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**Lake Elmo Planning Commission**  
**MEETING NOTICE**  
**Friday, March 31, 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. Comprehensive Plan Modifications
4. Adjourn

**City of Lake Elmo  
Planning Commission Meeting  
Minutes of March 31, 2005**

Chairman Helwig called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m. COMMISSIONERS PRESENT: Fliflet, Deziel, Lyzenga, Sessing, Sedro, Schneider, Armstrong, and Roth (7:02 p.m.). STAFF PRESENT: Administrator Rafferty, Planner Dillerud, and Recording Secretary Schaffel. ALSO PRESENT: Mayor Johnston and Councilmember Johnson.

**Comprehensive Plan Modifications**

The Planner recapped from Monday night's meeting before proceeding. He said he worked with consultants from TKDA to prepare for tonight's meeting. They came up with a third and fourth scenario for the area south of 10<sup>th</sup> Street. Plan C creates nodes of Commercial/Industrial south of 10<sup>th</sup> Street. Residential areas are smoothed. A new residential density was established for 10 units per acre. Those units form a halo around the office development and south of the open space ringing residential development. This plan means there are still 500 units to bleed off elsewhere in the city.

The Planner introduced Plan D; another category of density of 12 units per acre.

The Planner introduced a table showing what might happen if the OP density north of 10<sup>th</sup> Street was modified. As density increases concern arises that open space becomes reduced.

The Planner then discussed the pacing or staging of development.

Commissioner Deziel said with 2 acre lots, we don't get many lots anyway, and the use of green space is a nice substitute. He suggested bordering Stonegate on the west with some of that green space too. The Planner said he used the Trails Plan to come up with that design.

Commissioner Roth said he disagreed. He thinks Stonegate residents would prefer gradual reductions in density to green space. He said the green space creates additional density elsewhere in the community. He also did not like the idea of apartments adjacent to the highway because it does not reflect the character of Lake Elmo. In a northern area slated at 3 per acre on the map, he said he thought it would be better at 6 per acre because there are no existing neighborhoods nearby.

Commissioner Schneider said adding more people at Inwood where there is a failing intersection already is not a good idea. Green space should also buffer Cimarron.

Commissioner Lyzenga said Cimarron has a golf course already buffering the neighborhood, and she would be in favor of increasing density there. Manning and 94 is a good intersection for handling more density. She said the area in Plan D indicated on the map for residential should remain research area.

Commissioner Deziel said dense neighborhoods would like to have some green space.

The Planner said a trail area would be there.

Commissioner Fliflet said she would agree with Commissioner Lyzenga. She said she agrees

Stonegate should have an open space buffer on the west side. Most people would rather have an open space buffer than a neighbor.

Commissioner Roth listened to a couple of residents of Stonegate last week who said they preferred diminishing density to green space.

Commissioner Sedro asked if open space buffer would get too much use to be a genuine buffer.

Planner said that due to the staging of sewer, we will be around to guide that development.

Commissioner Armstrong said he was curious about timing. Would colors on these maps correspond to timing?

The Planner said the Future Land Use map will show FUSD and 20 acre parcels until development and sewer arrives.

Commissioner Armstrong said he is worried residents might be misled to believe these maps reflect actual zoning. These maps and these colors should not be used as a guide. They are for illustration purposes only.

The Planner said this map reflects the intent for when that development arrives; this is generally how we would like to see it develop.

Commissioner Armstrong said then we are veering into a guiding by doing that. He would prefer these documents remain internal unless specifically requested to do so. He said he thinks we should avoid those details tonight.

Commissioner Fliflet said for the purposes of our submission. We could say we have three different scenarios that show we can meet the Metropolitan Council requirements.

The Planner said this is a thirty year plan. He is not sure if we need this level of detail now.

Commissioner Armstrong said that after we lost the case, the Met Council map on the web said Urban Reserve. That is all we should have to provide in the official document.

The Planner said that map is not like a Land Use Plan.

Commissioner Sedro said there is value of having an overall plan ourselves.

The Planner reminded the commission that a System Plan is necessary, and will be extremely difficult to determine traffic, sewer, and water without knowing where things are going.

Commissioner Schneider agrees with Commissioner Armstrong because this plan is for a long way off.

Mayor Johnston said Plan D has a great deal of population below 10<sup>th</sup> Street, and he thought the commission wanted it spread out. Has that changed?

Chairman Helwig said we have to set some guiding for the System Plan.

Commissioner Roth said we should use these maps for the Systems Plan but not for zoning.

Commissioner Schneider said he is not comfortable giving this level of detail. If we can provide them with RECs, population, and dwelling units, and tell them we can do it, that should be enough.

