



3800 Laverne Avenue North
Lake Elmo, MN 55042

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www.lakeelmo.org

NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday February 25, 2019
at 7:00 p.m.
AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. February 11, 2019
4. Public Hearings
 - a. **PRELIMINARY PLAT, EASEMENT VACATIONS AND REZONING.** Pulte Homes of Minnesota is requesting City approval of preliminary plat, easement vacations, and a rezoning to develop a townhouse project called "Bentley Village". This development would be on the south side of 5th Street across from Jasmine Road and Junco Road in Section 34, Township 29, Range 21 and would have 240 attached townhomes on about a 41.6 acre site for an average density of 5.77 units per acre.
 - b. **PRELIMINARY PLAT, REZONING AND PLANNED UNIT DEVELOPMENT.** Mr. Terry Emerson is requesting approval of a preliminary plat, rezoning and planned unit development to create several outlots for future commercial land uses, a lot for a Metro Transit park and ride lot and for the realignment of Hudson Boulevard to the north as it intersects Manning Avenue. This proposal is for the area lying west of Manning Avenue and north of I-94 and Hudson Blvd.
 - c. **RE-ZONING OF THE PROPERTY TO LIMITED COMMERCIAL, LOT CONSOLIDATION, AND CONDITIONAL USE PERMIT (CUP).** Joan Tauer of Animal Inn, 8633 34th St. N. Lake Elmo, MN 55042 has submitted several land use applications to the City of Lake Elmo. They include a re-zoning from Agricultural and Rural Residential to limited commercial, lot consolidation, and to amend the existing CUP. The properties affiliated with this application are identified as 16.029.21.42.0010, 16.029.21.43.0012, 16.029.21.43.0006, 16.029.21.42.0005 and 16.029.21.42.0001. It should be noted that there are no intentions to remodel or construct new buildings as part of this application process.
5. Business Items
 - a. None
6. Communications/Updates
 - a. City Council Update – February 19, 2019
 1. Mixed Use Business Park and Mixed Use Commercial Zoning Ordinance
 - b. Staff Updates
 1. Upcoming Meetings:
 - March 11, 2019
 - March 25, 2019
7. Adjourn

***Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.