

**City of Lake Elmo
Planning Commission Meeting
Minutes of November 13, 2006**

Chairman Helwig called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m. COMMISSIONERS PRESENT: Van Zandt, Deziel, Schneider, Roth, McGinnis, Pelletier, Ptacek, Fliflet, and Armstrong (7:02 p.m.). STAFF PRESENT: Planner Dillerud, Assistant Planner Matzek, and Recording Secretary. ALSO PRESENT: Councilmember Johnson.

Agenda

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

Minutes

M/S/P, Roth/Pelletier to accept the Minutes of September 11, 2006 as presented. Vote: 9:0.

Zoning Ordinance

The Planner introduced draft zoning district regulations for Public Facilities, Business Park, and Neighborhood Conservation. There are very few proposed changes proposed to PF and BP.

Public Facilities

The Commission suggested amending PF to exclude site certified regional sewer from the maximum wastewater generation requirement. The Commission agreed.

Business Park

A list of uses in chart form was presented and it was similar to that created by Lane Kendig when performance zoning was discussed as an option earlier in the year. The Planner said it seemed sensible to use for most zoning districts because there is a great deal of duplication. If the Planner can deal with all the exceptions in a reasonable fashion, he said he would like to use the chart.

Architectural Standards have been removed along with Lighting from the individual districts because they are now covered elsewhere.

Neighborhood Conservation

The Planner said the locations of the proposed district are existing areas currently zoned R-1 as well as the Carriage Station neighborhood. Few parcels do not currently have a structure on them.

The purpose of this district is to conserve what exists, and not to increase house sizes, setbacks, densities, etc. The neighborhoods that would fall in this zoning district have a wide variety of characteristics, even from each other.

Commissioner Pelletier asked if the proposed lot size of 18,500 is a good average for lots in those neighborhoods. The Planner agreed it was.

Building Setback from Property Lines should say, "Adjacency averaged, whichever is less." The Commission agreed.

M/S/P, Armstrong/Van Zandt to delete the septic and water supply portion of the table because the purpose of this district is to eliminate non-conformities and that provision creates further

non-conformities. Vote: 9:0.

The Commission suggested adding the text "Minimum of 18,500 square feet" for lot size within the table. Commissioner Armstrong suggested adjacency averaging the minimum lot size of 18,500 square feet and it should only apply to lots of record. Also, that should be stated elsewhere in that district as well as in the table. Lots are not buildable without adequate wastewater treatment.

M/S/P, Roth/Van Zandt to recommend approval of the revised zoning district for Neighborhood Conservation. Vote: 9:0.

M/S/P, Roth/Deziel to recommend approval of the revised zoning district for Business Park. Vote: 9:0.

M/S/P, Roth/Deziel to recommend approval of the revised zoning district for Public Facilities. Vote: 9:0.

Zoning Map

The Planner said our task is not to worry what zoning exists today. Our only goal is to match our Zoning Map to our Land Use Plan within the Comprehensive Plan.

Definitions

The Assistant Planner reviewed definitions. She distributed an ordinance defining Agriculture and Farm, Rural. Automobile Detailing Shop can be removed. The Commission questioned the need for a separate definition of major and minor Automobile Repair. The Assistant Planner said it offers gradients of intensity to reflect gradients of uses. The Commissioners questioned why we are adding definitions for uses we don't have because it causes confusion. They suggested it should occur with the use first and then have a definition. The Assistant Planner said it is something that could be looked at soon.

Commissioner Armstrong said our code should stand alone and definitions should not wag the dog. Without direct follow-through, it is not a good idea to add those definitions prematurely.

The Planner said that just because it is listed in the definitions does not mean it is allowed.

M/S/P, Roth/Armstrong, to put back into the definitions, the old automobile repair definition and remove the new minor and major definitions for auto repair. Vote: 7:2, Nay: Deziel/Armstrong.

M/S/P, Roth/Fliflet, to only include definitions for words that are in the code and to exclude any definition that is not already in the code. Vote: 7:2, Nay: Van Zandt/Ptacek.

Commissioner Fliflet recommended changing bed and breakfast stays to 14 days.

It was suggested to delete one of the definitions for "Building."

Commissioner Armstrong would like to keep the existing definition of "Club." He suggested combining the two definitions, keeping the long definition and deleting the short definition, or rename the short one "Lodge."

Staff was asked to look at the definitions of "Day Spa" and "Therapeutic Massage" to identify

any overlap. A more generic definition for "Day Spa" may be appropriate as well as adding the text "and similar services."

The Commission asked for a more clear definition for "Director of Public Safety."

Commissioner Armstrong talked about the Green Acres program. He requested a closer look at the definition of "farms." The Commission left off at the definition of "Farm" and would like to pick up at that location at the next meeting.

City Council Updates

The Planner reported that the ordinance was changed to allow for seasonal sales. The Council has requested to review the City Code regarding terms for Planning Commissioners; this topic will be on the next council agenda. Outdoor Commercial Social Events is also on the next agenda.

The Chairman adjourned the meeting at 9:00 p.m.

Respectfully submitted,



Kimberly Anez
Recording Secretary

