

**CITY OF LAKE ELMO
CITY COUNCIL MINUTES
SEPTEMBER 6, 2016**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Mayor Pearson called the meeting to order at 7:00 pm.

PRESENT: Mayor Mike Pearson and Councilmembers Julie Fliflet, Anne Smith, Justin Bloyer, and Jill Lundgren.

Staff present: Administrator Handt, City Attorney Sonsalla, City Engineer Griffin, Finance Director Bendel, Planning Director Wensman, Building Official Bent and City Clerk Johnson.

APPROVAL OF AGENDA

Minutes of the August 16, 2016 Regular Meeting were postponed to the next meeting.

Councilmember Smith, seconded by Councilmember Fliflet, moved TO APPROVE THE AGENDA AS AMENDED. MOTION PASSED 5 – 0.

ACCEPT MINUTES

Minutes of the August 16, 2016 Regular Meeting were removed from the Agenda.

PUBLIC COMMENTS/INQUIRIES

Virginia Pleban, 8245 59th Street North, commented on constructive communication and community pride.

Youth volunteers Laura Schulz, Anna Duerr, and Ryan Olds of the Lake Elmo Library Summer Reading Program presented a slide show summary of the program.

Dave Duepner, 10032 Stillwater Lane North, announced the expansion of the Oakdale Gun Club with the addition of two trap lanes that are in high demand for area students.

PRESENTATIONS

None

CONSENT AGENDA

- 2. Approve Payment of Disbursements**
- 3. Approve the TNT Public Hearing Date for the 2017 Budget and Tax Levy**
- 4. Approve Master Subscriber Agreement and New MGA Request Form**
- 5. Approve Village Preserve Easement Vacation**
- 6. Village Preserve 1st Addition – Approve Reduction of Security #3**
- 7. Approve 5th Street Irrigation Standards/General Irrigation Standards**
- 8. Approve Service Contract with Youth Services Bureau**
- 9. Wildflower at Lake Elmo 1st Addition – Approve Reduction of Security #4**
- 10. Approve Grant Application for Sunfish Lake Park Trail Grooming Reimbursement**

Councilmember Fliflet, seconded by Councilmember Lundgren, moved TO APPROVE THE CONSENT AGENDA AS PRESENTED. MOTION PASSED 5-0.

ITEM 11: Hairitage ‘Hous Massage Therapy Premises Permit Application

Councilmember Smith, seconded by Councilmember Lundgren, moved TO OPEN THE PUBLIC HEARING. Motion passed 5 – 0.

There were no public comments at the Public Hearing.

Councilmember Smith, seconded by Councilmember Lundgren, moved TO CLOSED THE PUBLIC HEARING. Motion passed 5 – 0.

Councilmember Smith, seconded by Mayor Pearson, moved TO APPROVE THE MASSAGE THERAPY PREMISES PERMIT FOR HAIRITAGE ‘HOUS. Motion passed 5 – 0.

ITEM 12: The Royal Golf Course at Lake Elmo Concept PUD Plan:

City Planner Gozola presented the concept plan and discussion focal points. Discussion was held concerning current zoning related to housing density, concept plan review and parks/trails.

Clark Schroeder spoke on behalf of the applicant, reviewing the history and evolution of the plan. Rick Packer spoke on behalf of HC Golf and reviewed the plan and guiding considerations. Hollis Cavener also spoke about the proposal and stated that he wants to build a legacy neighborhood that Lake Elmo will be proud of.

Ann Bucheck, 2301 Legion Avenue N., stated that the area north of 10th Street is rural and she wants the development to follow the comprehensive plan

Jeff Kluge, 11234 14th Street North, stated his home was designed to take advantage of Tartan Park views and encouraged the Council to take a year to examine the proposal.

Dan Rice, 11364 14th Street North, spoke as President of the Homestead Homeowners Association, expressing opposition to residential development that would be detrimental to his neighborhood.

Jim Voeller, 11314 12th Street North, stated that he would prefer lower density and noted that the change would move the golf course and he would no longer be living on a golf course.

Michael Swiefel, 2055 Manning Trail N., stated opposition to small lots and high density.

Steve Bachman, 3141 Klondike Avenue N., stated that it is very difficult to successfully operate a golf course and encouraged residents to keep an open mind.

Ben Roth, 10819 3rd Street N., asked the Council to not make residents sacrifice.

Dick Smith, former manager and golf pro at Tartan Park, stated that the property is a jewel in the Twin Cities and the development being proposed would benefit the community.

Councilmember Bloyer, seconded by Mayor Pearson, moved TO SUSPEND THE RULES OF DEBATE FOR THIS AGENDA ITEM. Motion failed 2 – 1 – 2. (Fliflet – nay; Lundgren, Smith – present/not voting)

Councilmember Bloyer stated that the City needs time to work through issues with the moratorium and density.

