



City of Lake Elmo

3800 Laverne Avenue North
Lake Elmo, Minnesota 55042

(651) 777-5510 Fax: (651) 777-9615
www.lakeelmo.org

NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday, October 23, 2006, at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Agenda Approval
3. Minutes
 - a. September 6, 2006
 - b. September 11, 2006
 - c. September 20, 2006
 - d. September 25, 2006
 - e. October 2, 2006
4. Public Hearing: Amend Code ~ Accessory Buildings
5. Zoning Ordinance
6. City Council Update
7. Adjourn

**City of Lake Elmo
Special Planning Commission Meeting
Minutes of October 17, 2006**

Chairman Helwig called to order the meeting of the Lake Elmo Planning Commission at 6:34 p.m. COMMISSIONERS PRESENT: Lyzenga, Van Zandt, Schneider, and Deziel, Armstrong (6:41). STAFF PRESENT: Planner Dillerud, Assistant Planner Matzek, and Recording Secretary Anez.

Pledge of Allegiance

Zoning Ordinance

Assistant Planner Matzek said this item is the same as from the agenda packet planned for October 11, 2006.

Page F3, Fences in Shoreland Overlay. Assistant Planner Matzek said she spoke to DNR and they have proposed some features including not having a fence in the water. She introduced features into this section of the ordinance from Minnetrista.

The Planner said our current fence ordinance allows a fence up to 42 inches opaque and open to air and light above it. The Commission agreed to change this code to match the height of our other fencing code.

Page F8, Landscaping- City Forester comments were incorporated into preliminary plat code. The first paragraph was added. (*Should it say landscaping PLAT?*)

Page F10, number of trees for multiple family uses were discussed.

M/S/P, Deziel/Van Zandt, under 154.301.B.3., to require 2 trees per dwelling unit for townhouses, manor houses, and manufactured homes park, and one for each apartment unit for apartment buildings. Vote: 6:0.

154.302 Tree Preservation will be included in October 23 packets.

154.315 B. Remove the last sentence for the exceptions to, "The above requirement..." The Commission agreed.

Curb Cut Maximum, Number (10) remove, "Except upon approval by the Zoning Administrator."

154.316 Location-Keep (B) A straw vote was taken and all agreed.

154.317 Pedestrian Circulation - A straw vote was taken and all agreed to remove "determined acceptable by the Zoning Administrator," and add "as determined by the City Engineer."

154.319 Number of Off-Street Parking Spaces Required

Assistant Planner Matzek explained the table will be modified to relate to the city's new zoning districts.

154.320 Space Reductions-Commissioners agreed they would like to have owners have the option to reduce impervious surface if they can do it.

154.346 Standards-Strike (D) Distance from intersection. The commission agreed.

Building Relocation is from 505.05 in existing code.

154.360 Review Process-Accessory Buildings issue of 120 feet versus 160 feet of existing code. The Assistant Planner said that where it says Moving Permit, it should say conditional use permit.

(C) Review Procedure-Remove the sentence that contains, "within 40 days" and the last sentence of that paragraph. A straw vote was taken and all agreed.

154.351 Leave all text in Performance Standards (C). A straw vote was taken and all agreed.

154.401 Day Care Facilities-A straw vote was taken and the commissioners agreed Day Care Facilities should be allowed in all zoning districts. Discussion ensued regarding licensing requirements versus the standards of this code. It was thought the license in Minnesota is for 10 children, and it could be confusing if our standard is for six or fewer children.

154.403 General Provisions (2) - Delete the sentence about the Zoning Administrator.

154.451 Commissioner Armstrong was concerned if every time an individual got cable or some simple utility hook-up if it would require a CUP. The recommendation was to delete Essential Services 154.451 because we have right-of-way permits but staff was asked to check this with the City Attorney.

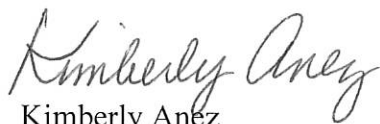
154.460 Model Homes regulates a sales office or model home in a new development.

Remove 154.462 B "Zoning Administrator" and replace with "City Engineer."

154.480 Keeping Animals (*2.5 acres grazable. 5 Acres in AG only? No matter the grazable acreage?*) Change from AG only to also allow RR and FSD. J) Keeping of wild animals. The Commission agreed we need to be sure we prohibit exotic animals.

The Chairman adjourned the meeting at 7:46 p.m.

Respectfully submitted,


Kimberly Anez
Recording Secretary



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NOTICE OF SPECIAL MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
WEDNESDAY, October 18, 2006, at 6:30 p.m.
in Council Chambers at City Hall.

*Commissioners, please, bring last section
of Zoning Ordinance mailed to you.*

AGENDA

Pledge of Allegiance

1. Agenda Approval
2. Zoning Ordinance
3. Adjourn



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NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
WEDNESDAY, October 11, 2006, at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Agenda Approval
3. Public Hearing: Variances~10941 32nd Street North
4. Zoning Ordinance
5. Adjourn

Cancelled
*Note Special Day
due to Monday holiday!*
Kim

AMENDED/APPROVED: OCT. 23, 2006
City of Lake Elmo
Planning Commission
Meeting Minutes of October 2, 2006

Chairman Helwig called to order the meeting of the Lake Elmo Planning Commission at 6:30 p.m. COMMISSIONERS PRESENT: Lyzenga, Van Zandt, Schneider, McGinnis, Deziel, Armstrong (6:38 p.m.), Roth (6:50 p.m.). STAFF PRESENT: Planner Dillerud, Assistant Planner Matzek, Administrator Rafferty, and Recording Secretary Anez. ALSO PRESENT: Councilmember Liz Johnson.

