



MAYOR & COUNCIL COMMUNICATION

DATE: June 2, 2015
REGULAR
ITEM # 7

AGENDA ITEM: Zoning Text Amendment – Commercial Wedding Ceremony Venue Ordinance

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Nick M. Johnson, City Planner
Planning Commission

SUGGESTED ORDER OF BUSINESS (if removed from the Consent Agenda):

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff..... Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission is recommending approval of a zoning text amendment to expand the opportunities to conduct Commercial Wedding Ceremony Venues within the community.

FISCAL IMPACT: None – The City’s review of the requested Zoning Text Amendment is reimbursed through the submitted application fee.

SUMMARY AND ACTION REQUESTED: The City has received a request from Danielle Hecker, 11658 50th Street North, to amend the City’s Zoning Ordinance to allow Commercial Wedding Ceremony Venues as in interim use permit within the City’s RR – Rural Residential zoning districts. The City Code presently restricts such uses to the A – Agriculture and RT – Rural Transitional Districts. The applicant is also asking to increase the maximum number of guests allowed at each event from 150 to 200. After reviewing the request and conducting a public hearing on this matter, the Planning Commission and Staff are recommending approval of the requested amendment with further restrictions on the application of the ordinance as noted below. The motion to take the recommended action on the request is as follows:

“Move to adopt Ordinance 08-121, amending the Zoning Ordinance to allow Commercial Wedding Ceremony Venues as in interim use permit within the City’s RR – Rural Residential zoning districts and to increase the maximum number of guests allowed at each event from 150 to 200”

In addition, Staff is recommending that the City Council authorize summary publication of the approved ordinance through the following motion:

“Move to adopt Resolution No. 2015-45, authorizing summary publication of Ordinance 08-121.”

BACKGROUND INFORMATION/STAFF REPORT: The City of Lake Elmo has received a petition from Danielle Hecker, 11658 50th Street North, to amend the City’s Zoning Ordinance to allow Commercial Wedding Ceremony Venues as in interim use permit within the City’s RR – Rural Residential zoning districts. The City Code presently restricts such uses to the A – Agriculture and RT – Rural Transitional Districts. The applicant is also asking to increase the maximum number of guests allowed at each event from 150 to 200. The Planning Commission conducted a public hearing on the request consistent with the review requirements for ordinance amendments. The applicant currently resides at the above address, and should the zoning amendment be approved by the City, intends to submit an applicant for an interim use permit in accordance with the Commercial Wedding Ceremony Ordinance to operate such a use from this property.

The attached report to the Planning Commission contains additional information concerning the request, in addition to the Staff recommendation to the Commission. Staff recommended approval of the request with additional restrictions concerning sites within RR zoning districts that would be suitable for such uses.

PLANNING COMMISSION REPORT: The Planning Commission reviewed the applicant’s request at a public hearing on May 27, 2015. The Commission heard testimony concerning the zoning amendment from two neighboring property owners as documented in the draft minutes from the meeting, and also received written comments from three additional individuals (these comments are attached to this memorandum). The City has also received one more email concerning the request since the Planning Commission meeting, and this email has also been copied for consideration by the Council. In general, the comments that have been received express the following concerns about the request:

- The increased traffic on 50th Street from the applicant’s site.
- The safety of pedestrians, bicyclists, and other non-motorized commuters along 50th Street due to an increase in traffic and narrow travel lanes on the road.
- The lack of a trail along the western portion of 50th Street for pedestrians and bicyclists.
- The potential queuing of vehicles at Highway 5 and Highway 17 after events.

- That the proposed commercial use is not consistent with a residential area and is not consistent with the City's Comprehensive Plan.
- The ability of 50th Street to handle additional traffic.
- Potential conflicts due to noise and other nuisances from the wedding venue site that is not compatible with rural uses and activities.
- That the proposed change does not take into account the desires of the entire community.
- The compatibility of larger parking area with surrounding residential uses.
- The potential disruptions to residents that live along a quiet street in the community.
- The risk that the use of alcohol may be served and that reception-type activities would take place on the premises.
- Potential conflicts with the proposed residential development around the site.

