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Lake Elmo Planning Commission
MEETING NOTICE
Wednesday, October 12, 2005, 7:00 p.m.

Council Chambers
Lake Elmo City Hall

AGENDA

1. Pledge of Allegiance
2. Agenda
3. Minutes
4. PUBLIC HEARING: Variance to Shoreland – Fazzzone - 8148 Hill Trail
5. PUBLIC HEARING: Conditional Use Permit – Oakdale Gun Club – 10386 10th St.
6. Comprehensive Plan Review
7. City Council Update
8. Adjourn

Approved: October 24, 2005

**City of Lake Elmo
Planning Commission Meeting
Minutes of October 12, 2005**

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

Agenda

M/S/P, Ptacek/Van Zandt, to accept the Agenda as presented. VOTE: 9:0.

Minutes

M/S/P, Roth/Lyzenga, to accept the September 26, 2005 Minutes as presented. VOTE: 7:0:2. (Abstain: Ptacek, Helwig – Absence).

PUBLIC HEARING: VARIANCE - Shoreland Setback – Fazzone – 8148 Hill Trail

The Planner explained the application for a variance from shoreland of Lake DeMontreville for the remodel of an existing residential structure and construction of a garage. The house was built before 1963. The existing garage was converted to bedrooms around 1984 but no building permit for it exists in the address file. There is no garage on the site now, and the applicant proposes a 2.5 car garage. The proposal includes a 1,000 square feet addition plus the garage. No additional encroachment to the OHW is proposed. DNR and VBWD were notified and have no objections. Modifications and conditions suggested by VBWD are in the staff report. The Planner said this application appears to be reasonable use and of reasonable scale.

Findings

1. The property can not be put to reasonable use without the granting of the variance requested.
2. The variance requested results from circumstances unique to properties where principal structures were constructed prior to adoption of Shoreland Regulations; and, the circumstances of the variance were not solely created by the applicant.
3. Granting of the variance will not change the essential character of the neighborhood.

The Planner recommended approval subject to compliance with VBWD recommendations per their memo of September 15.

Mr. Fazzone said the there are presently no trees between the house and the lake, and that plans to plant trees and 30 feet of shoreland buffer will be reestablished with indigenous species which the DNR believes will mitigate runoff. The deck is falling apart.

Commissioner Deziel asked if the house can be still darker in color than proposed .

The applicant said the trim will be off white or ivory and the base color will be like taupe.

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 7:16 P.M.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 7:17 P.M.

M/S/P, Van Zandt/Ptacek, to recommend approval of the variance for 8148 Hill Trail to construct a home addition and garage and reconstruction of an existing deck in accordance with plans staff dated September 28, 2005 and with conditions to the landscaping plan per Valley Branch Memo from John Hanson dated September 15 to include the construction of shallow swales adjacent to the driveway and planting of deep-rooted vegetation into those swales.

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The applicant said he was agreeable to those landscaping conditions. He said they are creating larger guttering to 4-5 inches to direct runoff away from the lake. He said DNR and VBWD were helpful at every step of the way.

VOTE: 9:0.

The Chairman thanked the applicant for the completeness of his presentation materials.

PUBLIC HEARING: AMEND CUP – Oakdale Gun Club – 10386 10th Street

The Planner said the applicant proposes to expand a storage building on the site that will also act as a retaining wall that will buttress a steep slope. The existing building is about 290 square feet and after enlargement will be about 790 square feet. He reported that the storage building proposed for expansion is located near the center of the 40 acre west parcel of the Gun Club, and is not visible from adjoining properties or public roads.

Five required Findings:

1. The proposed CUP amendment will not result in additional impact on the public health, safety, morals or general welfare of surrounding property. Operations of the gun club will not be altered as a result of the CUP amendment. The structure to be expanded is located near the center of a 40 acre parcel which focuses any impacts internally to the site.
2. Traffic impacts of the use will not change as a result of the CUP amendment.
3. Effect on public utilities and school capacity are not applicable.
4. There will be no changes in visual impact of the use.
5. The amendment does not have an impact on the Comprehensive Plan.

Based on the foregoing, Staff recommends approval of the CUP amendment.

David Cox, Applicant

Mr. Cox said some equipment at the range gets used two to three months out of the year and is otherwise stored outside. The berm is eroding adjacent to the existing storage building. The addition to the storage building will clean up the problems on the site.

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 7:26 P.M.

Brian LaPlante, 10644 10th Street Court North

Mr. LaPlante said he is an adjoining neighbor. He asked about the public hearing notice because it said something about the rifle range.

THE CHAIR CLOSED THE PUBLIC HEARING AT 7:28 P.M.

The Planner explained that the reference to the rifle range in the hearing notice is actually part of the legal description for the parcel.

M/S/P, Ptacek/Deziel, to recommend approval of the 36 foot by 12 foot expansion of the existing storage building per plans dated 10/6/2005. All conditions of Council Resolution 88-5 remain applicable.
VOTE: 9:0.

COMPREHENSIVE PLAN REVIEW

The Planner said the packet contains an unofficial review letter from the Metropolitan Council regarding the City's Comprehensive Plan amendment that was submitted in late August.. He reported that the official review by the Metropolitan Council can not commence until 60 following the submission of the Plan by the City to adjacent governmental units, which also was in late August. The Planner said he is

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already working on some technical and graphic information the Metropolitan Council has requested, none of which actually impacts the Plan ..

The Planner reported that there are some issues of concern in the Metropolitan Council letter that will be more difficult to address. He advised the Commission that the City Council will be conducting a Workshop on November 7 to address those issues.

Commissioner Lyzenga suggested that Cimarron still has 115 acres undeveloped. She said she was reading about partnering with HUD programs and other housing initiatives. She said that she thought that that area might be a resource for future development of affordable housing.

The Planner said he will share that information with the City Council.

Commissioner Lyzenga said the density is already there and it won't change the essential character of the neighborhood. She would buy a home there immediately if they were offered.

On Page 4, Commissioner Schneider said there is a discrepancy of 2650 vs 7200 regarding 2020 employment. He asked how we can meet those employment numbers.

The Planner said the 2030 employment is 1300 RECs, and he thought we jammed it all into the last ten years because we did not know when the research park would go in. He said it won't be a problem until 2020.

The Planner said penalties were added as conditions to our extension request. We could potentially be penalized if we don't meet our targets.

The Planner said the City's 2010 Plan update System Statement came from the Metropolitan Council recently. He noted that, with the exception of 1 map, the Systems Statement appears to track with the Memorandum of Agreement between the City and the Council..

CITY COUNCIL UPDATES

The Planner said the Council approved SANCTUARY basically the way it was recommended by the Planning Commission. The Country Air Golf CUP Amendment was also approved.

The Planner said Home Occupations will be back on the next agenda.

Adjourn 8:00 p.m.

Respectfully submitted,

Kimberly Schaffel
Recording Secretary