



**City of Lake Elmo
Planning Commission Meeting
Minutes of September 28, 2015**

Chairman Dodson called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Dodson, Dorschner, Fields, Haggard, Larson, Williams, Griffin and Kreimer

COMMISSIONERS ABSENT: None

STAFF PRESENT: Community Development Director Klatt and Interim Administrator Schroeder

Approve Agenda:

The agenda was accepted as presented.

Approve Minutes: September 14, 2015

M/S/P: Kreimer/Fields, move to approve minutes as presented, **Vote: 5-0, motion carried unanimously, Larson Williams and Griffin did not vote.**

Business Item: System Statement Discussion

Klatt began his presentation regarding the System statement. Beyond the forecast section, the system statement includes a section on transportation, water resources and parks. Important questions that will need to be addressed in the Comprehensive Plan update will be the Gold Line, the Management of subsurface sewage treatment systems and the integration of the regional trail system with local parks and trail plans.

The system statement is done on a 10 year cycle. There is a small window of time in which to submit comments to the Met Council before the system statement becomes final.

There was a discussion about rural areas and subsurface treatment systems. We need to plan to put infrastructure in when the opportunity is there.

Williams feels we need to look at our regulations regarding the OP developments and perhaps strengthen the language for replacement of the community septic systems. Dodson mentioned at the last meeting the Commission touched on discussing if we even wanted to continue to allow the open space developments. Dorschner thinks that

as part of that discussion we should be talking to environmental experts regarding the risks of these systems.

The housing plan section includes affordable housing. The city has been allocated 508 units. This number is not a mandate and there are no penalties if we don't meet this. However, if we choose to apply for grant money, there is more regulatory oversight.

The city must be compliant with the Met Council's Transportation Policy Plan. The Gateway corridor gold line will be key for Lake Elmo. The City will need to plan for transit stops and transit stations. The city is doing a market study to determine what type of development would work around these transit stations.

Dodson asked how important transportation is in relation to where people live. Klatt stated it is a critical component. Klatt stated the market study will be started this fall and we should get some info in early 2016.

There was some discussion regarding the impaired lakes status.

Regional Parks – the key issue is regional bike trails. Dodson stated that bike trails for transportation vs for recreational purposes are different. The Commission discussed trails and how to manage County owned, City owned and private trails. There was also some discussion regarding Tartan Park.

The Commission feels there should be a joint session with the Park Commission to determine what the Park Plan should be and what role each Commission should play.

Klatt stated that they are looking at doing an interim Comprehensive Plan update prior to the 2018 Comprehensive Plan update.

Klatt presented several scenarios to consider for reducing the projected households. 1627 units can be rebalanced. Klatt presented 5 scenarios on how that might be accomplished. There was a discussion on what the Met Council considers allocation units. How does housing equate to jobs or commercial.

Williams talked about how the MOU dealt in REC units and here we are only talking about population and housing. Shouldn't we be talking about REC units as well? Klatt stated that yes we should. Williams also asked if the Met Council will allow us to take out some of the high density housing. They did in the past as we still had a high enough average overall.

Williams stated that before we can look at the rural numbers, we have to discuss what types of development we will allow in those areas. He stated he would like to see the City go back to Rural Estates type developments. He would like to see 2.5 acre lots. Whether you have a large piece of land or just split a 5 acre lot in two, he is ok with that.

Council Updates – September 15, 2015 Meeting

1. Savona 3rd Addition Final Plat – Passed.
2. Savona 3rd Addition Development Agreement – Passed.

Staff Updates

1. Upcoming Meetings
 - a. October 12, 2015
 - b. October 28, 2015
2. Government Training Sessions – Funds are available for attendance.
3. Manning Ave Phase I project will be voted on in October.
4. Council voted on a Manning Ave redesign to have a cul-de-sac on old Hwy 5.
5. Gateway will come back on October 20th with a preferred option.

Commission Concerns

Dorschner was wondering if they could get an updated map showing all the developments with status and number of units.

Meeting adjourned at 9:15 pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant