

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2013-104

*RESOLUTION DENYING AMENDMENTS TO THE CITY OF LAKE ELMO COMPREHENSIVE
PLAN AND ZONING MAP*

WHEREAS, the City of Lake Elmo has established a Comprehensive Plan that provides a compilation of background data, policy statements, standards, and maps, which help to guide the future physical, social, and economic development of the City; and

WHEREAS, the City of Lake Elmo has established a Zoning Map by Ordinance that implements the various land use policies in the City’s Comprehensive Plan; and

WHEREAS, Brian Meyers, John Putzier and Joseph Skaar, 623 Cresthaven Drive, South St. Paul, MN, (“Applicant”) have submitted an application to the City of Lake Elmo (“City”) to amend the Lake Elmo Comprehensive Plan and Zoning Map, copies of which are on file in the City Planning Department; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on November 25, 2013 to consider the request to amend the Comprehensive Plan and Zoning Map; and

WHEREAS, on November 25, 2013 the Lake Elmo Planning Commission unanimously adopted a motion to recommend that the City Council deny the request to amend the Comprehensive Plan and Zoning Map; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission and the proposed amendment to the Comprehensive Plan and Zoning Map at a meeting on December 3, 2013; and

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council makes the following:

FINDINGS

- 1) That the Applicant has submitted a request to amend the Comprehensive Plan and Zoning Map in accordance with the procedures as established by the Lake Elmo Planning Department and Lake Elmo Planning Commission.
- 2) That the request to is to amend the Future Land Use Map (Map 3-3 in Chapter III – *Land Use Plan*) of the Lake Elmo Comprehensive Plan and the Lake Elmo Zoning Map to specifically change the future land use designation and zoning for a parcel of land located at 10689 60th Street North from Rural Residential to Commercial.

- 3) That the proposed Comprehensive Plan Amendment is not consistent with the intent and purpose of the City’s Land Use Plan, which encourages growth and development in the I-94 Corridor and Village Planning Areas while maintaining rural character in the Rural Planning Area.
- 4) That rezoning the property to Commercial would represent a Spot Zoning action due to inconsistency with the City’s Comprehensive Plan and incompatible surrounding land uses.
- 5) That direct driveway access onto TH 36 represents a hazard to public safety and poor access management, and is not consistent with the State, County and City planning efforts for the corridor to date.

NOW, THEREFORE, BE IT RESOLVED, that based on the foregoing, the Lake Elmo City Council hereby denies the Applicant’s request to amend the Lake Elmo Comprehensive Plan and Zoning Map.

Passed and duly adopted this 3rd day of December 2013 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Adam Bell, City Clerk