The Commission generally debated the merits of the proposed amendment, and spent time discussing whether or not the ordinance change was consistent with the City's Comprehensive Plan. It was noted that preserving an older, historic barn was in line with the City's Plan, and that protecting this type of historic building should be the primary objective of the ordinance and not specifically preserving farm land. The Commission also debated the maximum number of guests that should be allowed under the ordinance, and ultimately voted to increase this number to 200 as per the applicant's request. The applicant pointed out that the average wedding size through the nation is around 150, but that this number has been decreasing according to recent trends. The Commission also noted that the interim use ordinance process offers additional control for the City if any problems arise from the operation of the facility.

The Commission supported the Staff recommendation to further restrict the applicability of the ordinance to sites that have served as the farmstead for the surrounding agricultural land and that involve the re-use of a historic building on the site that is at least 75 years old.

The Planning Commission unanimously recommended approval of the zoning text amendment to allow Commercial Wedding Ceremony Venues as in interim use permit within the City's RR – Rural Residential zoning districts and to increase the maximum number of guests allowed at each event from 150 to 200 with the additional restrictions as recommended by Staff (Vote: 5-0).

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: The Planning Commission found that the ordinance amendment would help preserve historic agricultural buildings within the City.

The ordinance expands upon the existing ordinance that allows additional opportunities for use of agricultural properties that may no longer be viable as farmland.

Weaknesses: The ordinance would allow the expansion of a more commercial-type of activity into rural residential areas.

Wedding ceremony venues will generate additional traffic at peak times immediately prior to and after each event. The venues could potentially generate other negative impacts that need to be managed on the site (noise, trash, parking, etc.).

Opportunities: The potential for re-use of historic buildings that would otherwise have limited use.

Threats: Wedding venues by their nature will result in the gathering of larger numbers of people at one location, which can result in some impacts to surrounding properties. The ordinance establishes standards in order to contain or limit any negative impacts.

RECOMMENDATION: Based on the aforementioned, the Planning Commission and staff are recommending that the City Council approve the proposed amendment to the Zoning Ordinance to allow Commercial Wedding Ceremony Venues as in interim use permit within the City's RR – Rural Residential zoning districts and to increase the maximum number of guests allowed at each event from 150 to 200 with the additional restrictions as documented in the attached Ordinance 08-121. The recommended motion to take action on the request is as follows:

“Move to adopt Ordinance 08-121, amending the Zoning Ordinance to allow Commercial Wedding Ceremony Venues as in interim use permit within the City's RR – Rural Residential zoning districts and to increase the maximum number of guests allowed at each event from 150 to 200”

In addition, Staff is recommending that the City Council authorize summary publication of the approved ordinance through the following motion:

“Move to adopt Resolution No. 2015-45, authorizing summary publication of Ordinance 08-121.”

ATTACHMENTS:

1. Ordinance 08-121
2. Resolution No. 2015-45
3. Planning Commission Report – 5/27/15
4. Application Form
5. Application Narrative
6. Proposed Ordinance Amendment (as requested by applicant)
7. Location Map (applicant's property in red)
8. Aerial Photograph of Site with Property Measurements
9. Propose Site Layout with Parking
10. Ordinance No. 08-107 (Commercial Wedding Ceremony Venue)
11. Public Comments:
 - a. Rebecca Tenpas
 - b. Laurel Drevlow
 - c. Jennifer Pelletier
 - d. Ann Heimerman

CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA

ORDINANCE NO. 08-121

AN ORDINANCE AMENDING THE LAKE ELMO CITY CODE OF ORDINANCES
CONCERNING COMMERCIAL WEDDING CEREMONY VENUES AND ALLOWING SUCH
USES AS AN INTERIM USE IN RR ZONING DISTRICTS

SECTION 1. The City Council of the City of Lake Elmo hereby ordains that Title XV: Land Usage; Chapter 154: Zoning Code, is hereby amended by adding the following:

§154.400 Permitted and Conditional Uses.

Table 9-1 lists all permitted and conditional uses allowed in the rural districts. "P" indicates a permitted use, "C" a conditional use, and "I" an interim use. Uses not so indicated shall be considered prohibited. Cross-references listed in the table under "Standards" indicate the location within this Ordinance of specific development standards that apply to the listed use.