Agenda

M/S/P, Van Zandt/Schneider. Vote: 6:0.

Zoning Ordinance

Assistant Planner Matzek began with Section D, on D-12, Swimming Pools. She spoke with the Building Official who checked with other cities and he asked to reduce gallons from 18,000 to 5,000 gallons. The City Attorney told the Assistant Planner that under Sideyard Encroachment E5 under 4 and part B, it is not illegal and he would not choose it but it is okay to do it. This is variance versus Conditional Use Permit. This process may not be usable for shoreland variances, it will have to be submitted to the DNR, the Planner said. A CUP does not have hardship Findings.

The Planner said the F series of pages has to do with landscaping that is mostly already in our code. Page F5, Assistant Planner Matzek said she spoke with Dr. Widin, our Forestry Consultant, who wondered why there was more of a focus on the perimeter rather than around the building. Beautification of the property is a landowner issue. It is more a zoning issue to protect neighbors from negative views. Her comments will be integrated and Assistant Planner Matzek will bring that to the next meeting.

Tree preservation in F11, a developer will submit a tree preservation plan. That is a lot of work for the developer. We don't have to have that now. Schneider thought there should be sizes in there. Commissioner Armstrong said that Oakdale put it into their ordinance and there was suddenly a great deal of clear cutting. This code is toothless and there will not be any tree preservation here with the population we are going to have. There has to be a legal standard to enforce it. The Planner said Chapter 400 has numbers of trees in it. 154.302 would be to expand upon it. 7:1 Armstrong-It doesn't work. In Oakdale, it is enforceable only at the time of application. The Planner said there is a way to distinguish between existing residents and development land. RE has 10 trees per lot. OP has one tree for every 30 feet of boulevard.

Commissioner Fliflet asked for the Assistant Planner to check on the visibility of landscape medians and she couldn't find anything published on it.

F15 Screening & Landscaping

3,000 square feet is essentially ten parking spaces. Everyone agreed. Traffic islands reduce landscape islands. 10 feet high fences on F-16 should be changed. The Planner said it will be most applicable in the OV, non-residential below 10th Street is the only other place. 10 foot fence in the Old Village. Commissioner Armstrong said he would rather see that than a semi-trailer. Berms, fences or walls. Take out fences and use a wall made of the same material as the building. 8:0.

F16 Off-street parking, part A. Remove the highlighted portion.

154.315 Parking Area Design

Commissioner Armstrong said the Section is awkwardly written. Split 1 into A and B. A is residential and B is everything else. List under the sections what you can have. You couldn't have gravel in non-residential. Shouldn't begin the section with an exception. Be careful where we allow Class 5 gravel. Exclude RR and AG, exclude FSD. Permit Class 5 in all three, everyone else has to pave.

F17, 2 stays in. The Planner thinks it is a good clause.

F18 compact car provisions. Put the diagram after the table. Diagram made sense to engineer.

8, F21, reword it. Would screening apply to ramp structures?

Driveways in RE are 22 feet now. The Planner said to make it 24 feet consistently. Chairman Helwig reasoning was setback farther from the street. Only one was allowed in RE. Delete, "Except upon approval of the Zoning Administrator." Remove it elsewhere on that page too.

F22, Driveways one with 125 feet frontage, and a 2nd driveway may be permitted, remove approval of the zoning administrator. Remove everything except one driveway per lot. Last sentence is also troublesome to the Planner. Shared driveways are never good. Strike everything from the fifth sentence "per lot" and beyond. 8:0.

F23, make sure the townhome driveways are not multiple onto the street. Rewrite it. Delete 154.316 C on F23. D Eliminate negative paragraphs and rewrite in positive.

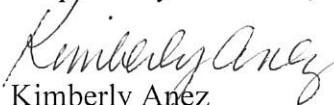
Inconsistencies F23 and F24 and review it.

Commissioner Deziel asked about fences in shoreland. 154.293 in Shoreland Overlay District need to fix with natural environment lakes and their larger setback under F3. Can't have fences in the backyard and they probably need them there near lakes. The Planner said he will check with DNR what other cities are doing.

The Planner asked about two zoning district classifications that will be new in our zoning ordinance. One is Future Sewered Development that will be applied south of 10th where sewer will be eventually. The zone will be 1:20 acres as a holding zone. Single family and AG should be all that is allowed. He asked if we should use AG standards. Commissioner Armstrong thought a duplicate of RR would be most. RR setbacks puts them closer to the boundaries and does not impede for future developments. The Commission requested that FSD have the same standards as RR. The commission agreed.

Adjourned at 8:20 p.m.

Respectfully submitted,



Kimberly Anez
Recording Secretary



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1. Agenda Approval
2. Zoning Ordinance
3. Adjourn