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Lake Elmo Planning Commission

MEETING NOTICE

Council Chambers
Lake Elmo City Hall

Monday, December 12, 2005, 7:00 p.m.



AGENDA

1. Agenda
2. Minutes of November 28, 2005
3. Site Plan Amendment: Country Air Golf
4. Comprehensive Plan Amendment- Comprehensive Trail Guide Plan
5. Variance Update: 10941 32nd Street North
6. Update: Comprehensive Plan Special Meeting Dec. 19, 2005
7. City Council Update
8. Adjourn

Enclosure: Comprehensive Trail Guide Plan

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

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

Pledge of Allegiance

Agenda

5A. Hutton Variance - Note from the Huttons does not meet the 60 day rule.

M/S/P Roth, Sedro, To accept the Agenda as presented. VOTE: 9-0 .

Minutes of November 28, 2005

M/S/P Ptacek, Deziel, To accept the Minutes of November 28, 2005 as presented. VOTE: .
8-0-1:Abstain - Schneider.

Site Plan Amendment: Country Air Golf

The Planner explained that Country Air Golf has requested a modification to add an 8 foot heated walkway to the rear (west) side of the tee enclosures that were previously approved for the facility in October, 2005. The walkway will not negatively affect the neighborhood.

The applicant provided a colored plan proposal.

The Commission indicated its concurrence with the applicant's proposal to change the roofing material of the tee enclosures (and walkway) from the translucent plastic previously proposed to asphalt shingles.

M/S/P, Roth, Ptacek, To recommend approval of the Site Plan Amendment for Country Air Golf to allow the modification of adding an 8 foot walkway to the west side of the previously approved tee enclosures; and to substitute asphalt shingles for the roofing previously approved, conditioned in the Resolution 2005-107. VOTE: 9-0.

Comprehensive Plan Amendment: Comprehensive Trail Guide Plan

The Planner explained that the Trail Guide Plan presented is the result of changes recommended by the Planning Commission during their joint workshop with the Parks Commission. The Plan has been refined, legends on maps have been expanded, text has been expanded, and the result is a plan that staff recommends be incorporated into the Comprehensive Plan for 2030.

The City Planner asked the Planning Commission to discuss what they have before them and add any modifications, which will be brought forward to the City Council.

Commissioner Deziel asked if there was anything new on the trail going through the Lake Elmo Park Reserve.

The City Planner responded that the County Parks Staff has seen this plan and the three trail points at Klondike Avenue, 15th Street, Keats Avenue will be permitted.

Commissioner Van Zandt stated the plan shows the trail going up Ideal Avenue and he didn't feel it was wide enough to be safe.

Commissioner Schneider asked what sort of maintenance would be done by the City.

The Planner responded that an occasional resurfacing, and the day will come that the City would make sure the weeds are controlled on the shoulders. He said the City anticipates plowing some trails in the future and that the trails in the four new developments are being built to be plowed. The City will have to purchase special equipment when we have to plow trails.

Commissioner Schneider asked, referring to Page 35, how will the City control people from going from public trails to private trails.

The Planner said you clearly sign it, "Private Trail". This signage will not keep everyone out, but it would deter most people.

Commissioner Fliflet asked if there is a timeline to connect all trails.

The Planner answered it will take some time, but it will be up to the Parks Commission to develop priorities.

Commissioner Schneider asked how do you keep bikes out of Sunfish Park where the three trails terminate.

Planner Dillerud said it has to be more than just a sign, but the Parks Commission, with the assistance of Mike Bouthilet, will have to make a decision.

Commissioner Fliflet stated the trail users along 50th Street N. would use an existing off-road trail and then would have to use a proposed on-road trail in the new Old Village, and Lake Elmo Avenue which passes the elementary school which has cars parked on the street often when there are activities at the school. She would like to see more off-road trails there.

The Planner said the City will try to avoid too many transitions from trails and routes.

M/S/P Fliflet, Roth Recommendation to the City Council with the suggestion that the City consider fewer transitions from off-road to on-road trails where possible. Motion passed 6-1-2:Schneider:Abstain – Lyzenga, Ptacek.

Commissioner Schneider asked where was the groundswell support for this trail plan.

Variance Update: 10941 32nd Street North

The applicants have requested that their application for a variance for the parcel located at 10941 32nd Street North be placed "on hold."

M/S/P Deziel, Helwig To take the Hutton application off the table. VOTE 9-0.

The City Planner explained this concept is "on hold" and will not comply to the 60 day rule and he recommended a motion to deny with findings consistent with staff report.

Commissioner Sedro asked what the applicants would have to do differently. Planner answered submit a specific request to waive the 60 day requirement.

Commissioner Deziel agreed based on the vagueness of their letter and the applicants have not showed up at the meeting.

M/S/P Deziel, Roth To recommend denial of the Hutton variance request based on the findings stated in the staff report. VOTE: 9-0.

Update: Comprehensive Plan Special Meeting Dec. 19, 2005

The Planner explained the necessity for another Public Hearing for the Comprehensive Plan. He said it was not his intent to open up discussion on the Comprehensive Plan beyond the specific items listed by the Public Hearing Notice. That hearing will take place on December 19 at 6:00 p.m. until 7 p.m. because the Parks Commission has a meeting at 7 p.m. The Planner handed out materials addressing the proposed amendments.

Planner Dillerud said he will draft a statement referencing the Met Council Resolution 2005-20 (Comp Plan submission extension) stating that the City does not consider the conditions to that resolution a penalty, and that the City will make every effort to comply with those remedial conditions.

Commissioner Sedro asked whether the remedial remedies in the resolution conditions will work to increase the City's targets for population, REC's and dwelling units by 2030.

The Planner explained WIF payments for not meeting REC targets are credited to the City's account and applied to REC's attained at a later date. The City would not be paying twice, if REC targets are not attained, but rather in advance of the REC's actually being produced. The Planner said if we do not meet the dwelling unit and REC targets, the remedial measures would work to increase dwelling unit density, and this is what he does not believe is in the City's interest. Dillerud said Lake Elmo is the first City to be required to include remedial measures in its Comp Plan if quantitative development targets are not attained.

Commissioner Sedro asked if the schedule laid out is so that it is likely the City would have to accept developments we don't like.

Dillerud answered he didn't think so. He said one advantage the City has and will have is location in a high demand area because we are so close to the core city. He said even if the densities are higher, the City should be able to deny projects the City does not favor and there will be another better development behind them.

Commissioner Deziel said 240 REC units a year is a steady pace.

Commissioner Helwig asked what happens if the economy goes sour and we go into a depression.

The Planner responded by asking the Commission to take a look at paragraph N of METC Resolution 20005-20 resolution. He noted that this paragraph appears to provide the City relief from the quantitative development targets should a downturn in the economy result in a downturn in development and housing production in the Metro Area.

Commissioner Roth said he would like more objective material for paragraph N.

City Council Update

The Planner reported the following:

- (1) United Properties site plan was approved.
- (2) The CIP was tabled and will be discussed at the council committee meeting.
- (3) Sanctuary Final Plat and development agreement was approved.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Sharon Lumby
Recording Secretary