

**CITY OF LAKE ELMO**  
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**Lake Elmo Planning Commission**  
**MEETING NOTICE**  
**Monday, March 28, 2005, 7:00 p.m.**

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

**AGENDA**

1. Pledge of Allegiance
2. Agenda
3. Minutes
  - a. February 28, 2005
  - b. March 7, 2005
  - c. March 14, 2005
4. PUBLIC HEARING: Concept Plan – FARMS OF LAKE ELMO
5. Section 520 Site Plan – Harty Insurance Building – 11051 Stillwater Blv
6. Comprehensive Plan Modifications:
  - a. Land Use
  - b. Staging
7. City Council Update
8. Adjourn

*Not in your packet*

**City of Lake Elmo  
Planning Commission Meeting  
Minutes of March 28, 2005**

Chairman Helwig called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.  
COMMISSIONERS PRESENT: Lyzenga, Roth, Deziel, Fliflet, Helwig, Sessing, Sedro, and Schneider.  
STAFF PRESENT: Planner Dillerud, Administrator Rafferty, and Recording Secretary Schaffel. ALSO  
PRESENT: Mayor Johnston, Councilmembers Johnson and Smith.

**Agenda**

Item 3C was deleted

M/S/P, Sessing/Sedro, to accept the Agenda as amended. VOTE: 9:0.

**Minutes of February 28, 2005**

M/S/P, Sessing/Roth to accept the Minutes of February 28, 2005 as presented. VOTE: 7:0:2 Abstain-Absence: Sessing/Lyzenga.

**Minutes of March 7, 2005**

The minutes of March 7, 2005 were modified on Page 3, 5<sup>th</sup> paragraph. Roth was not present. Page 5, 2<sup>nd</sup> Paragraph high should be low. M/S/P, Sessing/Sedro, to accept the Minutes of March 7, 2005 as amended. VOTE 8:0:1 Abstain-Absence: Roth.

**PUBLIC HEARING: FARMS OF LAKE ELMO**

The Planner introduced the Concept Plan applied for the Earl Friedrich Farm for an 83.8 acre OP Residential Subdivision. Approval of this stage permits the applicant to come forth with a second stage plan. He said that three lots at the southwestern edge of the site may not meet buffer requirements but an adjoining parcel is eligible for OP development. He said the applicant proposed alternative buffering such as berming. A waiver of 4/5 would be required by City Council. There are also a couple of other lots at the south end that might have difficulty meeting the buffering requirement. The adjoining parcel will never be developed because it is the LEPR, and he said it is the intent of the ordinance is to keep homes farther apart. The Planner said this parcel might be within the Shoreland district. A public trail is depicted in the concept plan that runs through this parcel. The city would want easements dedicated to give the trail to the public.

**Findings:**

The Concept Plan of FARMS OF LAKE ELMO sufficiently complies with OP Standards.

**Conditions:**

Compliance with OP Buffer or 4/5 waiver,  
Compliance with city engineer,  
Compliance with city trail system plan,  
Compliance with VBWD that engineer finds practical.

The Chairman of the Parks Commission said the commission opted for fee in lieu of park in this development.

**Tim Freeman, Surveyor and Land Planner with FFE and Steven Mast, Landscape Architect**

Mr. Freeman said they conducted a neighborhood meeting last Wednesday for neighbors to get a sneak preview of their plan.

Mr. Mast introduced key features and amenities on the plan.

Mr. Freeman explained that encroaching neighbors will be granted open space easements so they may continue to use the property. He said this plan is minimizing water into existing wetlands. The stormwater system will send water north into the pond and into infiltration areas. There is very little pipe and no catch basin and the developer is very proud of that. He explained the design of the community

wastewater treatment system. He said the applicant is open to creating easements or to use park dedication funds to construct it. He said the City Attorney might want to look at the liability issues for the public portions of the trail. The developer wants to reserve the right to ask people to stop if they are doing something wrong on the trail. He explained the reason for dedicating the Conservation Easements to the city. It is because fragmented open spaces are undesirable to the land trust and the types of uses do not fit their plans. He said the intent of the OP ordinance buffering standards is for when little lots are created next to existing larger lots. He said these lot sizes match or exceed neighboring properties, and only a few houses are anywhere close. Their plan would have the existing berm cut in with houses and planted above with additional buffering and screening. He said the intent of the ordinance is met with 100 feet of buffer. He said they worked hard to keep each lot not having a neighbor across or behind them.

Commissioner Deziel asked why it was necessary to loop the road around the common area because a single lane would be narrower.

Mr. Freeman said they wanted to separate that area and create a gathering space. A 46 inch oak is shown as a centerpiece. Part of the split accommodates that oak tree. He said they created that many more rainwater gardens to accommodate the runoff.

Mr. Masty said when kids are playing in the center island, it is safer with a single lane, one way road, and provides better visibility for automobiles.

CHAIRMAN HELWIG OPENED THE PUBLIC HEARING AT 7:48 P.M.

**Richard Song** lives on other side of the pond and asked where the drainfields will be.

**Mr. Freeman** said the drainfield is located at the top of the hill. He said homes are located on the outskirts of the site.

**Gloria Knoblauch** is an adjoining neighbor. She said it is a beautiful, aesthetically pleasing plan with historic building preservation. She asked if additional ponds will raise groundwater, will drainfields contaminate wells on 31<sup>st</sup> Street, and can fire trucks get through. She wished the road could be named for Friedrich but said regulations make it out of question.

**Bob Schumacher** said he lives on the south side of the site on a mud road known as 20<sup>th</sup> Street. His home will be within the 200 feet buffer of Lot 21.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 7:52 P.M.

