

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2006-070

A RESOLUTION APPROVING THE 520 SITE PLAN AND ZONING VARIANCES  
FOR THE LAKE ELMO INN EVENT CENTER

WHEREAS, at its July 10, 2006 meeting, the Lake Elmo Planning Commission reviewed and recommended approval of the application for a 520 Site Plan and zoning variances for Lake Elmo Inn Event Center, 3712 Layton Avenue, for an addition and site improvements at 3712 Layton Avenue subject to conditions.

WHEREAS, at its July 18, 2006 meeting, the Lake Elmo City Council reviewed and approved the Site Plan and zoning setback variances (Side and front for building and parking) to enable an addition of 1,800 square feet and site improvements to what was formerly referred to as the Lake Elmo VFW Hall based on the following findings:

1. The property can not be put to a reasonable use or a use in the best overall interest of the City as reflected by City plans for this neighborhood under the conditions allowed by the zoning code as now appearing.
2. The City has endorsed a Village Area Plan that geographically includes this site. That plan advocates and endorses design principals contrary to the current zoning ordinance setback standards, but consistent with the applicant's proposed site design. The plight of the land owner is due to this unique circumstance, and not created by the land owner.
3. The variances for parking and setback will not change the essential character of the neighborhood.

WHEREAS, at its July 18, 2006 meeting the Lake Elmo City Council reviewed and approved the Site Plan and the variance for impervious coverage from 45% to 76% based on the following findings:


1. The property can not be put to a reasonable use under the conditions allowed by the zoning code as now appearing. The proposed impervious site coverage will be no greater than that currently existing on the site, and will be mitigated at the point of most significant surface run-off concern by an on-site infiltration system.
2. The plight of the land owner is due to historic site impervious coverage actions by prior site owners, and is not created by the land owner.

3. The variance for impervious site coverage will not change the essential character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lake Elmo does hereby approve the Section 520 Site Plan and zoning variances of Lake Elmo Inn Event Center, 3712 Layton Avenue N. , in accordance with plans Staff dated July 5, 2006, and subject to the following conditions recommended by the Planning Commission:

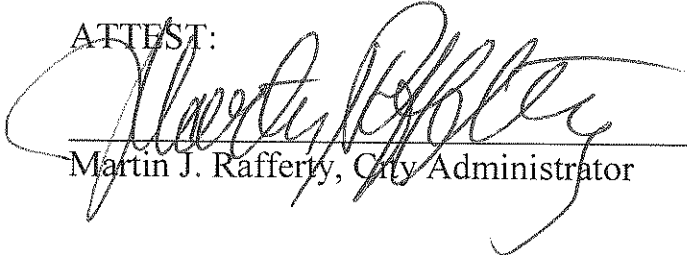
1. Compliance with the recommendations of the City Engineer and City Attorney.
2. Compliance with the recommendations of the Valley Branch Watershed District as found by the City Engineer to be practical and in the best interests of the City.
3. The portion of the site adjacent to residential property to the south and west must be screened in accordance with Section 1345.02.
4. The Site Plan should be revised to preclude the diagonal parking from encroaching in to the Public alley Right-of-Way to the west.

ADOPTED by the Lake Elmo City Council on the 18<sup>th</sup> day of July, 2006.



Dean A. Johnston, Mayor

ATTEST:



Martin J. Rafferty, City Administrator