

# CITY OF GEM LAKE RAMSEY COUNTY, MINNESOTA

ORDINANCE NO. 2025-02

## AN ORDINANCE AMENDING ORDINANCE #131, SECTION 9.6 REGARDING BUILDING TEMPLATE TYPES AND PERMITTED USES THE CITY COUNCIL OF THE CITY OF GEM LAKE ORDAINS:

### Section 1. Amendments to Ordinance #131

- 1-1. Ordinance #131, Section 9.6 shall be amended to include Figure 15b 'Commercial Storage'.
- 1-1.1. See Attachment A for full text.
- 1-2. Ordinance #131, Section 9.6, Figure 17 shall be amended to include the following:
  - 1-2-1. 'Storage/Office' is a permitted use and 'Outdoor Storage' is a conditional use in the Commercial Storage building type template.

**Section 2. Severability.** Should any section, subdivision, clause, or other provision of this Ordinance be held to be invalid by any court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole, or of any part thereof, other than the part held to be invalid.

**Section 3. Effective Date.** This Ordinance shall take effect and be in force from and after its passage and publication.

Adopted by the City Council of the City of Gem Lake, Ramsey County, Minnesota, this 16th day of December 2025.

### ATTACHMENT A

*Figure 15b Definition: Alternative layout standard for Single-Use Buildings designed and intended for businesses that store and distribute auto-oriented goods, without a retail component. The building type includes outdoor storage as a primary use, which must be approved through a Conditional Use Permit. Secondary uses include office or small commercial warehousing.*

#### Figure 15b Lot Size & Placement Requirements:

**Lot Size:** The lot must be at least 10,000 Square Feet (SF) or 0.229 acres in size

**Frontage Street:** Scheuneman Road (Buildings may orient towards the Highway or Scheuneman Road); access may be from Scheuneman Road.

**Alley:** Not Applicable.

**Parking:** One space per employee. Outdoor storage of inventory and service vehicles is not counted toward parking requirements.

**Impervious Surface Coverage:** Maximum of 80% of the lot.

#### Figure 15b Building Disposition:

**Footprint:** One or two stories, with a minimum of 4,800 SF.

**Minimum Setbacks – Parking:** Front: 25 feet, Other: 5 feet

**Minimum Setbacks – Buildings:**

Front: 25 feet, Rear: 10 feet, Side: 10 feet

**Orientation:** Principal façade may face any direction including orienting towards Scheuneman Road.

#### Figure 15b Height and Use Requirements:

**Maximum Building Height:** 30 feet, exclusive of rooftop equipment or screening.

**Use:** Commercial Storage for an Auto-Oriented business that stores and distributes goods, without a retail component. Outdoor storage complying with the standards of this Figure 15b., shall be a permitted use in the Gateway District Neighborhood Center with a Conditional Use Permit. This use is not permitted with any other building type.

#### Figure 15b Modifications/Exclusions:

- A. Commercial Storage complying with the standards of this Figure 15b. shall be a permitted use in the Gateway District Neighborhood Center with a Conditional Use Permit required for Outdoor Storage.
- B. Figure 15b – Commercial Storage shall be added under 9.6 Building Type Standards.
- C. 4.1.1 B) – Gateway District "G" – a PUD is not required.
- D. 9.1.11.4 Neighborhood Center – Commercial Storage is not required to be pedestrian oriented.
- E. 9.5. Civic Space Standards – Not Applicable.
- F. 9.6.5.1.4 Commercial – Add Commercial Storage as a Permitted Use and Outdoor Storage as a Conditional Use for a Commercial Storage Building Type (15.b)
- G. 9.6. Building Type Standards- 7. Commercial, add 5. Commercial Storage.
- H. 9.7.3.3.1. Connectivity Requirements - Requirements for sidewalks along all streets does not apply.

- I. 9.10.6. Bicycle Parking – Optional; if provided, must be within 50 feet of building entrances, made of permanent construction and attached to the ground, and designed to allow the bicycle frame and both wheels to be securely locked to the parking structure. Facilities shall be at least two feet in width and six feet in length and be placed to allow a minimum of five feet of back-out or maneuver space.
- J. 9.11.2 Building Placement – Nonresidential – Placement of the front façade on the front build-to line does not apply; building shall be placed within required setback boundaries.
- K. 9.11.5.1.2 – Front Facades and Entries to nonresidential buildings – This section does not apply. Overhead doors facing any direction shall be permitted.
- L. 9.11.7. Materials – Add in 4. Steel panel siding is allowed as a primary or secondary material for this building type.
- M. 9.11.9 Roofs – A peaked roof is allowed for this building type template
- N. 20.4.1 Commercial Storage is allowed commercial driveways of up to 36' wide to accommodate trucks.

Gretchen Artig-Swomley, Mayor  
Barbara Suciu, City Clerk

Published one time in the White Bear Press on December 31, 2025.



