

**City of Lake Elmo  
Planning Commission Meeting  
Minutes of February 9, 2009**

Chairman Van Zandt called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m. COMMISSIONERS PRESENT: Anderson, Bidon, Britz, Fliflet, McGinnis, Pearson, Van Erem, Van Zandt and Ziertman. Absent: Ptacek and Hall. STAFF PRESENT: Planning Director Klatt, Senior Planner Gozola, Assistant City Engineer Stempski and Planner Matzek.

**Agenda**

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

**Minutes**

*December 8, 2008*

M/S/P, Pearson/Fliflet, to approve the minutes as presented. Vote: 4:0. Abstain: Anderson, Bidon, Britz, Van Erem, and Ziertman.

*January 12, 2009*

M/S/P, Anderson/Van Zandt, to approve the minutes as presented. Vote: 3:0. Abstain Bidon, Britz, McGinnis, Ptacek, Van Erem, and Ziertman.

**Welcome New Commissioners**

The new commissioners Steve Britz, Thomas Bidon, Saleh Van Erem, and Joan Ziertman introduced themselves. The existing commissioners introduced themselves as well.

**Public Hearings – None**

**Business Items - *Sign Regulations Update***

Senior Planner Gozola identified the steps taken thus far in the creation of the ordinance. He went through the comments received to date, though some are conflicting.

Commissioner Bidon asked if the ordinance was more focused on signage for businesses. He said that not allowing banners is overly restrictive.

Senior Planner Gozola said that ultimately the city has to decide if this is what is right for the city.

*Deb Krueger, 4452 Lake Elmo Ave N*

Ms. Krueger said she was also going to comment on the overly restrictive ban on banners. She asked what the protocol was for email planning commissioners directly.

Planning Director Klatt stated that residents are able to contact commissioners directly. There may be some concern if commissioners begin emailing one another when discussing items to be talked about at a meeting.

**Business Items - Comprehensive Plan Update**

Planning Director Klatt said that the city is required to update the Comprehensive Plan every ten years. Lake Elmo was granted an extension until May 2009. The four areas of the plan to be updated are the water supply, surface water, transportation, and parks plan.

Assistant City Engineer Stempski introduced information on the updates to the four different Comprehensive Plan chapters to be updated. He said the water plan had been in the process when it was put on hold in 2005 due to the PFC contamination.

Commissioner Bidon asked if State Highway 5 was involved in the transportation plan or if it was separate.

Assistant Engineer Stempski said the highway would be addressed as will all the major connections.

Commissioner Fliflet asked what changes to the Highway 36 corridor will occur and how that will be incorporated into the plan.

Assistant Engineer Stempski said that issue would be discussed at the council's workshop the following night.

*Deb Krueger, 4452 Lake Elmo Ave.*

Mrs. Krueger said that agricultural property owners are paying differently than other residents and the high fee seemed like a shot in the dark. She has called around to see if other cities use the same formula. She asked if the city could regulate the amount of water used by residences for sprinkling.

Planning Director Klatt said he believe the fees were, in part, to help cover the cost for implementing MPCA requirements. He said the City Council has the authority to set the fee.

**Business Items - Wireless Communication Tower**

Planning Director Klatt updated the commission that the City Council denied T-Mobile's application for a wireless telecommunication tower permit. A moratorium was approved with the intent to give the city time to review the ordinance and potentially draft an ordinance clarifying the priorities for tower locations as well as the technical components. City staff is in the process of researching potential consultants to assist in this process.

Commissioner Fliflet said there are a lot of items for the commission to address. She asked if the tower ordinance could be postponed to address other items first.

Planning Director Klatt said that the Comprehensive Plan items would be in front of the commission first and the tower ordinance would not be until later in the year.

**Business Items - 2009 Planning Commission Work Plan**

Planning Director Klatt Kyle summarized a more formal outline of the work plan.

Chairman Van Zandt asked if the commission could receive an email letting them know when official comments and responses for the Village AUAR are available online. He also asked if the commission would be involved in the discussion regarding County Road 13 and Ideal Avenue before the road is turned back to the city.

Planning Director Klatt said that the commission would be included in future emails regarding the AUAR and that their role is in developing the overall planning and vision of the corridor.

*General Information Update*

Planner Matzek pointed out the updated commissioner term chart. She had provided the Planning Commissioner Interview Questions so if the commission had any comments on them, they could be provided. No comments were provided.

*City Council Updates*

Planning Director Klatt summarized the approval of the variance and lot line adjustment application, the authorization by the council for the MnDOT Community Roadside Landscaping Partnership Program application, and the process the council followed in reviewing the T-Mobile Tower application.

Meeting Adjourned at 8:54 p.m.

Respectfully submitted,

Kelli Matzek  
Planner