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Lake Elmo Planning Commission
MEETING NOTICE
Monday, April 25, 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. March 28, 2005
 - b. April 4, 2005
 - c. April 11, 2005
4. CUP Amendment – Country Air Golf - Continued
5. Comprehensive Plan Modifications –Non-residential Use Below 10th Street
6. Adjourn

**City of Lake Elmo
Planning Commission Meeting
Minutes of April 25, 2005**

Chairman Helwig called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m. COMMISSIONERS PRESENT: Armstrong, Roth, Fliflet, Lyzenga, Sessing, Sedro, Schneider, Deziel (7:05), and Ptacek (7:18). STAFF PRESENT: Planner Dillerud, Administrator Rafferty, and Recording Secretary Schaffel. ALSO PRESENT: Mayor Johnston.

AGENDA

M/S/P, Sedro/Sessing, To accept the Agenda as presented. VOTE: 8:0

MINUTES OF MARCH 28, 2005

M/S/P, Sessing/Sedro, To accept the Minutes of March 28, 2005 as presented. VOTE: 8:0.

MINUTES OF APRIL 4, 2005

Changes were made to the last page by Commissioner Sedro. **M/S/P, Roth/Armstrong, To accept the Minutes of April 4, 2005 as amended. VOTE: 8:0.**

MINUTES OF APRIL 11, 2005

Sedro page 8, 5th paragraph "strong language" change to "weasel words", same paragraph stipulated .45 in OP. Schneider page 6 change to a question. **M/S/P, Sessing/Sedro, To accept the Minutes of April 11, 2005 as amended. VOTE: 8:0.**

CUP AMENDMENT – COUNTRY AIR GOLF (Continued)

M/S, Armstrong/Sedro, To take the CUP Amendment application off the Table.

The Planner said the violation was partially removed and the applicant has a modification to their site plan. They now wish to construct some of the tee boxes in front of the administration building on the site, with less extension of the covered tees to the north, substituting extension to the south.

Nicole Park

The applicant distributed site plans and photographs demonstrating that the tee boxes will be moved further south than originally requested. She reported that they did not tear down the model completely due to their staff and financial considerations. They would like to re-purpose some of that structure. She showed samples of the cedar siding and fiberglass roof.

Commissioner Schneider asked if there are rules regarding roofing materials in the AG Zoning District.

The Planner said there are no restrictions in that zone. This is AG with a conditional use permit.

Chairman Helwig said the Building Official will not be able to sign off on something he did not see built.

Commissioner Ptacek arrived at 7:18 p.m.

Commissioner Fliflet said the second plan is more attractive.

Commissioner Armstrong asked for the actual dimensions of the three phases.

Nicole Park said the height remains the same and overall, the length will be approximately the same. 10 feet per station, 120 feet long altogether.

Commissioner Fliflet asked if the breezeway would be extended in all three phases.

Commissioner Armstrong said he was concerned about the engineering of the new design. The original

plan called for a steel structure and now it shows wood frame. He would like to see a complete set of specific plans and detailed drawings.

M/S/P, Armstrong/Sessing, To extend the CUP Amendment Application for Country Air Golf for sixty days for the applicant to submit a complete set of specific plans and detailed drawings because the application has changed and there is not enough detail and the application was incomplete.

VOTE: 9:0.

The Chairman recommended that the applicant talk to our Building Official about construction plans.

COMPREHENSIVE PLAN MODIFICATIONS-

Shape of Commercial Area Below 10th Street

The Planner said the mayor and administrator have met with mayor and administrator of Woodbury to discuss a joint commercial technology center. The Council has requested the Planning Commission review the shape of commercial development below 10th Street. The Planner explained that acreage would be a trade off.

Administrator Rafferty said this is a concept of a greenfield location for a high tech research corridor. The State Department of Economic Development was interested in the concept. The jobs created would match the education level of people who reside in Lake Elmo. This particular area of the City has additional potential due to its proximity to the interstate and the airport.

Mayor Johnston said with 320 acres in Lake Elmo and Woodbury might dedicate 640 acres of green field the sum area might attract a major corporate client along with satellite services. He said this is a marketing idea. Scattering the 320 acres across the frontage road does not lend itself to this sort of development.

Commissioner Sedro asked if the freeway was a barrier.

Administrator Rafferty and the Planner said it would not be a barrier.

Chairman Helwig asked how this could work without Tax Increment Financing.

Mayor Johnston said he does not believe it can work without the State's assistance.

Commissioner Lyzenga said she likes the idea of partnering and being creative. It opens the door to possibilities.

