



## MAYOR AND COUNCIL COMMUNICATION

DATE: 1/19/2016

**REGULAR**

ITEM #: 15

**MOTION**

**AGENDA ITEM:** PF-Public or Semi-Public Zoning District Text Amendment

**SUBMITTED BY:** Stephen Wensman, Planning Director

**THROUGH:** Clark Schroeder, Interim City Administrator

**REVIEWED BY:** Jack Griffin

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### SUGGESTED ORDER OF BUSINESS:

- Introduction of Item.....Staff
- Report/Presentation .....Staff
- Questions from Council to Staff..... Mayor Facilitates
- Public Input, if Appropriate..... Mayor Facilitates
- Call for Motion..... Mayor & City Council
- Discussion ..... Mayor & City Council
- Action on Motion ..... Mayor Facilitates

### SUMMARY AND ACTION REQUESTED:

The City of Lake Elmo is requesting a zoning text amendment exempting *essential services* from certain dimensional and buffer requirements of the PF - Public or Semi-Public Zoning District. Staff and the Planning Commission recommends the City Council approve the zoning text amendment pertaining to essential services in the PF – Public or Semi-Public District with the following motion:

*“Move to approve Ordinance 08-\_\_exempting essential services from certain dimensional and buffer requirements of the PF – Public or Semi-Public Zoning District”.*

### BACKGROUND AND STAFF REPORT:

The City of Lake Elmo negotiated the sale of property for the 75 foot x 90 foot, .16 acre, Inwood Booster Station to be located adjacent to CSAH 13 (Inwood Avenue). A 15 foot setback from the current roadway easement is being preserved for future County right-of-way as required in the County’s Comprehensive Plan, leaving a 75 foot x 75 foot parcel upon which to site the booster station. Public facilities, such as the Booster Station, should be zoned PF–Public or Semi-Public as guided in the Comprehensive Plan. The newly created .16 acre lot does not meet the dimensional requirements of the PF Zoning District.

On January 11, 2016, the Planning Commission held a public hearing to consider exempting essential services from certain dimensional and buffer requirements of the PF–Public or Semi Public Zoning District. At the public hearing, two residents spoke: Mr. Vejtruba, 8457 26<sup>th</sup> St. N,

and Mr. Eberhard, the former land owner that negotiated with the city of the sale of the .16 acre parcel. Both residents asked questions of the planning commission, but neither opposed the ordinance amendment. The Planning Commission discussion was related to the need for the text amendment, and the need to maintain landscaping and screening with the exemption, architectural standards, and noise. The Planning Commission recommended approval of the zoning text amendment adding text related to setbacks, screening and noise.

**FISCAL IMPACT:**

The Inwood Booster Station is part of a 3.5 million dollar public project. The City has invested 18 months of staff time, \$45,000 in site acquisition, plus engineering and design of the facility.

**RECOMMENDATION:**

Staff and the Planning Commission recommends the City Council approve the zoning text amendment pertaining to essential services in the PF – Public or Semi-Public District with the following motion:

*“Move to approve Ordinance 08-\_\_exempting essential services from certain dimensional and buffer requirements of the PF – Public or Semi-Public Zoning District”.*

**ATTACHMENT(S):**

- Planning Commission 1/11/2016 Planning Report
- Draft Ordinance Amendment 08-\_\_