



## City of Lake Elmo

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### NOTICE OF MEETING

The City of Lake Elmo  
Planning Commission will conduct a SPECIAL meeting on  
**Thursday, May 31, 2007, at 7:00 p.m.**

### AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. PUBLIC HEARING: ZONING CODE TEXT AMENDMENT: Creation of zoning code regulations to govern the following new zoning districts: Village Residential Agriculture District (VR-A), Village Rural Residential District (VR-RR), Village Residential General Business District (VR-GB), Village Residential One Family District (VR-R1).
4. PUBLIC HEARING: ZONING MAP AMENDMENT: The rezoning of multiple properties within the Village Residential area identified in the comprehensive plan to new Village Residential zoning districts corresponding to the existing zoning classification. A copy of the comprehensive plan for the Village Residential area along with a map identifying all parcels being rezoned is available at City Hall.
5. Adjourn

**City of Lake Elmo  
SPECIAL Planning Commission Meeting  
Minutes of May 31, 2007**

Chairman Ptacek called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m. COMMISSIONERS PRESENT: Ptacek, Van Zandt, Schneider, Roth, Deziel, Fliflet, McGinnis (7:06). STAFF PRESENT: Senior Planner Gozola and Planner Matzek.

**Agenda**

M/S/P, Roth/Fliflet to approve the agenda as presented. Vote: 6:0.

**Zoning Code Text Amendment: South of 10<sup>th</sup> Street Holding Districts**

Chairman Ptacek gave a background of the rezoning process. Public input was already taken on the Comprehensive Plan and that would not be up for discussion as a part of the meeting. The meeting would be for any comments on the rezoning districts or the zoning map.

Senior Planner Gozola introduced four new zoning districts: Village Residential – Agriculture (VR-A), Village Residential – General Business (VR-GB), Village Residential – One Family Residential (VR-R1), and Village Residential – Rural Residential (VR-RR). The holding districts would restrict development of the parcels until sewer is available to the properties and as identified by the Staging Plan within the Comprehensive Plan. The holding district would restrict the ability of the property to subdivide. The minimum lot size in the holding district is 40 acres in VR-A and 20 acres in VR-GB, VR-R1, and VR-RR. He stated that those areas guided for village residential in the Comprehensive Plan are those proposed for rezoning into the holding districts.

(McGinnis arrived 7:06 p.m.)

Senior Planner Gozola stated that the format of the proposed districts is relatively close to that of what is currently in the code.

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 7:13 P.M.

*Warren Schmidt, 3240 Lake Elmo Avenue*

Mr. Schmidt asked if all of the parcels were being rezoned. There are six to eight acre parcels near the airport being rezoned. He asked if there are any tax consequences at this time.

Senior Planner Gozola said that all the parcels in color on the map as shown in the packet are being rezoned. The only difference would be the development options at this time.

(Pelletier arrived 7:16 p.m.)

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

Commissioner Deziel pointed out one four-unit building is located in the area being rezoned.

M/S/P, Roth/McGinnis move to recommend approval of the rezoning districts as submitted by staff. Vote: 7:0 (Pelletier abstained as she just arrived.)

**Zoning Map Amendment**

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 7:18 P.M.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 7:18 P.M.

Roth/Van Zandt to recommend approval of the zoning map. Vote: 8:0

Chairman Ptacek stated that both items will be brought to the Council at June 19<sup>th</sup> meeting.

Adjourned at 7:20 p.m.

Respectfully submitted,



Kelli Matzek  
Planner