Table 9-1: Permitted and Conditional Uses, Rural Districts

	RT	A	RR	RS	RE	Standard
Accessory Uses						
Commercial Wedding Ceremony Venue	I	I	I	-	-	154.310.D

SECTION 2. The City Council of the City of Lake Elmo hereby ordains that Title XV: Land Usage; Chapter 154: Zoning Code, is hereby amended by adding the following:

§ 154. 310 Standards for Accessory Uses

- D. *Commercial Wedding Ceremony Venue.* A commercial wedding venue is allowed as an accessory use with an interim use permit in the A - Agriculture, ~~and~~ RT - Rural Transitional, and RR - Rural Residential zoning districts on parcels greater than 10 acres size. The establishment of a Commercial Wedding Ceremony Venue on RR parcels is limited to those sites meeting the following criteria: 1) the site has historically been used as a farmstead for the surrounding agricultural land; and 2) the use will incorporate a barn or other historical agricultural building over 75 years of age for the wedding ceremonies.

The suitability of a parcel for a wedding venue shall be determined by the characteristics of the site and by the unique capacity of the parcel to accommodate the use while preserving the essential rural character of the neighborhood and the site on which the use is located, by the ability of the parcel to accommodate the use without negative impact on the general health,

safety, and welfare of the community, and by other factors the City may deem appropriate for consideration. The use must adhere to the following standards:

1. *Ownership.* The property will be the primary residence of the venue operator(s). The operator must be on the premises for the duration of each event.
2. *Maximum Number of Guests.* The maximum numbers of guests is limited to ~~150~~200 for each event.

SECTION 3. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 4. Adoption Date. This Ordinance 08-121 was adopted on this 1st day of September 2015, by a vote of ___ Ayes and ___ Nays.

LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

This Ordinance 08-121 was published on the ___ day of _____, 2015.

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

RESOLUTION NO. 2015-45

**RESOLUTION AUTHORIZING PUBLICATION OF ORDINANCE 08-121 BY TITLE
AND SUMMARY**

WHEREAS, the City Council of the City of Lake Elmo has adopted Ordinance No. 08-121, an ordinance to amend the City's regulations pertaining to Commercial Wedding Ceremony Venues; and

WHEREAS, the ordinance is lengthy; and

WHEREAS, Minnesota Statutes, section 412.191, subd. 4, allows publication by title and summary in the case of lengthy ordinances or those containing charts or maps; and

WHEREAS, the City Council believes that the following summary would clearly inform the public of the intent and effect of the ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lake Elmo, that the City Clerk shall cause the following summary of Ordinance No. 08-121 to be published in the official newspaper in lieu of the entire ordinance:

Public Notice

The City Council of the City of Lake Elmo has adopted Ordinance No. 08-121, which amends the Zoning Ordinance provisions pertaining to Commercial Wedding Ceremony Venues. The revised ordinance amends the standards for such uses as follows:

- Allowing a Commercial Wedding Ceremony Venue as an interim use within the RR – Rural Residential Zoning Districts.
- Increasing the maximum number of guests allowed for each ceremony from 150 to 200.
- Adding standards that limit Commercial Wedding Ceremony Venues to sites in RR Districts that served as the farmstead for larger agricultural parcels and that would be conducted in historic buildings over 75 years of age.

The full text of Ordinance No. 08-121 is available for inspection at Lake Elmo city hall during regular business hours.

BE IT FURTHER RESOLVED by the City Council of the City of Lake Elmo that the City Administrator keep a copy of the ordinance at City Hall for public inspection and that a full copy of the ordinance be placed in a public location within the City.

Dated: September 1, 2015

Mayor Mike Pearson

ATTEST:

