



**City of Lake Elmo
Planning Commission Meeting
Minutes of February 11, 2019**

Chairman Dodson called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Cadenhead, Weeks, Hartley, Holtz, Steil and Risner

COMMISSIONERS ABSENT: Johnson

STAFF PRESENT: Planning Director Roberts and City Planner Prchal

Approve Agenda:

M/S/P: Holtz/Hartly, move to approve the agenda as presented, ***Vote: 6-0, motion carried unanimously.***

Approve Minutes: January 28, 2019

M/S/P: Hartley/Risner, move to approve the January 28, 2019 minutes as presented, ***Vote: 6-0, motion carried unanimously.***

Public Hearing – Planned Unit Development (PUD) Concept Plan

Roberts started his presentation regarding the Continental PUD Concept plan for a 300 unit multi-family development on 17 acres. The proposed site includes 15 buildings with 20 units each. There are 309 surface parking spaces and a clubhouse, pool and sun deck, trash enclosure and two pet playgrounds. This development is in the MUSA and would be served by City sewer and water. The City Engineer submitted a lengthy memo which included comments on Hudson Boulevard improvements, the North/South Collector street, site access, including emergency access, private streets, traffic impact study, Water, sewer and stormwater, etc.

The proposed land use map in the Comprehensive Plan update shows this site as MU-C. This proposal would meet that designation as it is at least 50 percent residential and requires a density range of 10-15 dwelling units per acre. With this pending land use designation, this applicant will need to wait to submit preliminary and final PUD plans until final Comprehensive Plan approval.

The proposed development does not propose a public park as it provides recreation for its residents and Savona Park is to the North. Required parkland dedication fee is 10%

of the purchase price which is yet to be determined. Staff is recommending approval of the Concept plan based on 7 findings and 16 conditions of approval.

Gwyn Wheeler, Development Director, Continental Properties, they are excited to have the opportunity to come back with a high quality Springs with the Comprehensive Plan change. Wheeler stated that they have developed over 21,500 multi-family projects in over 18 states across the country. Continental develops and manages all of their Springs properties. Continental feels that the product they have to offer would be in high demand in Lake Elmo. There are site amenities such as a fitness center, pool, etc. The buildings have 4 sided architecture. The main access would be off of Hudson Blvd. Continental is trying to work through an agreement with the property owner regarding the North/South access road so that they do not bear the whole expense of that road.

Wheeler stated that they would commit to the trail along Hudson, but for the North/South Road segment, they want to be allowed to work that out privately with the seller so that Continental pays their fair share. Wheeler feels that that should be put in with the commercial piece.

Risner is wondering if they have worked with the NTSB to figure out the number of trips in and out each day. Wheeler stated that they are working on that now to create a better picture. Holtz asked about price range of the product. Wheeler stated that studios are usually around \$1000/month, up to \$1400/month for a 3 bedroom. Wheeler stated that there is somewhat of an al-a-carte option to fit lifestyle and desires, so there could be premiums added to that base.

Risner asked how long a project like this would take start to finish and if they use local or regional contractors. Wheeler stated that they would like to get started this summer if they can get through City and Met Council approvals. It is typically 10 months from the time they start until the first building and clubhouse. The construction is sequential. They finish one building and then move on to the next one with one going up about one every two weeks. Wheeler stated that she thinks construction would be completed the end of 2020 or early 2021. Wheeler stated that they work with a group of contractors, but they would hire local subcontractors.

Cadenhead asked about how Continental plans to work with the wetland that is on the site. Wheeler stated that it is on the list of priorities to resolve and they are doing analysis on it. They are working with the watershed to try to resolve that. Cadenhead asked about the traffic calming measures. Wheeler stated that they don't do speed bumps because of snow plow considerations, but they do more sound type of measures.

Holtz asked if Wheeler could address the sound proofing measures that they would use. Wheeler stated at this point it is so early in the project that she can't get into specifics. Wheeler did say that Minnesota in general does have pretty high insulation

requirements from an energy efficiency standpoint. Wheeler stated that as a seasoned owner/operator, they should be trusted to produce a high quality product.

Steil asked about the Fire Chiefs comment regarding emergency access. Wheeler stated that there is a program that can be plugged in to show how the trucks can meet the turn radius based on the specs. It is a common comment at concept plan and they are very pro-active to make sure this is met.

Cadenhead asked if there is a transit along that road. There is no metro transit along that area.

Public Hearing opened at 7:46 pm

Annie Daugherty, 553 6th Street LN, is confused why Continental is focusing on this area and not Inwood and 5th that is already designated as high density residential and is within walking distance of metro transit. Continental reviews on-line are not good and she doesn't know how they can be marketed as a high end product. Daugherty would like to see split rail or aluminum. Daugherty is concerned about the lack of green space.

There were 3 written comments received. Two had concerns and one was in support.

Public Hearing closed at 7:52 pm

Hartley is wondering if since this property is 100% residential, if there will be a ghost plat with the original owner that will accomplish the mixed use. Roberts stated that there is not. The only time you need to do ghost platting is if there is less than 50% residential.

Risner is wondering if there is something going in towards the North between this development and 5th Street. Roberts stated that in two weeks, the Pulte townhome project will be coming forward.

Holtz is wondering what staffs position is on the fencing. Roberts stated that is a detail that is normally flushed out later in the process. Staff would look for consistency or needs for the site. It might also depend on landscaping. Roberts stated at this point, they should be looking at the big picture.

Weeks thinks this plan fits in with the upcoming Comprehensive Plan. Weeks stated the noise is a preference. If you live by the freeway, it is a personal choice.

Hartley asked the Fire Chief if the plans having one entrance concerns him. Fire Chief Malmquist stated that this is high level and at this point, they refer them to the Minnesota State Fire Code.

