

**City of Lake Elmo  
Planning Commission Meeting  
Minutes of May 24, 2010**

7:10 p.m. - M/S/P, Fliflet/Hall, move to take additional time to ensure a quorum.

Vice Chair Fliflet called to order the meeting of the Lake Elmo Planning Commission at 7:20 p.m. COMMISSIONERS PRESENT: Bidon, Fliflet, Hall, Pearson and Ziertman. STAFF PRESENT: Planning Director Klatt, Planner Matzek, and Planning Intern Bailey.

**Agenda**

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

**Minutes**

None.

**Public Hearing** – *OP Development Concept Plan and PUD – 9434 Stillwater Blvd. N*  
Planning Director Klatt updated the commission on the status of the Comprehensive Plan and Zoning Text Amendment portions of this application. He stated that the City Council tabled the application to discuss it at the May 25<sup>th</sup> workshop.

Vice Chair Fliflet stated that it would not make sense to move forward with the remaining components of the application without the City Council's action on the first two components.

Commission agrees to delay discussion and have public hearing at next meeting.

VICE CHAIR FLIFLET OPENED THE PUBLIC HEARING AT 7:27 P.M.

M/S/P, Ziertman/Hall, move to continue public hearing to June 14<sup>th</sup> meeting. Vote: 5:0.

M/S/P, Hall/Bidon, move to table item. Vote: 5-0.

**Public Hearing** – *Variance for 11950 21<sup>st</sup> Street North*

Planner Matzek provided information to the commission on the property's characteristics and the proposed 39 foot variance requested from the OHWL from Downs Lake. The applicants are requesting to tear down an existing garage and build a new garage with living space above. She said staff is recommending approval with conditions.

Planning Director Klatt identified this lot as having floodplain located on the site. He confirmed with the DNR that staff should use the most relevant information, which includes the existing elevations, in identifying the floodplain location.

Commissioner Pearson asked about the impervious coverage on the property.

Planner Matzek said the project will be reducing the impervious surface by 300 square feet as they are proposing to build the new garage over a portion of existing driveway.

VICE CHAIR FLIFLET OPENED THE PUBLIC HEARING AT 7:49 P.M.

No one spoke.

VICE CHAIR FLIFLET CLOSED THE PUBLIC HEARING AT 7:50 P.M.

M/S/P, Ziertman/Bidon, move to recommend approval of the variance application with the conditions outlined by staff. Vote: 5:0.

**Business Items**

None.

**City Council Updates**

Planning Director Klatt stated that the City Council tabled the application by Tammy Malmquist (as discussed in item 4 a. above) to a workshop on May 25<sup>th</sup>. He said staff will be scheduling a public hearing for the home occupation ordinance at an upcoming meeting. He said that Planning Intern Bailey will also be preparing an administrative fine ordinance. Staff is working on an analysis of the density for future discussions of the Comprehensive Plan implementation. Planning Director Klatt stated that the city has a lawsuit filed against them on behalf of the Bergmann family and the Country Sun Farm business. Any information or questions should be directed to the City Administrator.

**Adjournment:**

The meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Kelli Matzek  
Planner