



**City of Lake Elmo  
Planning Commission Meeting  
Minutes of May 11, 2015**

Chairman Dodson called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

**COMMISSIONERS PRESENT:** Dodson, Kreimer, Larson, Dorschner, Williams, and Griffin

**COMMISSIONERS ABSENT:** Fields and Haggard

**STAFF PRESENT:** City Planner Johnson

**Approve Agenda:**

The agenda was accepted as presented.

**Approve Minutes: April 27, 2015**

M/S/P: Dodson/Kreimer, move to approve minutes as amended, **Vote: 4-0, motion carried with Griffin and Williams not voting.**

**Business Item: Bremer Bank – Minor Subdivision**

Johnson began his presentation regarding the minor subdivision. The property in question is part of Eagle Point 3<sup>rd</sup> addition plat. The parcel is Outlot A in 3<sup>rd</sup> addition. Johnson noted that should the site be developed, the site would need to be platted, as it is an outlot. The northern parcel that Bremer is looking to purchase and expand on is approximately 5 acres. That would leave approximately 7 acres retained by United Properties. The proposed minor subdivision was reviewed by staff and the remaining parcels would still meet the minimum requirements for the Business Park zoning district. Staff is recommending approval of this minor subdivision. There are three draft findings: 1) It is consistent with the City's Comprehensive Plan 2) It meets the minimum area and lot frontage for Eagle Point Business Park 3) The minor subdivision complies with the City's subdivision ordinance. Any future proposal will require the properties to be platted from the current outlot status.

Kreimer asked about the pond on parcel B if that would create access issues. Johnson stated that the City Engineer reviewed this and they did not have any concerns at this time.

Williams asked if the road that serves the Town Office Park (office condos) was public. Johnson stated that no it was a private road of Eagle Point Town Office Park.

Lake Elmo Planning Commission Minutes; 5-11-15

Griffin asked about the storm pond and storm water ponding. Johnson stated that since Eagle Point was originally developed, the stormwater rules have changed. It may be necessary to provide additional ponding to develop the site. Bremer or United Properties will need to work with the watershed district to meet the current rules when development is proposed.

Dodson asked why Bremer didn't buy the whole parcel. Johnson stated that they do not need that much land for their planned expansion. Dodson also asked about the platting process. Johnson explained why platting was necessary, noting that the lot is not buildable under its outlot status.

M/S/P: Williams/Dodson, add a draft finding that under current regulations of the zoning code, the proposed Parcel B will not be able to be further subdivided in its current state, **Vote: 6-0, motion carried unanimously.**

There was general discussion about the proposed finding suggested by Commissioner Williams.

Johnson suggested some additional language to the proposed finding, "under current regulations of the Zoning Code and Eagle Point Development Standards, Parcel B cannot be further subdivided." This language was accepted by Commission.

M/S/P: Dorschner/Williams, move to recommend approval of the Minor Subdivision request to split Outlot A of Eagle Point Business Park 3<sup>rd</sup> Addition into two lots with the additional finding of fact, **Vote: 6-0, motion carried unanimously.**

### **Updates and Concerns**

#### Council Updates – May 5, 2015 Meeting

1. Hunter's Crossing 2<sup>nd</sup> Addition Final Plat – approved.
2. Hunter's Crossing 2<sup>nd</sup> Addition Developers agreement – approved.
3. Village Preserve Final Plat – approved.
4. Zoning Text Amendment – Freestanding Freeway Signs – Denied.

#### Staff Updates

1. Upcoming Meetings
  - a. May 27, 2015
  - b. June 8, 2015

#### *Commission Concerns*

Williams asked for an update for Rural Development Project. Johnson stated that Klatt has been working on it and he can pass that along to him. Chairman Dodson requests that this is on the agenda.

Williams asked about Gateway Corridor and bus rapid transit. Johnson stated that staff is meeting with some land owners and Washington County regarding the Keats Ave station. Manning Ave station only has 1 property that would be suitable for a station. Metro transit has been in discussions with land owner regarding a park and ride.

Dorschner noted his concern about the City Council reversing the recommendation of the Planning Commission on the Zoning Code Amendment for highway signs.

Meeting adjourned at 7:40pm

Respectfully submitted,

Joan Ziertman  
Planning Program Assistant