



City of Lake Elmo

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NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday, July 9, 2007, at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. May 30, 2007
 - b. May 31, 2007
 - c. June 11, 2007
4. Public Hearings:
 - a. ZONING CODE TEXT AMENDMENT: Creation of zoning code regulations to govern the following new zoning district: Limited Business Sewered Residential Holding District (HD-LB-SRD).
 - b. ZONING CODE TEXT AMENDMENT: Amending the HD-RR-SRD, HD-RR-BP, HD-RR-LB, HD-RE-SRD, HD-RE-LB, and VR-RR holding districts to prohibit OP developments.
5. Business Items:
 - a. None.
6. Informational Items:
 - a. City Council Updates
 - i. June 19th – Variances for Thomas DuFresne at 8961 37th St N - approval
 - ii. June 19th – Variances for Frederick L. Paul at 8186 Hill Trl N - approval
 - iii. June 19th – Rezoning and zoning map for Village Area and South of 10th Street – approved
 - iv. June 19th – Whistling Valley III Preliminary Plan, Preliminary Plat, and CUP Review - approved
7. Adjourn

**City of Lake Elmo
Planning Commission Meeting
Minutes of July 9, 2007**

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

Agenda

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

Minutes

May 30, 2007

Commissioner Fliflet said her name should be added to those commissioners present.

M/S/P, Armstrong/Fliflet to accept the Minutes of May 30, 2007 as amended. Vote: 8:0.
Abstained: Pelletier.

May 31, 2007

M/S/P, Deziel/Lyzenga to accept the Minutes of May 31, 2007 as presented. Vote: 7:0.
Abstained: Armstrong and Lyzenga.

June 11, 2007

M/S/P, Lyzenga/Deziel to accept the Minutes of June 11, 2007 as presented. Vote: 6:0.
Abstained: Armstrong, Schneider, McGinnis

Zoning Code Text Amendment, Creation of Limited Business Sewered Residential Holding District (HD-LB-SRD)

Senior Planner Gozola stated that the new holding district will affect two properties near Keats Avenue. This district was missed the first time due to concurrent work updating the previous zoning map. The districts put together were for Highway Business, but the properties had since been rezoned. This holding district is identical in structure as those recently approved by the Commission and Council previously. The minimum lot size is raised to a nominal 20 acres.

Chairman Ptacek said this rezoning is in response to the Comprehensive Plan which was completed a year and a half ago. Statutory requirements mandate updating the zoning code to make it compatible with the Comprehensive Plan.

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 7:09 P.M.

No one spoke.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 7:09 P.M.

M/S/P, Armstrong/Pelletier to recommend approval of the zoning code text amendment for the HD-LB-SRD district. Vote: 9:0.

Zoning Code Text Amendment, Amending HD-RR-SRD, HD-RR-BP, HD-RR-LB, HD-RE-SRD, HD-RE-LB, and VR-RR Holding districts.

Senior Planner Gozola this is to correct an issue after the Council had already approved the zoning districts approved. The intent of the holding district is to keep parcels from developing into less than 20 acres. For the holding district areas with previous RR and RE zoning, language was not previously included in the holding district to prevent Open Space Preservation developments.

Chairman Ptacek clarified that the 20 acre minimum is still the regulation.

Senior Planner Gozola agreed that was still the minimum lot size. This language should have been added before and does not change what was already approved.

Commissioner Fliflet clarified that this is only true for properties within a holding district.

Senior Planner Gozola said by State law, the city must restrict development in the areas identified for sewer to a 20 acre minimum.

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

Bonnie McCloud, 30th Street

She is concerned about the timeframes for some of the areas. The village has been under a building moratorium for four or five years. She does not like to see things written in stone. She said it seemed unreasonable that some people will not be able to develop until 2015. She does not think a blanket approach is appropriate.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 7:20 P.M.

Commissioner Deziel said only properties forty acres or larger would be impacted by this addition as they are the only ones large enough to develop as an OP.

M/S/P, Deziel/Van Zandt to approve the proposal for the elimination of OP developments in HD-RR-SRD, HD-RR-BP, HD-RR-LB, HD-RE-SRD, HD-RE-LB, and VR-RR Holding districts. Vote: 9:0.

City Council Updates

Planner Matzek said at the June 19th meeting, the City Council approved the variances for Mr. DuFresne at 8961 37th St N, the variances for Mr. Paul at 8186 Hill Trl N, and the rezoning and zoning map for the Village Area and South of 10th Street. Also at that meeting the Preliminary Plan, Preliminary Plat, and Conditional Use Permit review were approved for Whistling Valley III.

Commissioner Fliflet asked why items on the work plan have not been included on the last few meeting agendas.

Senior Planner Gozola said the rezoning for the holding districts has taken up much of the time as it is a time-sensitive issue.

Adjourned at 7:25 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kelli Matzek".

Kelli Matzek
Planner