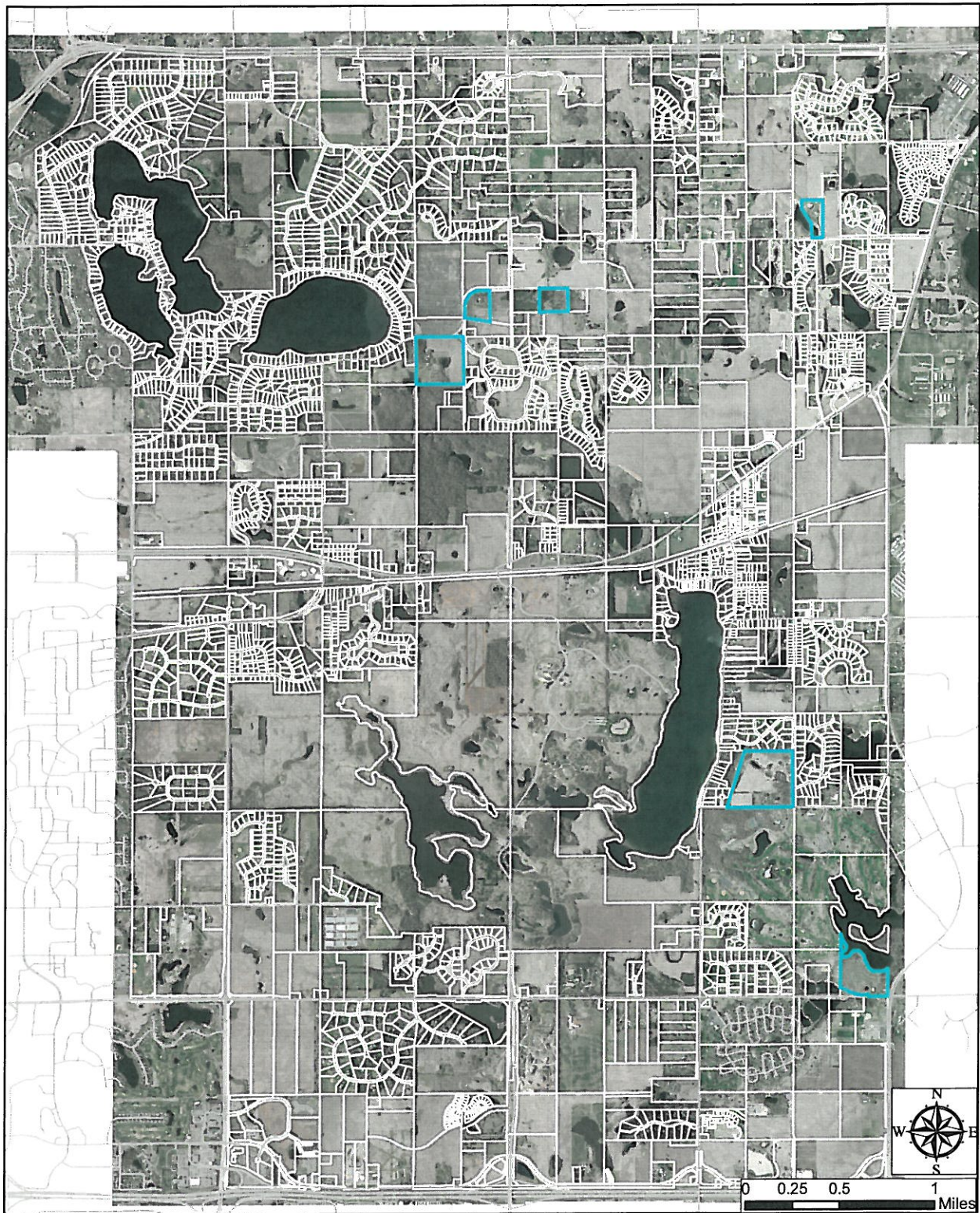
Adam Bell, City Clerk

(SEAL)

The motion for the adoption of the foregoing resolution was duly seconded by member _____ and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against same:

Whereupon said resolution was declared duly passed and adopted.



Parcels Meeting Wedding Venue Requirements

Total Parcels: 6

Area: Greater than 10 acres

Zoning: Rural Residential

Setback Requirements:

Parking: 100 FT from residential property lines; 200 FT from neighboring houses.

Outdoor Activity Spaces: 300 FT from residential property lines; 400 FT from neighboring houses.

Indoor Activity Spaces: 300 FT from residential property lines; 400 FT from neighboring houses.



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June 18, 2015

Kyle Klatt
Community Development Director
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

Dear Kyle:

RE: Danielle Hecker's Barn Wedding Ceremony Venue (no receptions)

This letter is to inform Lake Elmo city staff, city council and local residents that I support Danielle Hecker's request to host wedding ceremonies on her property which borders my property in Lake Elmo. Her property consists of 10 acres which includes a historic farmhouse and barn and several smaller outbuildings that make up the original Goetschel farm homestead of past. The Hecker property is one of Lake Elmo's great historical landmarks; the property is very quaint and the homestead is well taken care of. I own the 110 acres which encompasses the north, east and west sides of the Hecker's property.

