



## City of Lake Elmo

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### NOTICE OF MEETING

The City of Lake Elmo  
Planning Commission will conduct a meeting on  
**Monday, February 12, 2007, at 7:00 p.m.**

#### AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Minutes
  - a. December 11, 2006
  - b. January 8, 2007
4. PUBLIC HEARING: Variances for Septic ~ 11225 31<sup>st</sup> Street North
5. City Council Updates
  - a. January 20 – Village Area Infrastructure Workshop, 9 a.m.
  - b. January 23 – Village Area Financing, 6 p.m.
  - c. February 1 – Joint Workshop City Council & Planning Commission
  - d. February 6 – Concept Approved for WW
  - e. February 6 – Moratorium on Signs - Billboards
  - f. February 13 – Joint Workshop City Council & Planning Commission Work Session
6. Adjourn

**City of Lake Elmo  
Regular Planning Commission Meeting  
Minutes of February 12, 2007**

Chairman Ptacek called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m. COMMISSIONERS PRESENT: McGinnis, Fliflet, Lyzenga, Pelletier, Deziel, and Roth. STAFF PRESENT: Acting Administrator T. Bouthilet and Assistant Planner Matzek.

**Pledge of Allegiance**

**Agenda**

Chairman Ptacek added #6 – Government Training Services

M/S/P, Roth/Fliflet to accept the Agenda as amended. Vote: 7:0.

**Minutes**

*December 11, 2006 minutes*

M/S/P, Pelletier/Deziel, to accept the Minutes of December 11, 2006 as presented. Vote: 6:0:1 Abstain-Roth, Absence.

*January 8, 2007 minutes*

Commission Deziel requested clarification on if the motion on page five was approved or denied.

Commissioner Fliflet stated the approval was included on the previous page. She would also like the minutes to reflect her comment regarding Whistling Valley III to say she would like all of Mr. Kaufhold's concerns to be addressed.

M/S/P, Fliflet/Roth to accept the Minutes of January 8, 2007 as amended. Vote: 7:0

**Public Hearing: Septic Variance ~ 11225 31<sup>st</sup> St. N.**

Assistant Planner Matzek reported that the applicant was applying for variances from Chapter 700 of the city code regarding septic systems. The 15,000 square foot lot has an existing house and septic system. The MPCA report has identified this as a failing system. The city Building Official, a certified septic designer, went out to the site and determined it was an adequate site location. The 10 foot setback for the hydrant is still being met by this proposed location.

Chairman Ptacek asked if there was a difference between a pressure bed and a drainfield.

Planner Matzek stated she was unsure if there was a difference.

*Jeff Anderson, applicant*

Mr. Anderson, stated the proposed pressure bed would not be gravity drained so a lift station would be needed. Currently they take 30 second showers and do not do their

laundry at the house. They would like to wait until sewer arrives at the site, but are unable to do so with the existing conditions. Mr. Anderson stated he visited City Hall and was told the timeline for sewer was unknown.

Chairman Ptacek stated that the proposal was like a pressurized mound system.

THE CHAIRMAN OPENED THE PUBLIC HEARING AT 7:12 P.M.

No one came forward to speak.

THE CHAIRMAN CLOSED THE PUBLIC HEARING AT 7:13

Commissioner Deziel stated he visited the site and agrees the proposed site is the most appropriate location.

M/S/P, Roth/McGinnis to recommend approval of septic variances for setbacks at 11225 31<sup>st</sup> St. N per the staff report. Vote: 7:0.

### **Council Updates**

Assistant Planner Matzek said a Village Area Infrastructure Workshop on January 20<sup>th</sup> and a Village Area Financing Workshop on January 23<sup>rd</sup> were held to for informational purposes. Packets of the slides shown at the workshops were available by request.

Assistant Planner Matzek continued on that a February 1<sup>st</sup> Joint Workshop between the City Council and Planning Commission was held. She felt this discussion was helpful in creating open communication between the two groups. At the February 6<sup>th</sup> Council meeting the concept plan for Whistling Valley III (West) and a moratorium on signs – billboards were both approved. A second joint workshop between the City Council and the Planning Commission will be held on February 13<sup>th</sup>.

### **Government Training Sessions**

Chairman Ptacek stated he had received something in the mail from the Government Training Sessions. There is a workshop entitled “Your Role as Planning Commission Member” that he thought the commissioners might be interested in.

Chairman Ptacek directed the commission to let Assistant Planner Matzek know what workshops they would like to attend.

Adjourned at 7:18 p.m.

Respectfully submitted,



Kelli Matzek  
Assistant Planner