

**City of Lake Elmo
Planning Commission Meeting
Minutes of May 11, 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, Hall, Pearson (7:08 p.m.), Van Erem, Van Zandt, Ziertman. Absent: McGinnis and Pearson. STAFF PRESENT: Planning Director Klatt and Planner Matzek.

Agenda

Chairman Van Zandt added Metro Cities Policy Committee and Election of Vice Chair to the agenda.

Minutes – March 23, 2009

M/S/P, Anderson/Ziertman, move to approve minutes as presented. Vote: 5:0.
Abstained: Britz, Fliflet, and Van Erem.

April 13, 2009

M/S/P, Hall/Ziertman, move to approve minutes as presented. Vote: 8:0.

Public Hearing – None. Variance; 2931 Jonquil Trail North

Business Item – Future Land Use Discussion at 400 Keats Avenue

Planning Director Klatt introduced the item as a general idea that is conceptual at this time. He said that no formal action is needed and that this site is planned for residential sewer development between 2020-2030, so a use in the interim is being suggested.

Mr. Brian McGoldrick said that he is proposing to add a performing arts center and an amphitheater at the future golf range site. He stated that most concerts would be under 6,000 people with an average of 3,000 to 5,000. To be successful, the site would need to have an asset year round, which is why an indoor performing arts center would also be requested although staff has said it is not allowed currently by code. He said he has spoke with the Washington County Sheriff regarding traffic, the MN Pollution Control Agency regarding noise, and the Department of Natural Resources regarding wetlands and ponds.

Mr. Greg Schlink said the site design is very basic at this time as they are seeking input from the commission. The building is sited the way it is proposed for the sunlight and to allow the noise to be pointed at I-94.

Planning Director Klatt identified that this use is very different from the sewer housing use proposed in the long-range plans for this site. He said that if Mr. Schlink and Mr. McGoldrick would seek an Interim Use Permit, the zoning text would first need to be amended. An amphitheater could be an interim use as there are more limited improvements to the site whereas an arts center would be a greater investment in the use.

Commissioner Ziertman stated she did not believe an amphitheater would fall under the “outdoor recreation” category as Rockpoint Church had originally proposed an amphitheater which was denied.

Commissioner Fliflet asked if there were plans for management.

Mr. McGoldrick said it would be in private ownership with the intent to make a profit. If everything went well, he would be interested in starting next year.

Chairman Van Zandt asked if they would limit the type of activities on the site as other venues get out of control.

Mr. McGoldrick said that the property owner owns other land within the city to be developed in the future and would like to maintain a positive working relationship with the city. He said it would also be very risky for them to seek an Interim Use Permit for just two years and would like the permit to last longer.

Commissioner Hall asked about how this would affect the required housing units needed in that area to meet the Metropolitan Council projections.

Planning Director Klatt said that it would need further review, but would require a shift in thinking.

Mr. Schlink said that if the concert hall were to stay and the amphitheater were removed, it would only be about five acres of the site and they could master plan around that amenity.

Chairman Van Zandt called for a straw vote to which all thought it could be an amenity to the community.

Commissioner Fliflet asked if the Interim Use Permit code language could be amended to state that if all the conditions are being met, the permit would be renewed.

Informational Item – Staff Update on National Conference Attendance

Planning Director Klatt and Planner Matzek provided examples of sessions and site visits made through the national conference and how information they learned could be applied in the future to Lake Elmo.

Informational Item – Update on Wireless Telecommunication Tower

Planning Director Klatt stated that the city has hired Owl Engineering to assist in the technical aspect of the Wireless Telecommunication Ordinance update. He said that an open house is being scheduled and asked if June 3rd would work.

Chairman Van Zandt suggested the following week.

Informational Item – Metro Cities

Chairman Van Zandt encouraged commissioners to get involved in the small groups and to let him know which one they are applying for.

City Council Updates

Planning Director Klatt said the sign ordinance was tabled and will be brought back to the Council in the future. The City Council asked that the Planning Commission evaluate the economic development in the city and provide recommendations for the future. Mr. Klatt stated that the Village AUAR was adopted and the 2030 Comprehensive plan updates were all approved with the exception of the Transportation Plan which was tabled.

Election of Vice Chair

Chairman Van Zandt nominated Commissioner Fliflet as Vice Chair. Commissioner Ziertman seconded the nomination. Vote: 9:0.

Meeting adjourned at 8:52 p.m.

Respectfully submitted,

Kelli Matzek
Planner