As the Hecker's most impacted neighbor, I continue to support their venue on their 10 acres. It has been joy to meet and chat with Danielle Hecker. The Hecker's have demonstrated a great sense of pride in their property with the continued improvements they have made to the property. When I first spoke with Danielle, I suggested that both parties (Hecker and myself) plant trees on the borders of the properties which would provide more privacy and buffering. Danielle was very understanding and agreed to plant trees along their north and east property lines in the future. I was very impressed with her immediate cooperation and goodwill; key ingredients in a great neighbor.

The proposed business venture would be a complimentary venue to the neighborhood and the barn restoration would improve the surrounding property values and foster a sense of pride for the community. This venue is consistent with the "rural feel" of the surrounding O.P. developments.

I sincerely hope Danielle Hecker is granted permission to move forward with her wedding ceremony business on her property. The Hecker's property in Lake Elmo is a historical gem and is an asset that should be shared by others on their special occasions.

Best Regards,

Nathan Landucci; Landucci Homes, Inc.

13230 20th St. Ct. N. | Stillwater, MN 55082 | (P) 651.894.2582 | (F) 651.342.1049

nate@landuccihomes.com | www.landuccihomes.com

Kyle Klatt

From: kmlohmer@comcast.net
Sent: Monday, July 06, 2015 3:29 PM
To: Kyle Klatt
Subject: Hecker property citizen input

Dear Kyle,

I was told that the City of Lake Elmo and council members were looking for feedback regarding the Hecker property and the conditional use permit. I would appreciate if you could share my letter with the mayor and council members. Thanks so much.

Thank you for taking the time to read our letter regarding the proposed renovation and wedding site on the Hecker family's property. The Heckers are friends of my daughter in law and I was told of the upcoming decision regarding the conditional use permit they are seeking. I did stop by and observed a most beautiful location for what they are planning to do.

I wanted to write with some thoughts on the upcoming decision. Our family lived in Lake Elmo for 23 years, and 2-1/2 years ago moved into the Audubon development in Baytown Township. We are at the very back side of the development with woods in the back yard and less than 1/4 mile from 30th street - and very close to the Camrose Hill wedding event site.

On weekend evenings in the summer it is not uncommon for us to hear music playing from weddings and I have to say that it is a very pleasant sound. It is always quiet by 10 p.m. and it makes me happy thinking that such a "joyfilled event" is taking place there. I have never heard any complaints since we've lived here. Because 30th street is the border between Baytown Township and West Lakeland Township, I made calls to the township chairs, Kent Granular and Dan Kylo. (Mr. Granular's brother actually lives directly across from Camrose Hill.) They both confirmed that there has never been any issues or complaints and that there is a positive impact to the local community by having the wedding site there. They have never had any traffic incidents and the event center is for weddings and receptions as well. I know that the Heckers are only planning on doing the wedding ceremonies on their property.

I wish you well as you make your decision, and would encourage you allow for this zoning text amendment and conditional use permit. I think it would add greatly to the Lake Elmo community and I know that the Hecker family will be very respectful and will take very seriously the terms of the agreement.

Best,
Greg and Kathy Lohmer
Baytown Township

Kyle Klatt

From: Marlene <marlenedyer@gmail.com>
Sent: Monday, June 15, 2015 10:04 PM
To: Kyle Klatt
Cc: Jeremy Dyer
Subject: In Response to Lake Elmo Weddings

Hello Kyle,

I wanted to reach out to you as a Lake Elmo resident to let you know that I am in support of rural setting weddings in Lake Elmo. I read in a recent Lake Elmo publication that this topic would be coming up for consideration soon so I wanted to reach out to you.

As you already know, Lake Elmo is beautiful. The farms and rolling hills are picture perfect as a backdrop for weddings to take place. Recently my youngest sister got married on such a farm, but had to go across the river to Holton, Wisconsin for her nuptials. Outdoor rustic weddings are a growing trend. Wouldn't it be great if Lake Elmo were *the* place to get married?