Councilmember Smith, seconded by Councilmember Lundgren, moved TO APPROVE THE PUD CONCEPT PLAN FOR HC GOLF COURSE DEVELOPMENT LLC SUBJECT TO ADHERENCE TO THE STAFF RECOMMENDATIONS LISTED WITHIN THE STAFF REPORT AS MAY HAVE BEEN AMENDED HERE TONIGHT, AND SUBJECT TO APPROVAL OF COMPREHENSIVE PLAN AND ZONING CHANGES AS MAY BE NECESSARY TO ACCOMMODATE THE PROPOSAL. Motion passed 4 – 1. (Bloyer – nay)

ITEM 13: Tartan Park Comp Plan Amendment and Rezoning

Planning Director Wensman stated that the City could take action on this item or wait for the developer to initiate the process.

Mayor Pearson moved TO TABLE TO A FUTURE DATE. Motion died - no second.

ITEM 14: OP4 Boulder Ponds LLC Zoning Map Amendment/PUD Amendment

Planning Director Wensman reported that this item was tabled at the August 16, 2016 City Council meeting and provided a brief overview of the request for rezoning. Discussion was held concerning current zoning and density needed for senior housing.

Ben Schmidt, Excelsior Group, reviewed what has been approved and the current zoning. Mr. Schmidt also reviewed the type of senior housing development planned for the area and the number of units needed for the project to be viable.

Councilmember Fliflet moved TO APPROVE A ZONING MAP AMENDMENT/PUD AMENDMENT, ORDINANCE 08-149, TO REZONE OUTLOTS B AND C, BOULDER PONDS FROM COMMERCIAL/PUD AND MDR/PUD RESPECTIVELY TO HDR/PUD FOR SENIOR HOUSING. Motion withdrawn

Mayor Pearson, seconded by Councilmember Smith, moved TO APPROVE A ZONING MAP AMENDMENT/PUD AMENDMENT, ORDINANCE 08-149, TO REZONE OUTLOTS B AND C, BOULDER PONDS FROM COMMERCIAL/PUD AND MDR/PUD

RESPECTIVELY TO HDR/PUD AS RECOMMENDED BY BOTH STAFF AND THE PLANNING COMMISSION.

Councilmember Bloyer moved a substitute motion TO TABLE THE CURRENT AGENDA ITEM. Motion died –no second.

Primary motion failed 2 – 2- 1. (Fliflet, Lundgren – nay. Bloyer – present/not voting)

Councilmember Fliflet, seconded by Councilmember Lundgren, moved TO DIRECT STAFF TO CONTINUE TO WORK WITH THE APPLICANT TO BRING FORWARD A DIFFERENT MOTION. Motion failed 3 – 2. (Pearson, Bloyer, Smith – nay)

Councilmember Bloyer, seconded by Mayor Pearson, moved TO TABLE THE CURRENT AGENDA ITEM. Councilmember Lundgren, seconded by Councilmember Fliflet, moved TO AMEND THE MOTION TO TABLE THE CURRENT AGENDA ITEM TO THE NEXT MEETING. Motion passed 4 – 1. (Bloyer – nay) Primary motion passed 5 – 0 as amended.

ITEM 15: OP Ordinance

ITEM 16: Ordinance Amendment: Exemption from Platting for Subdivision of Property

Mayor Pearson, seconded by Councilmember Lundgren, moved TO TABLE AGENDA ITEMS 15 AND 16 TO THE NEXT MEETING. Motion passed 5 – 0.

ITEM 17: Authorize Advertising for a Building Inspector

City Administrator Handt reviewed changes to the job description requested by the Building Official.

Councilmember Fliflet, seconded by Councilmember Lundgren, moved TO AUTHORIZE STAFF TO ADVERTISE FOR A BUILDING INSPECTOR WITH THE CHANGES TO THE JOB DESCRIPTION AS PRESENTED. Motion passed 5 – 0.

ITEM 18: Old Village Sanitary Sewer Extensions

City Engineer Griffin reported on preparations for the final assessment hearing for Phase 1 Improvements. Financing methods, project costs, phasing, recommendations and assumptions were reviewed.

Councilmember Fliflet, seconded by Councilmember Lundgren, moved TO DIRECT STAFF TO PREPARE THE PHASE 1 IMPROVEMENT FINAL ASSESSMENTS FOR SANITARY SEWER ON THE BASIS OF THE TOTAL COST FOR THE OVERALL EXTENSION OF SANITARY SEWER IMPROVEMENTS NEEDED TO REPLACE ALL EXISTING PRIVATE WASTEWATER SYSTEMS IN THE OLD VILLAGE AREA, DIVIDED BY THE TOTAL NUMBER OF RECs (OR SACs) CONNECTING TO THE SEWER MAIN. Motion passed 3 – 2. (Pearson, Bloyer – nay)

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ITEM 19: Financing Matters Related to Downtown Project

ITEM 20: Tablyn Park Upgrades

ITEM 21: Easton Village Park Additional Cost

Councilmember Fliflet, seconded by Councilmember Bloyer, moved TO TABLE AGENDA ITEMS 19, 20 AND 21 TO THE NEXT MEETING. Motion passed 5 – 0.

Meeting adjourned at 12:45 a.m.

LAKE ELMO CITY COUNCIL

ATTEST:

Mike Pearson, Mayor

Julie Johnson, City Clerk