



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

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

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

COMMISSIONERS ABSENT: Johnson and Steil

STAFF PRESENT: Planning Director Roberts

Approve Agenda:

M/S/P: Cadenhead/Hartley, move to approve the agenda as presented, **Vote: 5-0, motion carried unanimously.**

Approve Minutes: February 25, 2019

M/S/P: Cadenhead/Hartley, move to approve the February 15, 2019 minutes as presented, **Vote: 5-0, motion carried unanimously.**

Conditional Use Permit Time Extension – Lake Elmo Inn Parking Lot

Roberts started his presentation regarding a time extension for the Lake Elmo Inn Parking lot at 3504 Lake Elmo Ave. The question before the Planning Commission is if the City should grant permission to delay construction of the parking lot. Without the time extension, the CUP will become null and void. Staff does not see a problem with the time extension. The applicant is asking for a one year time extension. Staff is suggesting a time frame to begin construction of October 1st as if it hasn't started by then, it won't start during the winter months. There is nothing in the code regarding what length of time extension can be granted by the City, however, it is not in the best interest of the City to have a long time extension because codes and circumstances can change.

Holtz is wondering if it is clear what is intended by "construction". It would not include the bid process, pre-construction, etc. The intent would be working in the ground. Weeks stated that bituminous needs to be ordered early on. Holtz stated that sometimes there are contractor issues out of the control of the owner and as long as it is reasonable and they work with the City.

M/S/P: Hartley/Cadenhead, move to recommend approval of the request of the Lake Elmo Inn for a time extension for the implementation of a conditional use permit for an off-street parking facility. This time extension requires construction to start by October 1, 2019 (shovels in the ground) for a parking facility on the property located at 3504 Lake Elmo Avenue North, subject to 2-20-2018 City Council conditions of approval as listed in the staff report, ***Vote: 5-0, motion carried unanimously.***

Business Item – Zoning Text Amendment Minimum Lot Sizes for Multi-family Housing

Roberts started his presentation regarding minimum lot sizes for Multi-family housing. During the review of Bentley Village, staff became aware of a problem in the zoning code in regards to this. Staff is proposing to amend the zoning code to eliminate minimum lot sizes for single family attached and multi-family housing in MDR, HDR, VMX, MU-C and MU-BP. Roberts proposes using with the density standards in the zones as the density is the most important factor that the City should be looking at.

Hartley is wondering about the note regarding the Comprehensive Plan. Hartley thinks it is unusual to reference the comprehensive plan in the zoning code. Hartley feels that they are replacing one requirement for individual lots with one for the development as a whole. Hartley is wondering if there will be any unintended consequences when there is a fundamental change like this. Weeks feels that it is what the market will support and it is covered under the density. Hartley doesn't disagree that as they are written might be unreasonable, but he is concerned about the unintended consequences.

Holtz asked how other cities deal with this issue. Roberts stated that other Cities use Comprehensive Plan density. Weeks feels that it is good to give many options in pricing and sizes to residents. Cadenhead stated that the Comprehensive Plan governs the density and that is what should be focused on. Hartley is wondering if this makes sense in these zoning districts, does it make sense in other zoning districts. Weeks feels that could create a lot of difficulty in the unsewered areas with septic sizes and other issues. Roberts stated there has never been an issue with minimum lot sizes for single family homes, but it gets tricky with the multi-family.

City Council Updates – March 5, 2019

1. Boulder Ponds 4th Addition – Final Plat Time Extension – approved to June 1, 2019
2. Continental Springs of Lake Elmo – PUD Concept Plan Review
3. Royal Golf 3rd Addition – Final Plat Time Extension – approved to June 2020

Staff Updates

1. Upcoming Meetings
 - a. March 25, 2019

b. April 8, 2019

Meeting adjourned at 7:40 pm

Respectfully submitted,

Joan Ziertman
Building Permit Technician

DRAFT