I am specifically in favor of Danielle Hecker, as she and her husband seek to restore and preserve the historic buildings on their property and use them to better the community. Inviting people onto their property for wedding ceremonies would encourage the support of other Lake Elmo business through reception venues, flowers, catering, etc. What a great way to bring more business into our city.

If our city can set up very specific perimeters regarding parking, traffic flow, times of day, and other requirements that would ensure safety and meet resident's concerns, I am certain that allowing for rural wedding venues could benefit our city in a positive way.

Not to point out the obvious, but there is not a lot of pleasant publicity in news about Lake Elmo right now. This is a great opportunity to show our guests the true beauty and history of Lake Elmo.

Thank you,

Jeremy & Marlene Dyer
10316 Tapestry Bend

Kyle Klatt

From: PAUL H+REV PALLMEYER <pallmeyer@msn.com>
Sent: Saturday, June 13, 2015 10:09 AM
To: Kyle Klatt
Subject: Proposed Wedding Ordinance

We feel that residents should be able to have weddings and receptions in any size and area of their choosing. While the proposed change expands wedding venues to “rural residential” zones, the limits on the size of both weddings and receptions should be dropped. Paul and Ruth Pallmeyer, 8989 Lake Jane Trail N.
Sent from Windows Mail

Kyle Klatt

From: Barb Miller <bkm.miller@gmail.com>
Sent: Saturday, June 13, 2015 8:24 AM
To: Kyle Klatt
Subject: Lake Elmo Wedding Proposal

I live at 9240 55th St N and just read the article in the "Review", looking for public opinion on the wedding proposal. I support the right of individuals to have a wedding AND reception in the area zoned rural residential. I would increase the maximum guest limit to 300.

Barbara Miller

Kyle Klatt

From: Backberg, Benjamin <BBackberg@fredlaw.com>
Sent: Monday, June 08, 2015 2:07 PM
To: Mike Pearson; Justin Bloyer; Julie Fliflet; Jill Lundgren; annejsmith@msn.com; Dean Zuleger; Kyle Klatt
Subject: RE: Lake Elmo- Wedding Venue Ordinance Change

I have had a chance to review the playback of the council meeting on 6/2/15 that discussed this topic. I have also been receiving more emails in opposition to this ordinance change. People are also calling foul on the 750 ft notice. Notice seems to be a reoccurring theme for meetings, which should be very simple to fix. Is this topic going to come in front of the council tomorrow night? *Please let me know asap.* Great if it could be delayed so people can have additional time to digest the proposal.

I was also very surprised to hear that barn owner plans to book the barn out 2-3 years in advance—this will not be 10-20 per year. She is going to try her best to have as many weddings as possible (for her benefit to the detriment of everyone else around her). This will have a big change on the area, especially on the weekend (when families are out the most). 50th Street is also set up very poorly for commercial activity of any type. Not to mention, almost all wedding patrons will not know where they are going, which heightens safety concerns greatly (looking at phones for directions, etc.). We get countless people lost in our neighborhood because they think Linden goes through.

Happy to discuss this with any of you, but think my view has changed. I no longer think this will be a harmless business and could be very dangerous, especially for young kids who will venture over there from Sanctuary once the new development is built out to the south.

Thanks,
Ben
612-492-7232

From: Backberg, Benjamin
Sent: Tuesday, June 02, 2015 9:58 AM
To: 'mpearson@lakeelmo.org'; 'jbloyer@lakeelmo.org'; 'jfliflet@lakeelmo.org'; 'jlundgren@lakeelmo.org'; 'annejsmith@msn.com'; dzuleger@lakeelmo.org
Subject: Lake Elmo- Wedding Venue Ordinance Change
Importance: High

Council Members,

I have not had a chance to look at the materials in detail on the proposed wedding ordinance change, but was wondering where you all were falling on the proposal? Seems like a slippery slope. Great if you could let me know your thoughts as soon as possible. The Sanctuary HOA Board is looking into this matter now and it also looks like it would directly impact the Gotschal land plat. No one in the Sanctuary neighborhood was aware of this until this morning.

Thanks,
Ben
612-492-7232

Kyle Klatt

From: Wally Nelson <wally@morrowpartnersinc.com>
Sent: Sunday, June 07, 2015 8:16 AM
To: Kyle Klatt
Subject: Wedding Venues

Mr. Klatt,

I think it is a wonderful idea to allow weddings in these zoning districts.

