

**City of Lake Elmo
Planning Commission Meeting
Minutes of February 13, 2012**

Chairman Van Zandt called to order the meeting of the Lake Elmo Planning Commission at 7:02 p.m. COMMISSIONERS PRESENT: Haggard, Ziertman, Obermueller, Van Zandt, Williams. COMMISSIONERS ABSENT: Hall, Pelletier, Fliflet. STAFF PRESENT: Planning Director Klatt, City Administrator Zuleger

Approve Agenda

M/S/P: Williams/Obermueller move to approve the agenda as presented. Vote 5:0

Minutes - November 7, 2011

Williams suggested a rewording of one section of the draft minutes. M/S/P: Williams, Ziertman, move to approve the minutes from the November 7, 2012 meeting with the corrections as noted by Commissioner Williams. Vote 5:0.

Minutes – January 23, 2012

M/S/P: Williams, Haggard, move to approve the minutes of the January 23, 2012 meeting as presented. Vote 4:0 with Commissioner Ziertman abstaining.

Public Hearing – Lot and Width Variances – 5577 Lake Elmo Avenue North

Klatt presented a brief overview of a request from Steven Weber for variances to allow the subdivision of an existing 5.11-acre parcel at 5577 Lake Elmo Avenue into two separate lots. Klatt indicated that the applicant was unable to attend the meeting and had asked that the Planning Commission table taking action on this request until its next meeting. He recommended that the Planning Commission open the public hearing and then continue the public hearing until its February 27, 2012 meeting.

The Commission asked for general information concerning the history of the area, and why the lot was created in its present configuration.

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 7:12 P.M.

Eileen Bergman, 5500 Lake Elmo Avenue, stated that she was the former owner of the applicant's property, and explained the history associated with the subdivision of this land. She noted that several smaller lots were created around this property back when the area was still a part of the township, but that the applicant's parcel was left unsubdivided at the time. After some homes were built, the adjacent property owners continued to subdivide some of the surrounding land into one-acre parcels until the township decided to change its rules to prevent further development of rural tracts of land.

Bergman further explained that she was approached by the Webers to purchase some land in the late 1970's. She agreed to sell off some of the unfarmable land along Lake Elmo Avenue, and at the time the Code required 125 feet of frontage and a minimum lot size of

five acres. In order to acquire a sufficient amount of frontage along the road, they needed to obtain additional frontage to the north.

She further noted that the Webers could have built a house anywhere on the property, and that the situation with regards to the zoning has not changed in 30 years. Bergman expressed concern that approval of the variances would set a precedent for other property owners with 10 acres to create additional buildable parcels out of their properties.

Klatt read a letter from Mike and Mary Jo Neuman, 5685 Lake Elmo Avenue, in opposition to the proposed variances.

M/S/P: Williams/Ziertman, move to continue the public hearing until the February 27, 2012 Planning Commission meeting. Vote 5:0

Business Item – Project Updates

Klatt presented an update to the Planning Commission concerning the recent work that has been done by the Village and I-94 Planning Work Groups. He explained that each of the groups was working on a land use plan amendment that would eventually be prepared as an amendment to the City's Comprehensive Plan.

Williams stated that he would like to see the two plans be considered as separate amendments, and noted that both groups are dealing with very separate issues.

Haggard stated that she wanted to make sure that the plans, once adopted, were compatible with each other.

Council Updates

Klatt reported on recent City Council decisions concerning land use applications.

Staff Updates

Klatt introduced Dean Zuleger as the new City Administrator. Zuleger discussed his past experiences in Weston, Wisconsin and noted that his former City had experienced a large amount of growth while he was there.

Adjournment

The meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Kyle Klatt
Planning Director