



City of Lake Elmo

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NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday, April 23, 2007, at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. PUBLIC HEARING: An application for a conditional use permit amendment to allow reduced side yard setbacks from 15 feet to 10 feet on interior yards and 5 feet on exterior yards in the Discover Crossing development.
4. Draft Interim Zoning Ordinances – South of 10th Street and Village Area
5. Washington County Land and Water Legacy Program
6. City Council Updates
 - a. April 10 – Discussion of Village Area Master Plan and AUAR
 - b. April 17 – Approval of 3200 Lake Elmo Avenue; Minor Subd. and Variance
 - c. April 17 – Acceptance of Village Area Master Plan
 - d. April 17 – Approve AUAR proposal and housing unit range
7. Adjourn

**City of Lake Elmo
Planning Commission Meeting
Minutes of April 23, 2007**

Chairman Ptacek called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m. COMMISSIONERS PRESENT: Ptacek, Fliflet, McGinnis, Deziel, Lyzenga, Van Zandt, Pelletier, Roth, Schneider, and Helwig. STAFF PRESENT: Senior Planner Gozola and Planner Matzek.

Pledge of Allegiance

Agenda

M/S/P, Lyzenga/Van Zandt to accept the agenda as presented. Vote: 9:0.

PUBLIC HEARING: CUP Amendment - Discover Crossing

Planner Matzek identified the existing Discover Crossing subdivision as an Open Space Preservation Development, which was allowed through a Conditional Use Permit (CUP). The developer would like to reduce the side yard setback from fifteen feet to ten feet on interior lot lines and five feet on exterior side lot lines.

Mr. Tim Freeman spoke on behalf of the applicant. He stated that there are few homes in the development currently, but many that are proposed. The builders are trying to site the homes and are trying to reduce the number of trees removed. They are seeking the reduced setback to allow more flexibility. They are not seeking a variance because the code allows it. Their original request was to match the setbacks other neighborhoods had received. In speaking with staff, they increased the setbacks to those now proposed.

Commission Deziel asked for an example of where trees would be saved.

Mr. Freeman stated that there is an architectural review committee for the development who will be reviewing the individual applications.

Chairman Ptacek asked if the other developments with the reduced setbacks had the same densities as Discover Crossing.

Planner Matzek said she was unsure, but could find out the information.

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 7:16 P.M.

No one spoke.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 7:17 P.M.

Commissioner Fliflet stated that she believed the houses were not ten feet apart in Tana Ridge. She would like to see the requirements stay at the required 15 feet. She is against

million dollar homes being built 20 feet apart and it is a disservice to the open space developments to reduce the setbacks.

Commissioner Pelletier said she does not like to consider past examples as precedents, but would like to save the trees.

Commission Lyzenga stated she thinks the homes should be downsized. The reduced setbacks open the door to homes getting larger.

Commissioner Helwig stated that the separation between the homes is for fire safety reasons. Trees along the property lines would not be saved if a house was built closer.

M/S/P, Fliflet/Lyzenga to recommend denial of the CUP Amendment for Discover Crossing. Vote: 9:0.

Commissioner Deziel stated he would be open to looking at reduced setbacks in specific instances.

Draft Interim Zoning Ordinances – South of 10th Street and Village Area

Senior Planner Gozola stated he would like to tighten up the draft ordinances as the open houses approach. He identified the timeline attached to the draft ordinances. He stated his intention to send notices to everyone in the areas, even those not being rezoned. The city is going through the process to amend the ordinances to match the Comprehensive Plan. The purpose of the holding districts is to not allow development to occur that is inconsistent with the Comprehensive Plan. The city will soon begin an AUAR process.

Senior Planner Gozola went through the outline and important language for the holding districts. The purpose language is important as it will point out both the availability of sewer and the development staging plan as indicators of when development would be permitted. The uses on properties being rezoned will not be restricted except for the uses pertaining to development.

Senior Planner Gozola stated that the proposed rezoning map has been updated to exclude the Eagle Point Business Park and the Stonegate development from the rezoning as their current zoning conforms with the Comprehensive Plan. He explained how to read the map included in the packet.

Commissioner Lyzenga asked why the Forest and the Cimarron neighborhood were included.

Senior Planner Gozola stated that the Forest was zoned R-1, but it is guided for RE, so that needs to be fixed. He will check into the other neighborhood.

Commissioner Fliflet asked if the map could have a clear legend and attach the development staging plan in the mailings to assist residents.

Commissioner Schneider asked how many letters would be mailed.

Senior Planner Gozola stated that approximately 380 would be sent for the village area and 220 would be sent for the area South of 10th street.

Commissioner Deziel asked if the business park on the southeast side of the city was meant to be that large.

Senior Planner Gozola stated that it matches the future land use map.

Commissioner Roth stated that he does not understand why homes should be built so close to the frontage road.

Chairman Ptacek stated that the large property owners will have their lawyers watching the process, so he is not as concerned with the property owners south of 10th Street being aware of the rezoning process.

Commissioner Lyzenga expressed concern that the map was too detailed and invited conversation that is not appropriate at this time.

Commissioner Schneider asked about the green belt in the village area.

Senior Planner Gozola stated that there were varying degrees of buffers shown on city maps, but that will be addressed in the future.

Commissioner Helwig asked for clarification on the boundaries of the village area.

Chairman Ptacek stated that this was for informational purposes. Commissioner Armstrong was not able to attend the meeting, but provided his comments in written form.

Washington County Land and Water Legacy Program

Planner Matzek stated that this was provided for informational purposes.

Council Updates

Planner Matzek said there was a discussion of the Village Area Master Plan and AUAR at the April 10th Council workshop. At the April 17th meeting the Council approved the minor subdivision and variances for 3200 Lake Elmo Avenue, accepted the Village Area Master Plan, and approved the AUAR proposal and housing unit range.

Adjourned at 8:09 p.m.

Respectfully submitted,



Kelli Matzek
Planner