It is a great way to keep the rural character of Lake Elmo in place and this will allow the old barns with character to be preserved.

Thanks

Kyle Klatt

From: guswilt24@comcast.net
Sent: Friday, June 05, 2015 6:56 PM
To: Kyle Klatt
Subject: Weddings

I enjoyed the presentation given by Danielle Hecker (sp?) and her idea to craft her barn into a wedding chapel/area. I think it would be a great venue to host such a beautiful event. I also think it would be OK to host weddings at other sites as well.

Thanks for tossing this idea out to the public.

Dana Nelson
2871 Legion Ave N

Kyle Klatt

From: Paul Huot <p.huot@huot.com>
Sent: Friday, June 05, 2015 1:13 PM
To: Kyle Klatt
Subject: weddings

I think it's sad that we can't legally hold a small (100 people or less) wedding and reception in our homes. I am good with having a permit for weddings and reception over 100 people up to 200.

Paul Huot
4955 Jamaca Ave N
Lake Elmo, MN 55042

p.huot@huot.com

Kyle Klatt

From: jenniferpelletier@comcast.net
Sent: Tuesday, June 02, 2015 12:47 PM
To: mike pearson; Anne Smith; Justin Bloyer; jfliflet@freshwater.org; Jill Lundgren
Cc: Dean Zuleger; Kyle Klatt
Subject: Fwd: Tonight's agenda item / wedding facility in RR / resend

Hello,

I sent this to the planning commission last week, but I thought I'd send it to the council prior to tonight's meeting as well. I have been in communication with the applicant and she knows what my thoughts are; she's a good neighbor and it is not my mission to prevent them from starting a business.

MOST of this note below has to do with the next phase: the interim use permit discussions. Regarding a zoning change, I am not opposed to adding a wedding facility in the RR district as long as it does not include receptions.

Thank you for taking the time to read my comments before/during tonight's meeting. It is not necessary to read it aloud; like I said the applicant and I have chatted quite a bit about it.

Have a great day,
Jennifer Pelletier

From: jenniferpelletier@comcast.net
To: "Kyle Klatt" <kyle.klatt@lakeelmo.org>
Cc: "Dean Zuleger" <DZuleger@lakeelmo.org>
Sent: Wednesday, May 27, 2015 12:13:33 PM
Subject: Fwd: Tonight's agenda item / wedding facility in RR

Dear Planner Klatt and members of the Planning Commission,

I'm writing to you regarding tonight's agenda item: the proposed code change in the RR zoning district to add wedding ceremonies. Initially, I had no questions or concerns. However, after thinking through this request (and realizing that we're dealing with a city wide code change), I do wish to express some thoughts for consideration. I am a previous planning commissioner myself, and live across the street.

Comment/Concern:

1) **The ingress and egress ~ 50th street.** This road has no shoulder for pedestrian and/or bike traffic. There are many children in the area that use the road, and it has become not only busier due to through traffic heading to Hwy. 5 or CSAH 17, those who use the road frequently drive well over the 40MPR limit. In fact, there is a speed indicator sign out on the road as we speak. QUESTION for the commission: what would adding multiple wedding ceremonies add to this growing problem? Again, there is no shoulder on this road.

2) **Regarding the overall change in the zoning code:** I'm not opposed to this type of business. In fact, I think it's a wonderful use of space. However, my concern is that a wedding facility in one area of the zoning district RR could look very different in another area. I'm hoping that the Planning Commission does its due diligence and not only addresses all areas affected, but considers adjacent parcels that may be affected as well.

3) **New development:** the land immediately next to this parcel is slated for a new development. Where will this traffic flow? Consider this in addition to a wedding facility, on a road with no shoulder. This is another important question that I'd like the PZ to address.

4) Possible solutions:

- a) limited the maximum # of visitors (issue: how would the city monitor this?)
- b) discuss/limit the number of ceremonies allowed per day
- c) discuss a time of day with which all visitors need to off the premises (i.e.: nothing past 6pm, etc)

To be clear, it is not my intent to come across as though I am against the project. However, as a previous planning commissioner, these are important questions/concerns that I think deserve to be addressed. This could have a significant impact on current adjacent parcels, and the future development that will be coming in right next door.

