

ZTA and Ordinance Amendment – a request from the City of Lake Elmo to rezone an RR Parcel to PF

Wensman started his presentation by stating that this a request by the City of Lake Elmo to exempt essential services from the dimensional and buffer requirements in the PF Zoning District. Wensman is presenting the 2 itmes together, but will require 2 separate motions. This particular essential service is for the City's water booster station. Essential services can be in any zoning district, but it is the City's policy to rezone these to public facility.

Dimensional and buffer requirements are important for most land uses, however, essential services are generally incidental and subordinate to the surrounding land uses. The location of this booster station is on inwood. This is a small building on a small piece of property. This change would not change the architectural standards and there is landscaping on the outer edges of the development.

Dodson asked if this was just for this site, or if it was for all sites. Wensman stated that it would pertain to all properties. Dodson is concerned about what this would mean in other situations. Wensman stated the City would have the ability to purchase whatever size property they wanted.

Public Hearing opened at 8:41 pm.

John Vettruba, 8451 26th Street N, lives right to the north of this site. He would like to know what the setback will be. He is wondering if this building makes any noise. Wensman stated that he doesn't know about the noise, but there will be landscaping. Wensman states that this is conceptual, but thinks it will be about 15 feet. Vettruba would like there to be a pipe back to 26th street to improve the pressure of their water. All of their homes have booster pumps and they need to replace them regularly.

Al Eberhard, 2298 Inwood Ave N, he is the property owner of this property and has worked with the City Engineer extensively. He is wondering if the rezoning is turned down by the commission, what would the options be. He would like the intrusion to the agricultural land as minimal as possible. He was told that there was a 10 foot setback requirement. He also asked what type of lighting there is for this.

There was no written or electronic correspondence, there were a few calls asking what it was about, but no concerns. He also thinks that if the design of the building looks like a small house, the need for landscaping would not be as great.

Public Hearing Closed at 8:57 pm.

Williams thinks it is ok to exempt this, but he would like to see conditions added that when it is adjacent to a residential property and does not meet the basic setback, screening should be added.

Williams thought we could add something regarding the noise. Kreimer thought especially since it was next to a residential area. Schroeder stated that if you stand outside of this building, you will know that something is running, but it is not concerning.

Williams suggested that as a footnote to the table in section E, 1, that footnote 1 should be that essential services shall be exempt and footnote 2 that increased 4 seasoned vegetative screening and fencing should be included when the PF zoning district is adjacent to the residential zoning district. There was no objection to changing this.

Williams suggested that structures housing essential services, when the setbacks are not met, should be designed to look like houses when they are adjacent to residential properties.

Dodson feels that the architectural standards are enough and does not want to put an unnecessary burden on the City. He doesn't necessarily think that looking just like a house would be the best. Kreimer also thinks that in this case it borders both AG and residential and possibly a rural structure might work better.

Dunn feels that on larger structures, the City should work with the Engineer to design a structure that blends in with the surroundings. The surroundings could be different depending on the site.

Al Eberhard, 2298 Inwood Ave N, asked where the additional screening would be. Williams stated that his thought was to have it on any border that did not meet the setback. Mr. Eberhard feels that it should be on all sides, even if it is agricultural next to it that could be residential in the future.

Dodson is wondering if there should be something specifically stating that they are not exempt from the noise ordinance. Williams would like to add a number 8 stating that the noise ordinance should be met. The Commission is in agreement with that.

The Commission is wondering if it might be a good idea to have a separate table of setbacks for essential services, possibly 10 feet. Dunn & Dodson were uncomfortable with no setback as well.

M/S/: Dodson/Kreimer, move to postpone voting on the proposals until they get another draft of setbacks for essential services that have buildings in the PF zone ,
Motion and second withdrawn.

Kreimer asked about including the other suggestions.

Interim Administrator Schroeder said that there is some urgency on this issue. This needs to be resolved for the \$3.5 million grant. One of the verifications for the grant is that it complies with all our local ordinances.

Wensman stated that he would suggest that the Planning Commission recommend what setbacks they are comfortable with and move it forward to the City Council.

M/S/P: Williams/Dodson, move to approve a zoning text amendment with improved buffering and screening and changing the setbacks to 10 feet, in addition to adding the noise restrictions, ***Vote: 5-0, motion carried.***

M/S/P: Williams/, move to recommend rezoning of the Inwood booster station property to the PF zoning district, ***Vote: 5-0, motion carried.***

Ordinance Amendment – a request for an ordinance amendment to the animal ordinance that pertains to the keeping of pigeons.

Public Hearing opened at : pm.

There was no written or electronic correspondence.

Public Hearing Closed at : pm.

M/S/P: / move to , ***Vote: 7-0, motion carried, unanimously***

Ordinance Amendment – a request for an ordinance amendment to the weapons ordinance as it pertains to hunting.

Public Hearing opened at : pm.

There was no written or electronic correspondence.

Public Hearing Closed at : pm.

M/S/P: / move to , ***Vote: 7-0, motion carried, unanimously***

Council Updates – December 15, 2015 Meeting

1. CUP Amendment-Oakdale Gun Club – Approved.
2. Preliminary Plat Approval-Reider – approved.
3. ZTA-Uses in Rural Districts – Repeal uses that were added in 2013.