



CITY OF LAKE ELMO
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Lake Elmo Planning Commission
MEETING NOTICE
Monday, June 13, 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. Draft Minutes
 - a. May 23, 2005
4. PUBLIC HEARING:
CONDITIONAL USE PERMIT – Public Works and Water Tower
5. Site Plan Review – Link Recreation – 9200 Hudson Boulevard
6. City Council Update
7. Adjourn

**City of Lake Elmo
Planning Commission Meeting
Minutes of June 13, 2005**

Chairman Helwig called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m. COMMISSIONERS PRESENT: Van Zandt, Deziel, Lyzenga, Sedro, Fliflet, Schneider, (Ptacek 7:04 p.m.) STAFF PRESENT: Administrator Rafferty, Planner Dillerud, Recording Secretary Schaffel. ALSO PRESENT: TOM PREW and Terri Olson from TKDA.

Agenda

M/S/P, Sedro/Lyzenga, To accept the Agenda as presented. VOTE: 7:0.

May 23 Minutes

M/S/P, Sedro/Lyzenga, To accept the Minutes of May 23, 2005 as presented. VOTE: 6:0:1
Abstain: Van Zandt – Absent.

**PUBLIC HEARING: MINOR SUBDIVISION, COMPREHENSIVE PLAN
AMENDMENT AND REZONING, CONDITIONAL USE PERMIT, SECTION 520 SITE
PLAN REVIEW, AND VARIANCE FOR PUBLIC WORKS AND WATER TOWER**

The Planner explained the application by the city for a public works/parks facility and a water storage facility that includes a Comprehensive Plan Amendment from RAD to PF, Rezoning from RR to PF, a Minor Subdivision, a Section 520 Site Plan, a Zoning Variance for exterior surfacing materials for the building, and a Conditional Use Permit to allow construction of these public facilities for municipal services in the PF zone.

The site is situated at the northeast corner of Ideal Avenue and Highway 5. The 7.3 gross acre parcel would be subdivided from a parcel of approximately 110 acres. The entire parcel is chopped in thirds divided by Highway 5 and railroad tracks. The proposal is nearly identical to the one for the Sunfish Lake Park site. The site is planned for future expansion of the building. The building includes vehicle wash bays, a drive through and it will house all city equipment. At the extreme southeast corner of the site would be the 500,000 gallon water storage tank. The elevation makes the location ideal for a water tower. Installation of this tank and connection to water mains balances the water system for the north side of town. The water tower location will also allow possible future connection for homes with contaminated water. The design is to make the building appear to be an agricultural building and landscaping and berming will help to screen it.

The Planner explained that a Comprehensive Plan Amendment requires a change in conditions. Growth in the city means we need a larger facility, there are no other suitable PF sites, the Old Village water tank is inadequate and the city has an immediate need for the water, and there is an immediate water supply issue for residents south of Highway 5. Rezoning would be automatic if the Comprehensive Plan Amendment is approved. A Conditional Use Permit requires direct access to a collector or arterial street. Ideal Avenue is a collector street. The Community Facilities Report was adopted by the city and it is a part of the Comprehensive Plan. He said that wastewater generation will be small not approaching the maximum standard for wastewater. The site plan allows for required buffers and setbacks. Drainfield and stormwater retention will be outside the fence line. The variance is to allow metal siding as the primary surfacing material. The barn motif is red and standing seam metal provides the character, color, ease of

maintenance, and design nicely. Water towers require elevation. City Code provides utility transmission exemptions from the city code height regulations.

Commissioner Van Zandt asked if the tower will have impact on wells north of this site. The Planner said there is no impact on neighboring wells because this is simply a storage facility. As a part of the interconnect project, residents on the old Lake Jane water system receiving Oakdale water will get Lake Elmo water. Our city wells show no traces of contaminants.