Commissioner Armstrong said his first preference was to not have too much detail in the Plan. This idea offers potential keeping the commercial at the corners of the city. He said the piecemeal approach is not as attractive. Manning and I-94 could wait for an attractive idea. He would like to see one attractive area instead of a bunch of small unattractive retail sites. He said it could provide better transitions for existing residents.

Commissioner Roth said the traffic at Manning would be very heavy. He would like to see the traffic study. He did not consider the idea of housing along the freeway valid.

Commissioner Deziel said he would not mind moving some of the non-residential over by Manning but only as long as there is protection for Cimarron and for The Forest. He suggested perhaps a mixed use area along the frontage road in order to buffer the entire area for the residents. Low intensity mixed use.

Commissioner Fliflet said the non-residential area might not have to be in a square shape. It could be shaped or spread out differently. She is concerned for the level of detail that is being requested.

Commissioner Schneider said that this seems to be another reason not to have this level of detail because
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it keeps changing. He would be concerned we would have the support businesses and Woodbury could have all the 'attractive' businesses.

Chairman Helwig said he liked this concept. High density housing next to the freeway in Oakdale, Woodbury, and White Bear proves that will still be successful. He noted that the level of detail is getting to be too much. He liked that the shape and it is not perfectly square. When the maps are put forward, he would encourage that the maps are marked "Illustrative Only."

Commissioner Deziel asked if the non-residential east of Lake Elmo would have to be designated or just available.

Chairman Helwig said it would be attractive to a business like 3M. The legislature would probably be more receptive to it grouped as depicted.

M/S/P, Armstrong/Sessing, to support the concept of relocating the non-residential classification to the area between Lake Elmo Avenue and Manning as long as there are no subsidies and as long as RECs are not reduced as a result of this type of development.

Commissioner Roth said he would like to see the graphical depiction before offering his recommendation.

Commissioner Sessing asked that if changes are significant does it come before the Planning Commission again in a Public Hearing.

The Planner said that if the changes are significant enough, then it would.

VOTE: 7:2, Nay - Roth and Schneider.

CITY COUNCIL UPDATES

The Planner reported that the Site Plan at 11051 Highway 5, And the Concept for the FARMS was approved. He said that the Lakewood Church is still under consideration and has been extended twice by the City Council with applicant concurrence. He also reported that Fence Ordinance amendments were passed, and the CUP for Water Tower was denied.

Administrator Rafferty said staff provided financial models to the City Council for the necessary infrastructure based on a couple of the Land Use Plans.

The Planner reported that the Council adopted 2.91 persons per dwelling unit in the Comprehensive Plan. The Plan is being recalculated on that basis. RAD2 would then be eliminated completely; the RAD density will remain where it is at 0.40, and Old Village unit count will not increase.

Commissioner Ptacek observed that the brunt of future City growth will be taken by the residents south of 10th Street.

Commissioner Schneider asked about the infrastructure costs. He said it was not accurately translated from the time it was here to when it went to the City Council. The Planner said the Metropolitan Council sent communications stating how some things had to be done. Commissioner Schneider said the MOU does not indicate it that way.

Commissioner Roth said in a staging plan new units start being developed at some point and he is not sure how and where that will occur first. The Planner said logical sewer pipe extensions will dictate the geography of the staged new development. That will occur after the Comprehensive Plan.

Mayor Johnston said the Council would like this Comp Plan amendment process to be a cooperative effort. They want the attendance of the Planning Commission and their participation at the City Council meetings on the Comp Plan. He encouraged the Commission to attend and said that commissioners will

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be recognized to address the Council.

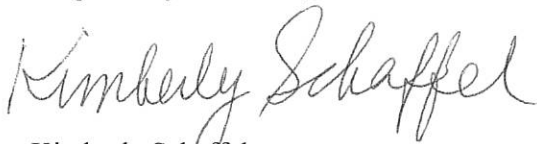
Commissioner Deziel asked if the UT is “untouched”, “urban tundra.” The Planner responded that “UT” is “Urban Transition.”

Commissioner Fliflet said the staging presentation for the PZ recommended Plan was inaccurate. She said that the Commission did not feel the Plan needed to be front loaded because that staging did not commit to putting in the development prior to 2020, but did not preclude that development sooner. She noted that the staff’s plan was labeled “fiscally responsible.” She did not feel it was presented accurately.

Administrator Rafferty said one of the points of the presentation was if development is to occur north and south at the same time, how would that look compared to just north development first. At the moment that development begins in the south then serious infrastructure installation must be in place. Once a project is accepted in the south, we have to put the infrastructure in. Fiscal assumptions were applied equally to all the staging plans being proposed.

Adjourned 8:28 p.m.

Respectfully submitted,

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

Kimberly Schaffel
Recording Secretary