The Planner said we have the right to stage our development.

Commissioner Roth said to vote for 5200 residents below 10<sup>th</sup> Street means 1.5 times the planned growth of Woodbury in the next 20 years.

Commissioner Fliflet wholeheartedly agrees with Commissioner Schneider that there is not enough time to develop this level of detail. She would prefer to pursue a more generic plan.

Discussion ensued about canceling the public hearing and not meeting the deadline.

Administrator Rafferty said this body must make a recommendation to the City Council. He suggested moving forward with a recommendation to council as a preferred route if legally plausible. He said his only concern is a lack of guiding is a potential open door.

Commissioner Armstrong suggested if we are required to provide more detail, just do it for the area where we know sewer is coming first and by that action indicate which area we want to develop first. They do not require the level of detail to 2030, just the next planning and development phase until our next Comprehensive Plan is due.

Commissioner Roth said there is a drastic difference between 5200 RECs below 10<sup>th</sup> Street and the MOU; density is nearly doubled.

Commissioner Deziel said he is not against development north of 10<sup>th</sup> Street or tweaking the OP density. NCD would also pick up some units. He would like to have something that meets the MOU.

Planner said NCD is for existing development. Tweaking the OP does not offer many new units either.

Lyzenga said this is not a commitment to do it but to prove it could be done.

Commissioner Roth said 3000 is what we agreed to and discussed with the residents south of 10<sup>th</sup> Street.

Commissioner Sedro said she is leaning more toward C than D. She does not think it would be good to have all that density down there. There could be pockets of higher density if we have to have it.

The Planner said he will ask the Met Council if we have to meet dwelling units specified in the Regional Development Framework.

Commissioner Armstrong said he would like to postpone for an adequate planning period, and do only the minimum for this time period. He said we have to follow the MOU. He does not know if it supercedes the 2030 Regional Development Framework but believes so because we

achieved a higher level of understanding than any other city has.

Commissioner Sessing said that adding colors on maps gives people ideas of value.

Commissioner Roth said there is no conflict between the two documents. The MOU offers the city more flexibility. He suggested an amendment to the Land Use Policy to say we will get to the target but more slowly. Our option is TBD, to be determined.

The Planner agreed we have latitude and back loading. This is a 2030 model that may never happen.

Chairman Helwig said the Council will make the decision. What do have to do to accomplish their goal?

The Planner said we need to have a hearing draft of a Land Use Map, second we have to deal with the pace of development.

Commissioner Roth said to bring all the options to the public hearing with tweaking along with OP density increased and units per acre increased.

Chairman Helwig said he would also bring RE down to 2 acre lots as well.

Commissioner Roth said there is some land just north of 10<sup>th</sup> that could accept higher density.

Chairman Helwig recessed the meeting at 9:41 p.m. and reconvened at 9:53 p.m.

The Planner requested direction.

M/S/P, Deziel/Sessing, To bring Option C with options for extension above 10<sup>th</sup> Street and Option D with modifications to the Public Hearing, then look at keeping the back up of simple Urban Reserve. VOTE: 8:0.

M/S, Roth/Deziel, To examine options for C with respect to increasing from 500 units in the Old Village by incentives for landowners who get together with their planning.  
MOTION WITHDRAWN.

M/S/P, Lyzenga/Sessing, To include in Option C an option to distribute the additional RECs in the three areas of OP, the OV, and the Near Urban. VOTE: 8:0.

The Planner talked about staging. He said multiple decisions are necessary. Which of the four options in terms of overall pace of development, sewer and unsewered would the Planning Commission like to recommend? He said the choice will affect city operations and infrastructure.

Commissioner Schneider said the concept of the Very Back Load would be most attractive.

Commissioner Roth said a key issue is the water tower; once you decide to build it, you have to have development to support it.

Commissioner Deziel said we could accept development at the west end. We could develop more intense uses first and backfill. It can be done more economically and preserve rural character as long as possible. He said a steadier pace is better on staffing. Front load is for facilities. He said we would not necessarily hit rural character badly by building high intensity first.

Commissioner Roth said he agreed with that for the areas along Inwood, 94, and Manning.


The Planner said the Old Village is Lake Elmo. We don't want to lose that; we want to enhance that. He would like to load the Old Village first.

Commissioner Roth said for Option C he wants it in the Old Village. If Option D, bring it on down south.

M/S/P, Armstrong/Roth, To recommend the back loaded Staging Plan because we allow more of the OP units and Old Village first. If a beautiful development comes in we can modify our plans but we should not commit to it up front. VOTE: 8:0.

Adjourn 9:35 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kimberly Schaffel".

Kimberly Schaffel  
Recording Secretary