Terri Olson, Architect, TKDA

TKDA assessed the city's needs for housing vehicles, cold storage, and equipment. Components of the plan are the same but the design was flipped to accommodate this site. The office was shifted slightly to create additional roof lines. Existing topography on the site includes natural berming, and water drains naturally toward the stormwater pond. The remainder of the site is 101 acres. They planned the site to make it as attractive as possible for neighbors and future neighbors. The water tower is sited on one of highest sites on the parcel.

Administrator Rafferty said the city had discussions with 3M Company over the last several months, and the result is that they donated this site to the city for this purpose.

Tom Prew, City Engineer, TKDA

Mr. Prew noted that the water tower capacity is one-half million gallons. He said TKDA looked at other sites before settling on this location.

Commissioner Schneider asked what area of the city is serviced by this water tower.

Mr. Prew said the area served is west to the east border, the Old Village and south, and northward of Highway 5 for a couple of new subdivisions, and south of Highway 5 for some areas. The city will be reusing their Fueling Station and it is screened. He said the station is 10 or 12 feet tall. The tower is about 120 feet tall.

Chairman Helwig said that 500,000 gallons may not be large enough. He said the city should go to 750,000 gallons.

Mr. Prew said 500,000 is all that is required and provides adequate fire protection and sprinkling. With a larger tank, you have ice forming in winter and ongoing costs of more maintenance.

The meeting recessed at 7:25 for a Tornado Warning and reconvened at 8:00 p.m.

Mr. Prew continued that salt washed off vehicles gets recycled and moved into a holding tank. State law prohibits that wastewater being placed into the septic system.

Commissioner Schneider asked if the difference from 500,000 gallons vs. 750,000 puts additional pressure on the wells.

The City Engineer explained that we would use the same amount of water per capita but it would have to be pumped higher. He said there is less stress on the wells because of pumping cycles. This tank has the capacity we need.

Commissioner Van Zandt said residents phoned him about well and septic costs. They do not want to be forced to hook up or get billed in either case because the city has already spent the money should demand not be as great as projected.

The Planner said the City Council said they do not want to force existing residents to hook up. Financing is not coming from existing residences. Only new residences will be required to hook up. If the day arrives when a well is gone, the price will be given the resident for what was projected today plus interest from the time when the main passed the house.

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 8:06 P.M.

Dave Carlson

Mr. Carlson said he lives on Hidden Bay Trail and does not want to be forced to hook up to city water and septic. He asked how many water towers are needed by 2010, 20, 30, 50. He asked if a groundwater contamination study has been done for areas around the city. When the mayor was running for office, he asked him if it could be promised that water and sewer would not be forced down their throats. He asked if that will still be the scenario 5, 10 20 years from now. With city growth south of 10th Street, he said it seems a new water tower will be needed there more than here. Will there be a well drilled around this location in the future?.

The Planner said the water tower has nothing to do with private wells in the area. No new well will be drilled here ever. South of 10th Street is a separate water system. There is a well there already drilled and capped. Another well will be needed down there eventually. Existing wells are far enough from contamination and the direction the contamination is moving, the Old Village well is far below in another aquifer.

Bill Rau left because of the weather.

Jim Arkell, 8131 Hidden Bay Trail

Mr. Arkell asked if there will be booster stations along the route to move the water up to that height. If so, are they included in the costs and where would they be located? He asked if there will be appendages for antennae and what will they look like? He would like the soil testing at this site on record so future testing will reveal accumulated contamination from city operations. He said the city street will be blocked for people and fire protection. He said the speed of that street is insane now, and with additional traffic from maintenance we need either a stop light or reevaluate to bring speed down to 35 mph. He has been run off the road a couple of times.

Barb Welsh

She asked where the stormwater goes. She said the I-94 corridor should have the priority. Wells already provide what is needed. She asked how often that 500,000 gallons gets recharged.

Debbie Dean, 8028 Hill Trail

Ms. Dean said notice came as a surprise through a newspaper story. A past traffic study at Washington County resulted in raising the speed limit on that road. She said she would like reassurances of assistance on the traffic problems. She said people in her neighborhood cannot get to Old Village businesses because of the traffic.

