



CITY OF LAKE ELMO
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**Lake Elmo Planning Commission
MEETING NOTICE
Monday, May 23, 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. Welcome Planning Commissioner Bob Van Zandt
4. Draft Minutes
 - a. May 9, 2005
5. PUBLIC HEARING: Amend Code – Visible Roofing Materials
6. Work Plan and Priorities – Balance of 2005
7. Zoning Code Strategy
8. City Council Update
9. Adjourn

**City of Lake Elmo
Planning Commission Meeting
Minutes of May 23, 2005**

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

AGENDA

M/S/P, Armstrong/Helwig, To accept the Agenda as presented. VOTE: 9:0.

WELCOME BOB VAN ZANDT TO PLANNING COMMISSION

MINUTES

May 9, 2005

M/SP, Sedro/Armstrong, To accept the Minutes of May 9, 2005 as presented. VOTE: 8:0:1 Abstain:
Van Zandt – Absent.

PUBLIC HEARING: AMEND CODE – VISIBLE ROOFING MATERIALS

The Planner explained that architectural standards were amended a few years ago to allow only specific visible roofing materials in all commercial zoning districts. Since then the Planning Commission has heard three variances that were approved by the City Council to allow asphalt shingles on roofs. The Council has asked the Planning Commission to review these sections of the *Municipal Code* to determine whether the code should be amended or deleted.

Commissioner Deziel asked if there were health, welfare, or safety issues with regard to roofing materials.

The Planner said standing seam metal roofing might allow ice to melt faster and sheet off.

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 7:13 P.M.

No members of the Public requested time to speak on the issue.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 7:14 P.M.

Commissioner Ptacek said that asphalt shingles were not included in allowable materials lists because that type of roofing does not seem to last as long as other materials, is not as wind resistant, and its appearance is not as nice looking.

Commissioner Deziel said maintenance is easier and therefore quicker and less costly with asphalt roofing.

Commissioner Sedro said the City wants businesses to use quality construction materials yet we still approve variances to allow asphalt shingles. She suggested the Commission should reconcile the Code.

Commissioner Armstrong recommended a geographic boundary of 10th Street and south for the current Visible Roofing Materials standard because we have two areas of high quality commercial development planned for that area of the City.

M/S/P, Armstrong/Ptacek, To recommend amending the respective sections of the zoning

ordinance regarding Visible Roofing Materials to allow commercial grade asphalt shingles on commercial buildings in areas north of 10th Street. VOTE: 9:0.

Commissioner Ptacek suggested that appearance was the primary reason for regulating roofing materials.

Commissioner Deziel said the Commission does not have enough information to say one roofing material is a better product than another roofing material.

MOTION: Deziel, To allow commercial grade asphalt shingles on commercial buildings throughout the city. MOTION FAILED FOR A SECOND.

The Planner said he will ask the Building Official for a definition of commercial grade shingles to be included in the Definition section of the City Code. He said he suspected that this standard could be established as a function of shingle weight per square.

WORK PLAN AND PRIORITIES – BALANCE OF 2005

The Planner reviewed the previously adopted 2005 Planning Commission Work Plan with the Commission, and suggested that some prioritization will be necessary for the balance of the year.

M/S/P, Armstrong/Ptacek, To order the Work Plan for the remainder of 2005 as: Home Occupations, CIP, Zoning Code Update, Amend Sign Code, Outdoor Lighting Standards, Street Design Standards. VOTE: 9:0.

ZONING CODE STRATEGY

The Planner said Lane Kendig will come back with a repeated presentation regarding Performance Zoning for benefit of the newer commissioners. Performance Zoning and Transfer of Development Rights will be included in the discussion of the new zoning ordinance.

CITY COUNCIL UPDATE

The Planner said the City Council approved the Concept Plan for DISCOVER CROSSING. The Site Plan for 11051 Stillwater Boulevard was approved.

The Planner distributed Planning Policy, Land Use Plan Text, Land Use Plan Maps, and a Staging Plan. He advised the Commission that another Public Hearing will be necessary to address changes since the prior Hearing and the addition of the System Plans.

Commissioner Ptacek noted that buffering of existing residential neighborhoods south of 10th Street was removed from the adopted Land Use Maps.

The Planner said the Council blended the areas into one large area entitled SRD 3.5.

Commissioner Roth noted that he and his neighbors south of 10th Street were very disappointed with the abandonment by the City Council of the RT land use classification south of 10th Street.

Commissioner Lyzenga noted that all references to Cimarron in the Plan are supposed to say "Cimarron Manufactured Housing Neighborhood." The Planner agreed that the Council had directed that terminology and the change will be made to the text in several locations in both the Policy and Land Use sections .

Commissioner Armstrong said the Zoning Code is where buffering standards and protections for existing neighborhoods will be created.

APPROVED: 06/13/05

Adjourn 7:58 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

Next Agenda: Amended Work Plan/Priorities