.edgepilot.com/x/wbWj-E8LtULw_5TZUb-VvG8?u=https://www.ricecreek.org/wp-content/uploads/document-library/2024-RCWD-final-rule_clean.pdf.

This application will be tied to the Board Meeting schedule. Board Meetings are held on the second and fourth Wednesday of each month. Due to the upcoming Holiday schedule only one Board meeting is held in the months of November and December. Application materials will need to be submitted and found to be **complete** to move onto engineer review 40-days (non-WCA Replacement Plan apps) to the scheduled Board Meeting. Please note, there will be additional submittal deadlines throughout the review process the project will need to meet to remain on track for the intended Board meeting.

Thank you!

Anna Grace

Regulatory Technician

Rice Creek Watershed District

4325 Pheasant Ridge Dr. NE, #611

Blaine, MN 55449-4539

Direct: (763) 398-3071

agrace@ricecreek.org

RCWD
RICE CREEK WATERSHED DISTRICT

Please note that RCWD has an updated rule set as of January 1, 2025. More information available here.

From: Izaak Peterson <ipeterson@shoreviewmn.gov>
Sent: Wednesday, September 2, 2026 2:26 PM
Cc: Nicole Hill <NHill@shoreviewmn.gov>; Will Harris <wharris@shoreviewmn.gov>
Subject: Request For Comment- 3760 Lexington Suite Living Concept Plan Application

Good Afternoon,

[Quoted text hidden]

[Quoted text hidden]

RE: Shoreview Planning Commission PUD Concept Plan Review of Proposal for 3760 Lexington Avenue scheduled for September 22, 2026

To Whom It May Concern:

We, Roger and Mary Lou Klinkhammer, live at 1015 Island Lake Avenue and our property backs up to the project area. With the exception of three years, Mary Lou has lived on Island Lake Avenue since 1952 when her parents built a home at 1001 Island Lake Avenue so we are **very** familiar with the property dating back to when it was the Forester farm. While we would prefer that the area remain open playing fields for the YMCA, they have decided to sell the property. Our wish is that care be taken to make it an addition to our neighborhood that any Shoreview resident would welcome to their neighborhood.

These are some concerns and recommendations:

-Work with Rice Creek Watershed District to incorporate the storm water storage into the existing wetland area in the southwest corner of the project. That wetland used to extend up to Island Lake Avenue but was partially filled, probably in the 1960s, leaving the existing wetland behind 1031 and the empty lot. In the spring, with water drainage to the east, that wetland is full of water. The oval on the concept map seems to indicate a separate holding area. The existing wetland is NOT shown on the concept map and we strongly feel it should be maintained.

- Since the elder care facility is proposed for single story, for a unified look, build single story townhomes also. Continue to work on the best size and placement of the townhouses, both for the townhouse owners and the neighborhood. Consider placing them backing up to the trees on the east side of property so they would face west rather than north. Space would be opened up for townhouse placement if the storm water storage was moved to the southwest corner, to the existing wetland. Consider some outdoor amenities such as raised garden beds, a walking path, outdoor gathering spot like a gazebo, or pickleball courts.

-If the pink tape on trees in the wooden area behind our homes indicates those to be saved, we are pleased with the screening that will remain. It is also beneficial for the townhome owners. With the approval and encouragement of former YMCA directors, my husband planted most of the evergreen trees on the north, east and south edges of this property so we appreciate that many of them will remain. What we originally feared when we saw that the property was for sale was that a developer would clear cut the woods up to our property line and eliminate all screening.

While we are not able to attend the meeting due to a previous commitment, we appreciate being kept informed of decisions as the project moves forward.

Mary Lou and Roger Klinkhammer
1015 Island Lake Avenue
Shoreview, MN 55126
Mobile-651-402-9897
mlklinkhammer@aol.com

Memorandum

TO:	Planning Commission
FROM:	Niki Hill, AICP , Assistant Community Development Director
DATE:	September 22, 2026
SUBJECT:	2026 Calendar and Meeting Assignments
ITEM NUMBER:	8.A
SECTION:	MISCELLANEOUS

REQUESTED MOTION

INTRODUCTION

DISCUSSION
City council assignments are as follows:

October 5: Helgen
October 19: Vacant - Need volunteer with the resignation of Commissioner Anderson.

RECOMMENDATION

ATTACHMENTS
2026 City Council Meeting Assignments

2026 CITY COUNCIL MEETINGS

PLANNING COMMISSIONER ASSIGNMENTS

JANUARY	5	Cordes
	20 (T)	Westadt
FEBRUARY	2	Solomonson
	17 (T)	John
MARCH	2	Cordes
	16	Ahmadvand
APRIL	6	Anderson
	20	Cordes
MAY	4	Westadt
	18	Solomonson
JUNE	1	John
	15	Helgen
JULY	6	Anderson
	20	Ahmadvand
AUGUST	3	Cordes
	17	Westadt
SEPTEMBER	8 (T)	Solomonson
	21	John
OCTOBER	5	Helgen
	19	Anderson
NOVEMBER	2	Ahmadvand
	16	Helgen
DECEMBER	7	Westadt
	21	Solomonson