

**City of Lake Elmo
Planning Commission Meeting
Minutes of Apr 22, 2009**

Chairman Van Zandt called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m. COMMISSIONERS PRESENT: Anderson (7:04), Bidon, Britz, Fliflet, Hall, McGinnis, Pearson, Van Erem, Van Zandt, Ziertman. Absent: None. STAFF PRESENT: Planner Matzek, Planning Director Klatt, and Assistant Engineer Stempski, Bernie Bullert and Sherri Buss with TKDA.

Agenda

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

Minutes – *None.*

Public Hearings – *Comprehensive Local Water Supply and Conservation Plan*

Engineer Stempski identified the schedule for the 2030 Comprehensive Water System Plan Update. He outlined the difference between the existing and proposed water plans as well as some history of the document. Mr. Stempski went through each of the eight plan recommendations.

Commissioner Hall asked if the pressure rating was constant across the whole city.

Mr. Bullert with TKDA said insurance companies do not look out house by house, but instead use the community rating or if the home is on a well.

Commissioner Hall asked if there is an estimate for what the private well ratio to municipal use is and how it will change.

Mr. Bullert said he was not sure of the ratio, but expected more homes to be added to the municipal lines.

Chairman Van Zandt said that a 3M report was sent out identifying that if pumping was accelerated at Well No 1, the contamination could accelerate as well.

Commissioner Bidon asked if the depth of the city wells should be placed deeper as the increase in the use of the water will affect the level of the aquifer over time.

Mr. Bullert said that aquifer levels have been dropping in other areas around the metro.

Planning Director Klatt said that most new developments will be on city water and the well advisory area already requires a much deeper depth already. He said there are a few other in-fill areas where this might be an issue, but at this time we do not have a requirement in place requiring homes to hook up to city water.

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 7:52 P.M.

No one spoke.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 7:53 P.M.

M/S/P, Fliflet/ McGinnis, move to recommend approval of the proposed Comprehensive Local Water Supply and Conservation Plan. Vote: 9:0.

Public Hearing – *Local Surface Water Management Plan*

Ms. Sherri Buss with TKDA identified the plan's purpose, plan contents, process, and next steps.

Commissioner Fliflet asked how stating that the city supports LID techniques would be implemented if the city does not require it.

Engineer Stempski stated that the goal is not to just list goals, but to follow through. For example, in a current street restoration project, rain gardens are being added in appropriate locations to address water runoff.

Commissioner Hall asked if goal number five identifies that the city will control exotic species or would the wording be best to say the city supports efforts to control invasive exotic species.

Ms. Buss stated that would be a positive change to the language.

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 8:34 P.M.

No one spoke.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 8:34 P.M.

M/S/P, Bidon/Hall, move to recommend approval of document. Vote: 9:0.

Public Hearing – Solar Access, Aggregate Resources and Historic Preservation

Planner Matzek said that solar access, aggregate resources, and historic preservation are three new topics required to be integrated into the Comprehensive Plan updates.

Commissioner Fliflet asked how it is evaluated if there is conflicting interest such as removing trees for solar access.

Planning Director Klatt stated that it is all a balancing act. When sites are designed, it is important to approved a development that makes sense. He said things do not always line up and a balance needs to be struck.

Commissioner Fliflet asked that language be added to identify that a balance needs to be considered for natural resources.

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 9:48 P.M.

No one spoke.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 9:48 P.M.

M/S/P, Hall/Fliflet, move to recommend approval with the addition of language to consider the balance of natural resources. Vote: 9:0.

City Council Updates

Planning Director Klatt said that although the City Council did spend time discussing the draft sign ordinance and made it through the entire document; they tabled it without taking any further action. He said the city hired Owl Engineering, a local firm, to assist in the technical aspects of the Wireless Telecommunication Ordinance update. Mr. Klatt stated that both himself and Planner Matzek would be attending the National Planning Conference the following week.

Planner Matzek said that Commissioner Todd Ptacek has turned in his resignation.

Chairman Van Zandt said he would like to thank Todd Ptacek for his eleven years of service on the commission. He was a tremendous asset to the commission and Mr. Van Zandt was sorry to hear of his decision.

Meeting adjourned 8:55 p.m.

Respectfully submitted,

Kelli Matzek
Planner