

**City of Lake Elmo
Planning Commission Meeting
Minutes of July 26, 2010**

Chairman Van Zandt called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m. COMMISSIONERS PRESENT: Bidon, Britz, Fliflet, Hall, Pearson, Pelletier, Van Erem, Van Zandt and Williams. Absent: McGinnis and Ziertman. STAFF PRESENT: Planning Director Klatt and Planner Matzek

Agenda

M/S/P, Fliflet/Bidon, to approve the agenda as presented. Vote: 9:0.

Minutes – *None.*

Public Hearing: *None*

Business Item - Comprehensive Plan – Urban (Sewered Area Density Analysis Discussion)

Planner Matzek summarized the charts identifying an analysis of the land area and proposed densities for the residential and commercial area South of 10th Street. She expressed concern that the city would be able to meet the employment projections in that area. Planner Matzek summarized the analysis for six different scenarios for the Village Area that varied both the acreage to be developed and the resulting unit count. Planner Matzek said the employment analysis for the Village Area and the total city-wide population would be analyzed and brought to a future meeting.

Commissioner Fliflet clarified that the designation of 3.5 units per acre in the area South of 10th Street is an average, with the assumption that some areas would be developed at a higher density and other land areas would be less.

Commissioner Williams identified that the Village Area could meet the three unit per acre requirement if less land area was developed.

Planner Matzek identified that she had made certain assumptions, such as an across-the-board reduction or increase in the number of units per housing unit type when analyzing the Village Area Master Plan. However, those numbers could be altered in a way to meet the three unit per acre requirement.

Business Item – County SSTS Ordinance (Subsurface Sewage Treatment System Regulations) Discussion

Planning Director Klatt said the county has adopted new SSTS regulations in response to new state rules regarding septic systems. He said most communities reference the county's rules as a part of their ordinance and he would recommend Lake Elmo do the same. He said there are a few differences between the city's regulations and the county's regulations, which he summarized.

Chairman Van Zandt expressed concern that many residents do not realize the importance of maintaining their septic system, nor do they know what to do. He said he was in support of requiring an inspection before the sale of a home.

Commissioner Williams said he would like to see the city maintain the more restrictive regulations to require pumping every two years and that a mound system not be permitted as the primary system on a site. He said he is supportive of the County taking over the enforcement and permitting. He asked Planning Director Klatt what regulations were being proposed to address the city's alternative systems.

Planning Director Klatt said that those would be classified as a mid-sized sewage treatment system (MSTS).

Chairman Van Zandt said that if more frequent pumping is shown to reduce long-term problems, he would suggest continuing to require pumping every two years due to the age of the septic systems around lakes.

Council Updates

Planning Director Klatt updated the commission on a workshop the City Council had on Village Area planning efforts with a presentation done by the City Engineer. He said the Council briefly discussed the Home Occupation ordinance, but will be discussing it further at a workshop. The Council reviewed the Farm School and Senior Living proposal at a workshop and then took action to approve the application at the July 20th meeting. The Council approved the administrative fine ordinance.

Staff Update

M/S/P, Fliflet/Van Zandt moved to acknowledge the service that Planning Intern Danielle Bailey provided to the commission. Vote: 9:0.

Commission Concerns

Commissioner Williams read a statement regarding his opinion on why current residents chose Lake Elmo as their home and their proximity to businesses.

Adjournment:

M/S/P, Fliflet/Hall, move to adjourn. Vote: 9:0.

The meeting was adjourned at 9:34 p.m.

Respectfully submitted,

Kelli Matzek
Planner