



3800 Laverne Avenue North  
Lake Elmo, MN 55042

(651) 747-3900  
[www.lakeelmo.org](http://www.lakeelmo.org)

## NOTICE OF MEETING

The City of Lake Elmo  
Planning Commission will conduct a meeting on  
**Monday, December 10, 2012 at 7:00 p.m.**

## AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
  - a. November 14, 2012
4. Public Hearing
  - a. CITY CODE AMENDMENT – SUBDIVISION ORDINANCE. The Planning Commission will consider amendments to the Lake Elmo Subdivision Ordinance (Chapter 153 of Lake Elmo City Code) pertaining to parkland dedication requirements for the City's new urban zoning districts. In addition, the Planning Commission will consider other amendments to the Subdivision Ordinance to bring it into conformance with recent changes to the Zoning Ordinance or to otherwise bring the ordinance up-to-date for best practices for developing areas.
  - b. ZONING TEXT AMENDMENT – PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE. The Planning Commission will consider amendments to the City's PUD Ordinance (§154.070) to incorporate current best practices related to the implementation of PUDs, as well as integrating the ordinance into the new structure of the Zoning Code. Updates under consideration include sections pertaining to review procedures, public amenities, and criteria for awarding density bonuses.
5. Business Items
  - a. DALE-FRANDSEN SKETCH PLAN PROPOSAL – LENNAR HOMES. The Planning Commission will receive a Sketch Plan presentation for a residential subdivision from Lennar Home for the Dale-Frandsen property in the I-94 Corridor.
6. Updates
  - a. City Council Updates

- i. Massage Licensing Ordinance and Zoning Text Amendment for GB District approved by the City Council on 12/4/12.
  - b. Staff Updates
    - i. Upcoming Meetings:
      - 1. Planning Commission Workshop – December 18, 2012 @6:30pm
    - ii. Planning Commission Appointments and Terms
  - c. Commission Concerns
7. Adjourn