## WHITE BEAR TOWNSHIP

### NOTICE OF PUBLIC HEARING ON PROPOSED COTTAGE AVENUE, PROSPECT AVENUE, AND LAKEVIEW AVENUE STREET IMPROVEMENT 2025-3 IN THE TOWN OF WHITE BEAR, RAMSEY COUNTY, MINNESOTA

**NOTICE IS HEREBY GIVEN,** That the Town Board of the Town of White Bear, Ramsey County, Minnesota, will meet at Heritage Hall, 4200 Otter Lake Road, in said Town on Wednesday, January 21, 2026, at 7:00 p.m., to consider the improvement. A reasonable estimate of the impact of the assessment will be available at the hearing.

The general nature of the improvement is set forth as follows: construction of bituminous paving, concrete curb and gutter, storm drainage and other appurtenances thereto.

The area proposed to be assessed for such improvement is every lot, piece or parcel of land benefitted by said improvement in the area of the Town of White Bear lying and being within the following area of the Township including: Cottage Avenue, Prospect Avenue, and Lakeview Avenue, in Ramsey County, Minnesota.

The estimated cost of the improvement is \$3,651,900.

The Board proposes to proceed under authority granted under Minnesota Statutes, Chapter 429.

All persons desiring to be heard with reference to the proposed improvement will be heard at this meeting.

Dated: December 15, 2025.

BY ORDER OF THE TOWN BOARD OF SUPERVISORS  
PATRICK CHRISTOPHERSON, Clerk-Treasurer

Published two times in the White Bear Press on December 31, 2025 and January 7, 2026.

## CITY OF MAHTOMEDI

### NOTICE OF PUBLIC HEARING

Notice is hereby given that on January 14, 2026, 6:30 p.m. at City Hall, 600 Stillwater Road, the Mahtomedi Planning Commission will hold a public hearing to solicit public response to a request from Club Car Wash, on behalf of property owner Northern Tier Retail, for a conditional use permit to allow for the development of a carwash and a parking setback variance at 3122 Century Ave.

If you have questions about this notice or if you would like further information regarding the project described above, please contact Hannah Rybak, Mahtomedi City Planner, at 612-269-3684. Written comments may be submitted to City Hall, or via email at hrybak@wsbeng.com.

Scott Neilson, City Administrator

Published one time in the White Bear Press on December 31, 2025.



## WHITE BEAR TOWNSHIP

### NOTICE OF PUBLIC HEARING ON PROPOSED ANDERLIE LANE AREA STREET IMPROVEMENT 2025-2

#### IN THE TOWN OF WHITE BEAR, RAMSEY COUNTY, MINNESOTA

**NOTICE IS HEREBY GIVEN,** That the Town Board of the Town of White Bear, Ramsey County, Minnesota, will meet at Heritage Hall, 4200 Otter Lake Road, in said Town on Wednesday, January 21, 2026, at 7:00 p.m., to consider the improvement. A reasonable estimate of the impact of the assessment will be available at the hearing.

The general nature of the improvement is set forth as follows: construction of bituminous paving, concrete curb and gutter, storm drainage and other appurtenances thereto.

The area proposed to be assessed for such improvement is every lot, piece or parcel of land benefitted by said improvement in the area of the Town of White Bear lying and being within the following area of the Township including: Anderlie Lane, Reed Place, Ross Lane, Barry Lane, Lavalle Court, Parker Avenue, Mill Street, and Saxony Court, in Ramsey County, Minnesota.

The estimated cost of the improvement is \$4,342,600.

The Board proposes to proceed under authority granted under Minnesota Statutes, Chapter 429.

All persons desiring to be heard with reference to the proposed improvement will be heard at this meeting.

Dated: December 15, 2025.

BY ORDER OF THE TOWN BOARD OF SUPERVISORS  
PATRICK CHRISTOPHERSON, Clerk-Treasurer

Published two times in the White Bear Press on December 31, 2025 and January 7, 2026.



## WHITE BEAR TOWNSHIP

### NOTICE OF PUBLIC HEARING ON PROPOSED BLOOM ADDITION AREA STREET IMPROVEMENT 2025-4

#### IN THE TOWN OF WHITE BEAR, RAMSEY COUNTY, MINNESOTA

**NOTICE IS HEREBY GIVEN,** That the Town Board of the Town of White Bear, Ramsey County, Minnesota, will meet at Heritage Hall, 4200 Otter Lake Road, in said Town on Wednesday, January 21, 2026, at 7:00 p.m., to consider the improvement. A reasonable estimate of the impact of the assessment will be available at the hearing.

The general nature of the improvement is set forth as follows: construction of bituminous paving, concrete curb and gutter, storm drainage and other appurtenances thereto.

The area proposed to be assessed for such improvement is every lot, piece or parcel of land benefitted by said improvement in the area of the Town of White Bear lying and being within the following area of the Township including: Bloom Road, Morgan Trail, Border Pine Court, and Bartylla Court, in Ramsey County, Minnesota.

The estimated cost of the improvement is \$987,600.

The Board proposes to proceed under authority granted under Minnesota Statutes, Chapter 429.

All persons desiring to be heard with reference to the proposed improvement will be heard at this meeting.

Dated: December 15, 2025.

BY ORDER OF THE TOWN BOARD OF SUPERVISORS  
PATRICK CHRISTOPHERSON, Clerk-Treasurer

Published two times in the White Bear Press on December 31, 2025 and January 7, 2026.