Eric Berke, 8282 Hidden Bay Court

He said that most of the city's water users are not in this area. There are other possible sites that could service the homes contaminated south of Highway 5. Screening is good job but there are

no trees anywhere else. He said he would like more trees planted on additional land to help block the line of sight. He asked why the city is building a water tower in third area of city expansion at the far end of the city. Traffic in Oakdale Recreation Center will further increase the problems. He asked what other sites were considered.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 8:25 P.M.

Chairman Helwig said there are three towers planned, south will be after 2010 and we are building up here already.

The Planner said there are 150 new lots coming in north of 5 at the next meeting.

Tom Prew said the Old Village water tower will eventually get taken out of service. He said there should only be two when the water project is finished. The water study said the location of that tank does not fit to serve the entire area needed such as Lake Jane. A water system works best when a well is at one end and a tank at the other so people in the middle have equal pressure. There are no plans for a booster station. Soil testing comes after the CUP is approved.

The Planner said the entire system has been modeled by TKDA. It is all balanced in an operating model.

Administrator Rafferty said the request about speed will be brought to the Public Works Committee. The city could ask for county cooperation for traffic enforcement to see what is going on with speeds and a speed trailer to record two or three days worth of activity. Debbie Dean said this was done once before and the county raised the speed limit. Residents do not want the speed increased by this request.

Tom Prew said stormwater ponding is done in accordance to city and watershed rules. Water will run overland across Wildflower Shores into Valley Branch Watershed. Ms. Welsh said the rate of runoff from this pond should be considered because of the degree of impervious surface in that area.

Chairman Helwig said towers will look like Oakdale's, with antennae along or around it.

Tom Prew said the county is going to require a right and a left turn into this site.

Commissioner Deziel asked if whether having the maintenance facility at one end of town is a problem.

Administrator Rafferty said the site is in the center of town on one axis. Highway 5 traverses the city getting us to anywhere in the city in a reasonable time.

Commissioner Sedro asked the impact to people who are on Oakdale water now. Administrator Rafferty said Phase II of the water plan is scheduled for August. 120 customers served currently by Oakdale will be converted to Lake Elmo water with no new cost and no discernible impact.

Commissioner Deziel said it is not easy to locate a water tower, and there will be difficulty anywhere it is placed. This site is more isolated than any other considered. The tower has always been in our plans for our water system. It would be difficult to find a site where it would be better.

M/S/P, Ptacek/Deziel, To recommend amending the Comprehensive Plan to change the guiding for this parcel from RAD to PF. VOTE: 7:1 Nay-Van Zandt.

M/S/P, Ptacek/Lyzenga, To recommend rezoning this parcel from RR to PF. VOTE: 7:1 Nay-Van Zandt.

M/S/P, Ptacek/Deziel, To recommend the Minor Subdivison of 7.3 acres gross acres including right of way from the larger parent parcel owned by 3M Company. VOTE: 8:0.

M/S/P, Ptacek/Lyzenga, To recommend approval of the Conditional Use Permit to allow construction of a Public Works/Parks Garage and a water tower. VOTE: 8:0.

M/S/P, Ptacek/Sedro, To recommend approval of the Section 520 Site Plan. VOTE 8:0.

M/S/P, Ptacek/Schneider, To recommend approval of a Variance from architectural standards to allow standing seam metal siding on the new Public Works/Parks Garage in the PF Zoning District.

Commissioner Sedro said it is very nice barn like structure if the Code would allow it. She said the city should not request a variance from its own Code. Commissioner Ptacek said a Code amendment would take too long. VOTE: 5:2:1. Nay: Sedro/Helwig. Abstain: Deziel – He sees Commissioner Sedro's point but did not want to vote against it.