Sincerely,
Jennifer Pelletier

4884 Lily Ave. North

Nick Johnson

From: Danielle Hecker <dnhecker@gmail.com>
Sent: Monday, July 13, 2015 1:49 PM
To: Kyle Klatt; Nick Johnson
Subject: Fwd: 50th Street Wedding Venue

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you Kyle...Nick just CC'ing you on one that I received too (along with the council members).

----- Forwarded message -----

From: Jim Hansen <h.wood86@gmail.com <mailto:h.wood86@gmail.com> >
Date: Mon, Jun 29, 2015 at 10:37 PM
Subject: 50th Street Wedding Venue
To: mpearson@lakeelmo.org <mailto:mpearson@lakeelmo.org> , jbloyer@lakeelmo.org <mailto:jbloyer@lakeelmo.org>
, jfliflet@lakeelmo.org <mailto:jfliflet@lakeelmo.org> , jlundgren@lakeelmo.org <mailto:jlundgren@lakeelmo.org> ,
annejsmith@msn.com <mailto:annejsmith@msn.com>
Cc: dnhecker@gmail.com <mailto:dnhecker@gmail.com>

I am writing to the council in regard to the issue of a Wedding Venue on 50th Street North that was discussed at the 6-2-15 council meeting. I live at 11260 50th Street North, which has a spectacular view of the proposed wedding venue, as evidenced by this photo from my home:

I concur with the Mayor that issues like this tend to bring out the passionate opposition rather than supporters. In fact, the notification that I had received about this proposal really only asked for concerns to be voiced. Having no concerns, I did not respond. However, after hearing claims that “everyone with surrounding property is opposed”, I felt compelled to respond.

I believe that the wedding venue can be something that actually helps preserve the rural nature of the street – seeing the old barn(s) preserved and restored – as opposed to the “open space” developments that have popped up since we moved in 25 years ago. I (fondly?) recall spending many mornings and evenings in the old barn helping Martin milk the cows after he became too short to reach the milk lines. I would hate to see this building removed or run down for lack of purpose. In fact, seeing the numerous improvements that have already been made to the property over the past few years has been very encouraging.

During the council discussions I heard numerous concerns about the increased traffic that would be on 50th Street. While this venue may add periodic increases before and after a ceremony, it is negligible compared to the increase that the housing developments (and the inevitable future developments), which feed onto 50th Street, have had (and will have). I would also like to remind (or inform) the council that 50th Street North is a "State Aid" street. This means that it had to be designated and designed according to the "state-aid" criteria in 8820.0700 Subpart 3:

8820.0700 SELECTION CRITERIA

Subpart 1. Basis. - A state aid route must be selected on the basis of all criteria in either subpart 2 or 3.

Subp. 2. County state-aid highway. A county state-aid highway may be selected if it:

- A. is projected to carry a relatively heavier traffic volume or is functionally classified as collector or arterial as identified on the county's functional classification plan;
- B. connects towns, communities, shipping points, and markets within a county or in adjacent counties; provides access to rural churches, schools, community meeting halls, industrial areas, state institutions, and recreational areas; or, serves as a principal rural mail route and school bus route; and
- C. provides an integrated and coordinated highway system affording, within practical limits, a state-aid highway network consistent with projected traffic demands.

Subp. 3. Municipal state-aid street. A municipal state-aid street may be selected if it:

- A. is projected to carry a relatively heavier traffic volume or is functionally classified as collector or arterial as identified on the urban municipality's functional classification plan;
- B. connects the points of major traffic interest, parks, parkways, or recreational areas within an urban municipality; and
- C. provides an integrated street system affording, within practical limits, a state-aid street network consistent with projected traffic demands.

The periodic traffic from weddings will certainly not create serious traffic issues in regard to the street's design capacity.

Issues in regard to the intersection of 50th Street and Highway 5 are primarily due to the volume (and timing) of traffic on Hwy 5, not so much 50th St. This is an important issue to be addressed, but it is a separate issue and a distraction from the Wedding Venue discussion.

Finally, a few commented about noise. I am unaware of wedding ceremonies that produce "noise"; beautiful music, yes!

So, in short, I am very much in favor of this use for the property and urge passing of the tabled motion.

Regards,

Jim Hansen