



CITY OF LAKE ELMO
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Lake Elmo Planning Commission
MEETING NOTICE
Monday, January 24, 2005, 7:00 p.m.

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In Council Chambers  
Lake Elmo City Hall  
3800 Laverne Ave. N.  
Lake Elmo, MN 55042  
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AGENDA

1. Pledge of Allegiance
2. Agenda
3. Minutes of January 10, 2005
4. PUBLIC HEARING ~ Preliminary Plat, Site Plan and PUD Amendment
EAGLE POINT BUSINESS PARK 4TH ADDITION
5. Comprehensive Plan Modifications
6. City Council Update
7. Adjourn

**City of Lake Elmo
Planning Commission Meeting
Minutes of January 24, 2005**

Chairman Helwig called to order the meeting of the Planning Commission at 7:00 p.m.
COMMISSIONERS PRESENT: Deziel, Schneider, Roth, Helwig, Sessing, Sedro, Armstrong, and Ptacek. STAFF PRESENT: Planner Dillerud, Administrator Rafferty, Recording Secretary Schaffel.

Agenda

M/S/P, Ptacek/Armstrong, To accept the Agenda as presented. **VOTE: 8:0.**

Minutes of January 10, 2005

M/S/P, Ptacek/Sessing, To accept the Minutes of January 10, 2005 as presented. **VOTE: 7:0:1** (Abstain: Schneider).

**Public Hearing ~ EAGLE POINT BUSINESS PARK 4TH ADDITION,
Preliminary Plat, PUD Amendment, and Credit Union Site Plan**

The Planner introduced an application to subdivide an existing outlot in Eagle Point 2nd Addition into one lot and an outlot. He reported that the Site Plan proposes a building of potentially 10,000 square feet but initially 6,000 square feet; and, that a credit union is planned with capacity for 8 drive-thru lanes with six being built initially. The plat, site plan, and the PUD Plan amendment were reviewed for code compliance.

The Planner said the staff report highlights some areas for consideration:

1. Applicant proposes Timberline-style shingle asking for an amendment to PUD plan to allow substitution of this shingle.
2. Lighting Plan provided appears to comply with lighting standards, however no lighting is proposed for teller stations. The applicant should specify fixtures with full cut-off ~ no exposed bulbs or lenses.
3. Access onto Hudson Boulevard has already been dealt with extensively because of future traffic. A traffic study was provided by the developer. The City Engineer asked for a painted left turn lane on Hudson.
4. Evidence of an easement for full use of the driveway should be provided to the city.

Findings

1. The plat and the PUD Plan Amendment generally complies with code standards of Section 400 platting requirements. The 520 Site Plan generally complies with the zoning ordinance standards and other applicable standards of the city code.

Staff recommended approval of the Preliminary Plat, PUD Plan Amendment, and Site Plan subject to conditions and observations in the staff report and concurrence by the city engineer.

Dale Glowa, United Properties

Mr. Glowa said that City and County Credit Union is one of the larges in the Twin Cities. He introduced Mr. Pat Pierce, President of City and County along with Steve Dowdy of Pope Associates.

Commissioner Ptacek asked the applicant if they can comply with the lighting plan ordinance.

Mr. Glowa said they can. He said the lighting is consistent with other properties in the business park, with the same lighting fixtures and for the teller lanes they will use canned recessed lighting. He said an easement agreement for shared access for the driveway will be drafted.

Commissioner Roth questioned the trash facility location on the frontage road.

Mr. Glowa said the location is for ease of use without interfering with ingress and egress. He said an earth berm and a brick enclosure will essentially make it go away.

THE CHAIR OPENED THE PUBLIC HEARING AT 7:20 P.M.

Nobody offered testimony.

THE CHAIR CLOSED THE PUBLIC HEARING AT 7:21 P.M.

M/S/P, Ptacek/Armstrong, To recommend the Preliminary Plat and Final Plan of EAGLE POINT 4TH ADDITION, conditional upon payment of Park Dedication Fees as specified by the existing Development Agreement, and that asphalt shingles will not be used.

Commissioner Deziel questioned the appearance of standing seam metal roofing. He said that Quality asphalt shingles are American and rural looking; and, that the applicant made an express statement of a problem with metal roofing on the other buildings causing glare.

The Planner noted that the metal roofing on the other buildings appears to be copper in color; and, that Dark green standing seam metal might not glare. He noted that Council has allowed similar shingles on another new office park in the city.

Chairman Helwig agreed with Commissioner Deziel, and suggested the Commission take another look at the code regarding roofing standards.

VOTE: 5:2:1 Schneider, Sedro, Armstrong, Ptacek, Sessing (Yea; Deziel, Roth (Nay); Helwig (Abstain).

Comprehensive Plan Modifications

The Planner explained that a Lake Elmo List of Required Comprehensive Plan Modifications was approved by the Met Council in 2002 and again by a newly appointed Met Council in 2003. He advised the Commission that the written Planning Policy in the present Comprehensive Plan will be the beginning of the Commission's work on Plan modifications to comply with whatever Agreement is reached with the Met Council regarding modification of the 2002/2003 List.. The Planner then explained the 2002/2003 required modifications, and the probable impacts on various geographic areas of the City.

He noted that the City has nine months from 10/1/2004 to submit a Plan responsive to whatever modifications are agreed to – if not those specified in 2002/2003.

Administrator Rafferty said the purpose of this presentation is to remind everyone what is in store for us without a negotiated settlement.

Commissioner Deziel pointed out that the City could use some of the 5,000 units of excess sewer at Oak Dale school. If we use up the capacity in that manner, Met Council can't force more residential density.

The Planner said that is a great idea but it won't work. We have to have a permit from Met Council to use a drop of their sewer, and they would not issue a permit for such a use.

Commissioner Armstrong said if we are forced to take these REC units, we have to deal with high density

numbers. He said we should maximize the land that is sewered, and focus close to the expressway. We can have existing residential areas protected with less density.

The Planner said that within the sewered area, if we average three units per acre we have made it. Neighborhoods south of tenth as they exist today will be protected in the planning.

Commissioner Sessing asked if there will be architectural standards for those development planning areas.

City Council Update

The Planner reported that Neighborhood Conservation Districts and Home Occupations still need workshops. The Commission set February 7 for another Home Occupations Workshop and will invite Julie Bunn to facilitate it.

Adjourned at 8:13 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kimberly Schaffel". The signature is written in dark ink and is positioned above the printed name and title.

Kimberly Schaffel
Recording Secretary