

From: [Jack Griffin](#)
To: [Ben Hetzel](#)
Cc: [Molly Just](#); [Marty Powers](#)
Subject: Re: Impervious Surface Zoning Text Amendments
Date: Wednesday, August 3, 2022 11:37:24 AM
Attachments: [image001.png](#)
[image002.png](#)

Caution: This email originated outside our organization; please use caution.

Ben,

The only comment I have is on the definition change. The issue of gravel surfaces is often debated as being impervious or not pervious. Your definition revisions remove this clarification and is likely an issue that will continue to come up over time.

Thanks ~Jack

John (Jack) W. Griffin, P.E.
Principal / Sr. Municipal Engineer

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On Mon, Jul 18, 2022 at 3:49 PM Ben Hetzel <BHetzel@lakeelmo.org> wrote:

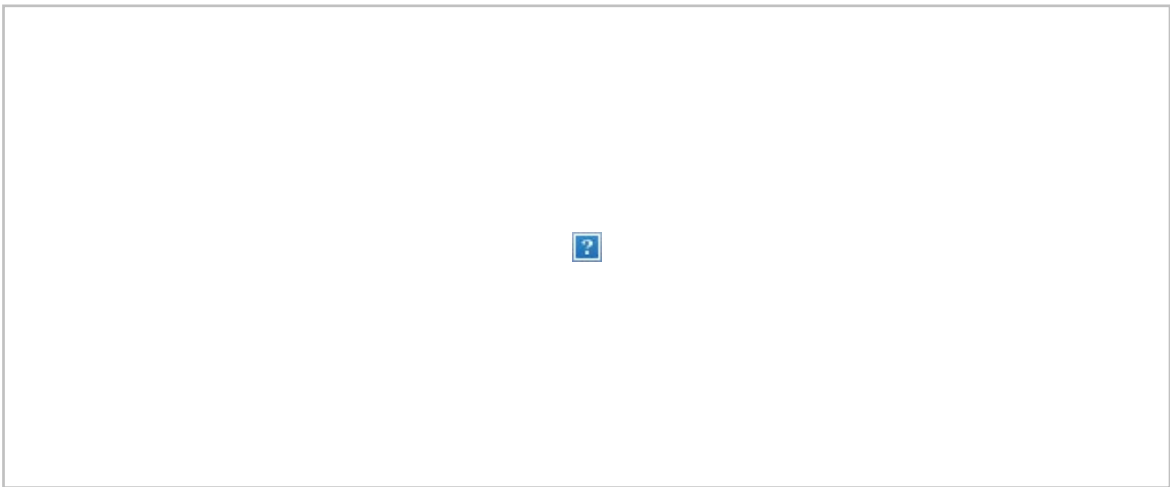
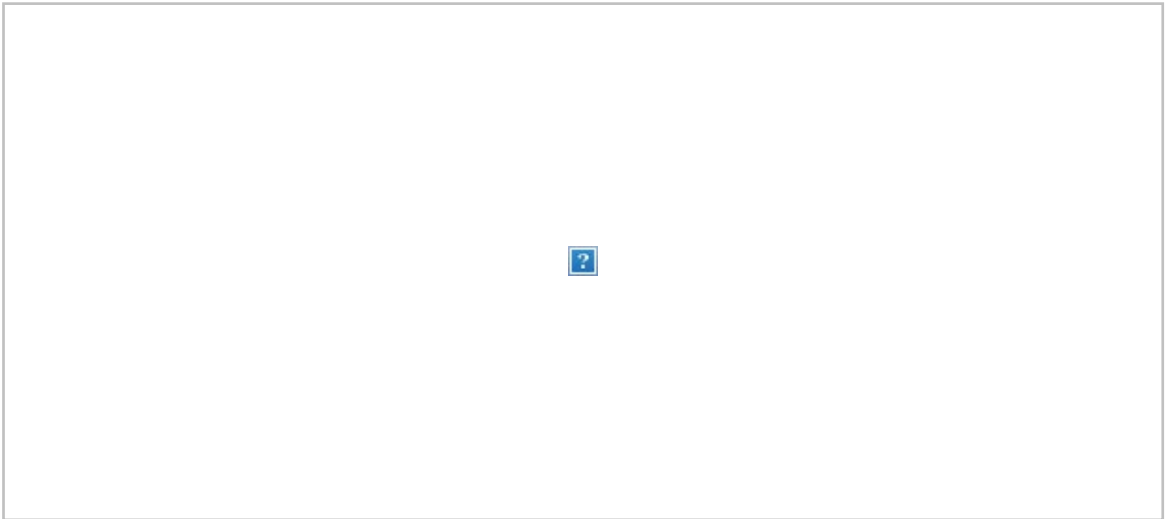
All,

The City of Lake Elmo has self-initiated zoning text amendments in regards to impervious surfaces. I have attached copies of the code to be amended with a brief description of each below:

1. Amend Section 1.08 Definitions to change Impervious Surface definition as shown below:

Impervious surface means any structure or surface which interferes to any degree with the direct absorption of water into the ground, ~~including, but not limited to, building footprints, sidewalks, paved or gravel driveways and parking areas, patios, sport courts, or any other similar surface.~~ Decks, pervious landscaping fabric, the water surface of pools, and retaining walls shall not be included as impervious surface.

2. Amend Section 105.12.1260 Shoreland Management Overlay District Table 17-3 to change maximum impervious surface lot coverage from 15% to 25% for unsewered lots classified as Recreational Development Shoreland :



**Please have your feedback back to me by
Wednesday, August 3rd!**

Ben Hetzel

City Planner

City of Lake Elmo

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