Mr. Freeman said with their plan, there is a decrease of water ending up in the ponds. He said that everything they have done cannot alleviate all concerns completely due to groundwater issues. He said he believes there will be a substantial decrease in water once hydrological engineering is completed. Mr. Freeman said a community wastewater treatment system requires PCA approval and permits. It would not be allowed to contaminate drinking water of neighbors. He said the plan has not been formally presented to the Fire Chief. Roads at the size required by the ordinance do not function as well in the winter time. These are slightly larger. Street naming and numbering in the city is prescribed by the uniform naming and numbering system.

The Planner said the prevailing street design scenario is to insist on the narrowest street possible due to impervious surface. He said the Fire Chief and Public Works may disagree.

Mr. Freeman said there is a natural hill in front of Mr. Schumacher's home that is 30 feet high. He thought that would be enough of a buffer. They could possibly increase plantings in that area.

Commissioner Schneider asked if there is a concern for water running off that hill.

Mr. Freeman said no, there will actually be less water going down that hill than what there is today. He said the City Engineer recommended a driveway dug out between the ponds but the DNR will never let that happen.

M/S/P, Sedro/Sessing, to approve the Concept Plan of FARMS OF LAKE ELMO with staff conditions plus removing letters from the entrance wall.

AMENDED, Helwig/Deziel, to amend the motion to remove condition number one except to keep the additional screening.

**Discussion:**

Lots proposed are larger than most neighbors. Intent is for developmental reasons for neighbors whose lots and uses are unlike. This development is less dense and 100 feet buffer on the western edge is doable without hardship to neighbors.

VOTE: 8:1, Nay- Commissioner Sedro said she has heard good arguments for bending OP rules and regretted bending the rules later.

Chairman Helwig said he would like to go back to 100 feet buffer on the western side only because of the ridge there. He said he recommends 4/5 waiver for that.

**Section 520 Site Plan – 11051 Stillwater Boulevard**

The Planner explained that this application is for an addition to and remodeling of an existing commercial site. He said the new monument sign is unfortunately located within the Highway 5 right of way easement. Mn/DOT has not provided commentary yet. The Planner said he recommends approval subject to compliance with city engineer, VBWD, and finish height of lights being exactly 20 feet above grade or less, and the monument sign relocated 15 feet within the right of way line.

**Rodney Bahr, Applicant and Owner of Bahr Construction**

Mr. Bahr said he has an option to purchase the subject building contingent on city approval. He distributed some photos of the type of exterior he plans for the structure. He is still in discussions with Mn/DOT about relocating the sign.

M/S/P, Sessing/Schneider, to recommend approval with three conditions in the staff report.

Mr. Bahr said he would prefer the sign be separated from the motion until he has worked it out with Mn/DOT.

VOTE: 9:0.

The Chairman called for a break.

The Commission reconvened at 8:36 p.m.

**Comprehensive Plan Modifications**

The Planner explained the continuation of the land use element of the Comprehensive Plan modifications. Last they looked at area south of 10<sup>th</sup> Street to see what we have today and what we think we must do in the future to meet the density requirements, and what those densities look like from the air. Dick Thompson from TKDA was given the assignment and he delivered it this morning

The Planner informed the audience that somebody passed out flyers indicating that there are public hearings tonight, Wednesday, and next Monday. These flyers were not sent by city staff. He explained that the public will not see anything from the city without the city logo on it. There is no hearing tonight or Wednesday night. The Public Hearing is next Monday, April 4, 2005.

**Dick Thompson, TKDA**

Mr. Thompson said these concepts were approached as illustrative examples of densities. He started with numbers in the MOU. One option is smaller lots backing up to existing residences in the two subdivisions in the area south of 10<sup>th</sup> Street with slightly more dense lots across the street. Buffering can be done through berming and plantings. Lower densities would be located between 17 and 19. This option presents three, four, six, and eight units per acre. Denser development is concentrated along corridors and the intersections of 19, 17, and 15. Commercial area would be Hudson Road and in the existing Eagle Point Business Park. This plan accommodates the maximum of 5200 units and excludes the need for Cimarron and the Old Village units to hook up to sewer.

Mr. Thompson said that Plan B would connect Cimarron and the Old Village to Sewer. There are no densities greater than 4 per acre. Commercial development will be concentrated at intersections and along I-94. Actually there are 500 units fewer needed south of 10<sup>th</sup> Street than are indicated on this plan.

Commissioner Lyzenga asked how specific we have to be.

The Planner said this leaves the door open with a PUD for a developer to take this model and compress it.

Mr. Thompson said once you make these generalities then you develop policies.

Commissioner Schneider envisioned physical buffers.

Planner said the steep grade down then there is a visual problem. Better with less density across the street.

Commissioner Fliflet said it would be a better buffer to have 4 per acre far away then two per acre closer in.

Commissioner Sedro said she is committed to non-retail unless integrated with the residential.

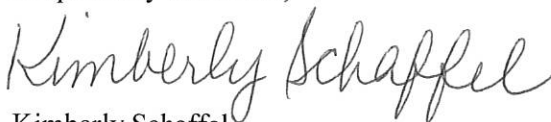
Dick Thompson said how it looks on the ground comes with more detailed planning. The point is it will fit.

Commissioner Deziel said he would not mind six, eight, or twelve if we allowed buildings of bigger scale. Townhouses in a smaller area instead of so spread out. Ripples around the pond. We could have some better buffering if we did it that way.

The Planner was instructed to return with Option C, a couple of pockets of 10 acres with up to 12 more vertical but not exceeding 40 feet. Strategically placed and bordering roads, intersections, and commercial. Would like to see what buffering that will give us with some additional open space. The consensus was to keep most of the development below 10<sup>th</sup> Street, one-half of the city's population in one-eighth of the city.

Adjourn at 9:34 p.m.

Respectfully submitted,



Kimberly Schaffel  
Recording Secretary