SITE PLAN REVIEW: LINK RECREATION, 9200 HUDSON BOULEVARD

This site has been sold to another marine boat dealer proposing another building remodel. Improvements are proposed to the building, parking area, and outdoor display area which is permitted. The Planning Commission was given a couple of additional paragraphs for the staff report. The Planner said the proposal is to have overflow parking behind the site yet there is a gate and fence there. His concern is during the previous use there was a propensity for extensive inventory, and that area behind the fence might become a storage area. The Planner said this site would require a conditional use permit if that area is for storage. There shall be no boats, motors, or trailers there or there will be a citation. He said he would like to know the applicant's intentions for this area. Conditions to be added such as city engineer compliances and the watershed district that ce believes should be complied with and the lighting code must be complied with. For the building we suggest 20 feet standard be applied and no swivels so they cannot be tilted up and keep all light down where it belongs. No signage except what they have. Anything new must comply with the sign code.

Commissioner Ptacek asked for clarification about outdoor display. The Planner said the Code allows it but shrink wrapped boats are storage not outdoor display.

David Herreid, Architect with Wichser & Herreid

Mr. Herreid said his evolution of understanding was that they would use overflow parking for boats coming in and as they are moving through the preparation process. This has been occurring for years on the site and he said he thought that use would be grandfathered in.

The Planner said the city does not want a large inventory of storage and they do want screening.

Mr. Herreid said the service shop will bring in boats already purchased boats and the overflow would be for parking. The owners would also be bringing in inventory for sale. Some of those boats would be behind the buildings.

The owner said they are an event marketer and they drive a lot of traffic. They need an area to stage the boats for inventory and for sale events. They are a high volume dealer selling a lot of boats so they need those staging areas. He said winter storage is indoors at this facility. They are not in the storage business.

The Planner said the city does not have enough staff to monitor storage.

Commissioner Deziel said the applicant is not charging storage fees. Storage is not a principal use.

The Planner said we can rely on the previous use. He would like storage screened.

Chairman Helwig said boats in for service should be licensed. Those on display are not licensed.

Commissioner Fliflet aesthetically it doesn't matter whether or not they are licensed. The question is whether or not we want screening.

The Planner said the fenced off area is a problem. Racks up to five high of shrink wrapped boats for inventory are a problem.

Commissioner Ptacek said that boats to be serviced being stored within a fenced area is a reasonable desire of a customer. No racks or stacking would be allowed, and it could be screened. He said the applicant can delineate an area in the back to take care of the staging for prepping boats but limiting the activity behind the fence to that staging area, then there would be no problem. Shrink wrapped in that area would be a problem. Alternative is to screen it.

Commissioner Fliflet said she is inclined to uphold the standard and screen it.

The Planner will check with the city attorney to see if the existing CUP would apply with a new owner.

Commissioner Ptacek said that typical screening would be a fence and some landscaping. Mr. Herreid said the owners have no intention of bringing in Class 5 so impervious surface coverage would not change. He will submit a new plan.

The Planner said the applicant would be limited to overflow parking based upon the site plan submitted.

Commissioner Ptacek said it is a problem because the entire site is not on the map. The commission needs to see exactly where fencing, trees and screening are located and where Class 5 begins and ends.

M/S/P, Ptacek/Schneider, To approve the 520 Site Plan subject to conditions in the staff report, compliance with sign regulations, SWWD, reduction in height for lighting to a maximum of 20 feet from grade, no swivel mounted fixtures and all signs and all lighting on the entire site to

comply with city standards Applicant shall submit an adequate plan showing all details and screening for the entire overflow parking/staging/storage area. VOTE: 8:0.

City Council Update

The Planner said two items on that Agenda were TAPESTRY extending working hours and the visible roofing materials to allow high grade asphalt shingles on roofs north of 10th Street. The council failed to adopt the roofing materials. No alternative motion was made, and the Code remains unchanged.

Adjourned 9:26 P.M.

Respectfully submitted,

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

Kimberly Schaffel
Recording Secretary