

Kreimer noted that Linden trees in the Stonegate neighborhood have been decimated by Asian Beetles.

Dodson thanked Ryan Bluhm for addressing the Planning Commission's questions.

Dodson noted that he thinks that the City should take a larger role in maintaining common open spaces. In addition, HOAs made up of residents that are often not properly equipped to deal with the many broad issues that a neighborhood may face. Dodson suggested removing condition #5 from the recommended list of conditions. Haggard agreed that neighborhoods are sometimes not equipped to deal with some of these issues, but she does not think it's fair that the City maintains common spaces for certain neighborhoods. Kreimer noted that neighborhoods will likely include much more robust landscaping than the City is equipped to maintain.

Dorschner asked how many HOAs would likely serve the development. Bluhm noted that two HOAs are likely; one HOA for the single family area and one HOA for the townhome area.

Klatt also provided comments regarding HOAs. First, he stated that the City does not have enough capacity to maintain many common open areas.

Lundgren asked about condition #16. Klatt provided further explanation of the process.

Haggard asked if it would be possible to beautify the mail boxes a little bit. Bluhm noted that it could be possible. Haggard also asked if the monument sign has to read "A Lennar Development". Bluhm noted that the applicant would prefer to keep the Lennar name on the monument.

M/S/P: Haggard/Dorschner, move to add a condition that the Planning Commission would encourage the applicant to incorporate the design elements of the City's Theming Study into the proposed mailboxes within the Savona Subdivision, **Vote: 7-0, motion carried unanimously.**

M/S/P: Lundgren/Dorschner, move to recommend approval of the Savona Final Plat with the 15 conditions of approval as drafted by staff and the Planning Commission, **Vote: 6-1, motion carried,** with Dodson voting no.

Dodson wanted it known that he voted against the motion due to condition #5, related to the requirement of establishing an HOA to maintain common open areas.

Business Item: Zoning Text Amendment – Livestock Ordinance

Planner Johnson started discussion by stating that they are bringing back a revised version of the ordinance based on the discussion at the last meeting. The most

significant change is raising the minimum lot size for bees from ½ acre to one acre. From earlier discussion, it appears that the Planning Commission would also like to see that change for chickens as well. Johnson noted that this is a fairly conservative approach based on what other communities are doing.

Based on the fact that the public notice for the Planning Commission was only intended to address moving the Livestock Ordinance out of Zoning Code, there will be another public hearing next Tuesday night at the City Council meeting. This public hearing will allow the public to give more input on the proposed amendments to the City's Animal Ordinance, including the addition of bees and chickens on smaller lots.

Kreimer said that the Planning Commission wanted a 25 foot setback from an occupied residential lot for chickens and bees.

Dodson was wondering why Johnson considers the proposed ordinance conservative or cautious. Johnson stated based on the research that staff has completed of what other communities have in their code related to bees and chickens, the proposed approach is fairly conservative.

Dodson wanted clarification of chart because it was a little confusing regarding chickens on less than 5 acres.

Kreimer stated we would need to change the chart to one acre and there is a section that needs to be amended for the setbacks.

Haggard is wondering if it should state that the coops need to be in the backyard. Johnson stated that a coop would follow the accessory structure setback.

M/S/P: Kreimer/Larson, move to recommend approval of the adoption of Animal Ordinance, amending the Zoning Code concerning Livestock and Kennels and amending the Animals Chapter of the General Regulations of the City of Lake Elmo, **Vote: 6-1, motion carried**, with Lundgren voting no.

Lundgren wanted to make her position clear that she voted against the motion because she feels that the proposed ordinance does not provide enough opportunity for smaller parcels to have chickens and bees.

Business Item: Zoning Text Amendment – Accessory Structures

Nick Johnson presented a summary of proposed Zoning Ordinance amendments to revise the regulations concerning accessory buildings. Staff is proposing to eliminate the existing accessory building provisions and replace these sections with new language. The City has previously adopted general accessory building requirements as part of the specific zoning district standards.