M/S/P:Cadenhead/Holtz, move to recommend approval of the PUD Concept Plan as requested by Continental 483 Fund LLC for PID #34.029.21.43.0003 for the project to be known as the Springs Apartments located on the north side of Hudson Blvd, east of the future north-south street, subject to the recommended conditions of approval, **Vote: 6-0, motion carried unanimously.**

M/S/P: Holtz/Hartley, move to reconsider the minutes of January 28, 2019, **Vote: 6-0, motion carried unanimously.**

Holtz wanted clarification at the end of page three to add the words “per person”.

M/S/P: Hartley/Holtz, move to approve the minutes of January 28, 2019 as recently amended, **Vote: 6-0, motion carried unanimously.**

Public Hearing – Zoning Text Amendment – Mixed Use Zoning Ordinance

Roberts started his presentation regarding the Mixed Use Business Park and Mixed Use Commercial Ordinance and pointed out the incorporated changes from the last meeting.

Hartley stated that before Roberts came to the City, there was some discussion about the use of the word plat. State law describes a plat as an engineering document. This issue was discussed when major and minor subdivisions was the topic. People were concerned about metes and bounds parcels and it was decided that a plat would be required. Hartley is concerned about the use of the word plat in the submission requirements. Robert is not concerned about that. Hartley thinks that there has been history of confusing the engineering document of the plat and the approval process.

Weeks feels that the one instance this came up was when they were talking about the major and minor subdivision and the code has been revised and it is taken care of. Weeks feels if there is confusion in this ordinance, it should be clarified.

Public Hearing opened at 8:20 pm

No one spoke and no written comments were received.

Public Hearing closed at 8:21 pm

M/S/P: Hartley/Steil, move to recommend staff to forward the Mixed Use Ordinance as discussed to the City Council for consideration, **Vote: 6-0, motion carried unanimously.**

City Council Updates – February 5, 2019

1. 2040 Comprehensive Plan Update - approved

Staff Updates

Lake Elmo Planning Commission Minutes; 2-11-19

1. Upcoming Meetings
 - a. February 25, 2019
 - b. March 11, 2019

Meeting adjourned at 8:35 pm

Respectfully submitted,

Joan Ziertman
Building Permit Technician

DRAFT

Ken Roberts

From: Adrian Cook <adrianhcook@gmail.com>
Sent: Saturday, February 09, 2019 8:32 AM
To: Ken Roberts
Subject: Continental apartment proposal

Ken,

I am providing a written comment for the Continental Springs PUD.

I have two concerns with the proposal:

- 1) The proximity of a residential development to I-94 and resulting road noise in the apartments. Does it make sense to have residential units this close to a freeway? The land use plan from the March 26, 2015 comp plan shows Commercial and Business Park uses along I-94. I live in the far north end of Savona as far away from the freeway as you can get and when the wind blows out of the south the freeway noise is substantial. I can hear traffic inside our house with the windows closed. If this development is allowed to proceed, I would like to suggest the apartments be designed to reduce noise as much as possible, otherwise residents will not want to live there, rents will fall and vacancies will follow.
- 2) The chain link fence surrounding much of the property is not consistent with Continental's description of an "up-scale" community. It should be wrought-iron or other similar quality material.

Thank you for considering my comments.

Adrian Cook

736 Juniper Ave N

Ken Roberts

From: mrmorski@aol.com
Sent: Sunday, February 10, 2019 4:11 PM
To: Ken Roberts
Subject: Planned Unit Development (PUD) - Springs Apartments

Dear Planning Director Roberts,

I'm unable to attend the Planning Commission Meeting on Mon, 11-Feb, 2018 but wanted to express my opposition to this plan via email. From the materials provided in the Notice of Public Hearing, I understand this PUD to be rental units/apartments, as opposed to "owner occupied" townhouses like the Savona Town Home Development I live in at 9823 5th Street Lane N. I have significant concerns that rental properties in such close proximity to our owner occupied development will negatively impact the equity value of our real estate. While I'm opposed to rental units/apartments, conversely I would be in favor & would support development of this parcel of land for owner occupied units.

Additionally & regardless of how the land will be developed, I seriously hope you've included a traffic signal at the intersection of Hudson Blvd & Keats Ave. This intersection is already very dangerous with just the existing Kwik Trip Convenience Store. In my view, any further development of Hudson Blvd will significantly increase traffic beyond acceptable safety standards. Please consider this request if you haven't already done so.

Kind Regards,

Jeff & Sue Moroski
9823 5th Street Lane N
Lake Elmo, MN 55042
(651.788.9191)

Ken Roberts

From: Stefany Lorang <avaverona@gmail.com>
Sent: Monday, February 11, 2019 2:02 PM
To: Ken Roberts; Ben Prchal; Kristina Handt
Subject: Continental Properties PUD Concept Plan

Hello,

I am unable to be at the Planning Commission meeting this evening, but would like to comment on the Continental PUD Concept Plan.

As a resident of Savona, I am generally in support of this plan and appreciate that it maintains the Comp Plan's medium density buffer between our low density homes and this high density project (unlike Continental's previous proposal in 2017 which I did not support).

After reviewing the plans, there are two things I would like to see the Planning Commission require -

1. Decorative fencing required around the entire property instead of the chain link indicated for the north side and east side.
2. Require soundproofing of the apartments. Due to the proximity to I-94, I'm concerned about noise levels. Even from my home which is further north, you can hear I-94 if the wind is blowing that way. Without soundproofing, I am concerned Continental will not be able to attract quality tenants for their Class A market rate product.

Thank you,

Stefany Lorang

9918 7th St N, Lake Elmo, MN 55042