



**City of Lake Elmo
Planning Commission Meeting
Minutes of April 11, 2016**

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

COMMISSIONERS PRESENT: Kreimer, Dunn, Larson, Griffin, Dodson, Fields, Lundquist and Williams.

COMMISSIONERS ABSENT: Haggard & Larson

STAFF PRESENT: Planning Director Wensman, & City Planner Becker

Approve Agenda:

The agenda was approved as presented.

Approve Minutes: March 28, 2015

M/S/P: Williams/ move to approve the March 28, 2016 minutes as amended, **Vote: 7-0, motion carried.**

Public Hearing – Comprehensive Plan Map Amendment

Wensman started his presentation regarding the Comprehensive Plan amendment. The City is planning for the Old Village Phase 2 street and utility improvement project. 3 parcels have petitioned to join the MUSA. Within the proposed MUSA, many properties are currently guided for rural single family and rural area development which is not consistent with sewered development. The identified parcels will be reguided to Village Urban Low Density. Met Council approval is required and upon review, the Met Council has requested that the properties within the MUSA be guided for sewered development.

Dunn asked how many acres are in the new area. She wants the motions broke into 2 separate motions. She wants to know what the density range is for this Village Urban Low Denisty. Wensman stated that the range is 1.5 – 2.49 per acre. Wensman stated that this might need to be continued as the Comp plan requires 3 units per acre for sewered. Kreimer stated that there can be pockets as long as the overall area meets the 3 units per acre. Wensman stated that he thinks that we will get push back from Met Council if we use this guidance.

Public hearing on adding the 3 properties opened at 7:15 pm

Steve Johnson, 2915 Lake Elmo Ave, asked what the designation needed to be. Williams pointed out that the public hearing was only to add them to the MUSA.

There were no written comments

Public hearing closed at 7:18 pm

M/S/P: Williams/Dunn, move to add findings of fact that there is a homeowner petition, that the Met Council staff is in agreement with adding these properties and that there is no significant change in project scope and cost to the City. **Vote: 7-0, motion carried.**

M/S/P: Williams/Dodson, move to recommend approval of an amendment to the City's Comprehensive Wastewater Facilities Plan adding 3 residential parcels, PID #'s 24.029.21.22.0019, 24.029.21.22.0020 and 24.029.21.22.0021 to the Village MUSA area based on the attached findings, **Vote: 7-0, motion carried.**

M/S/P: Williams/Dodson, move to postpone amending the Comprehensive Land Use Plan by reguiding parcels in the Village MUSA until such time as a new public hearing has been noticed, **Vote: 7-0, motion carried.**

Dodson is concerned that the existing RS homes will get that Village Medium Density designation. Wensman stated that the rezoning should occur shortly after the sewer hook ups occur.

Dunn stated that the maps are different in the packet than what was shown tonight. She would like things clarified and simplified.

Public Hearing – Rezoning the Inwood Water Tower site to PF

The City's Inwood Watertower site is currently zoned Rural Residential and essential services are guided in the Comprehensive Plan as Public/Park. The request is to rezone the Inwood watertower to PF – Public/Semi Public. This is a 1.44 acre parcel owned by the City.

Public hearing opened at 7:34 pm

No one spoke and there were no written comments.

Public hearing closed at 7:35 pm

M/S:Lundquist/Williams, move to recommend approval of the rezoning of the Inwood Watertower site PID #28.029.21.42.0003, from the RR – Rural Residential Zoning District to the PF – PF Public or Semi-Public zoning district.

M/S/P:Williams/Dodson, proposes an amendment to include based on the findings presented in the staff report, ***Vote: 7-0, motion carried.***

P: Original motion as amended, ***Vote: 7-0, motion carried.***

Business Item – Village Preserve 2nd Addition Final Plat

Wensman started his presentation regarding Village Preserve 2nd addition. This application is to Final Plat Outlot C into 45 single family homes and a .13 acre outlot for a trail. This final plat is consistent with the preliminary plat.

The Fire Chief would like the street named Lady Slipper Circle on the plat map changed to 41st Street Circle. Wensman went through his findings of fact and 13 conditions of approval, one of which is constructing a turn lane on Lake Elmo Ave. Building permits will not be issued until the turn lane is constructed.

Dodson pointed out a few technical changes. He also asked if the HOA had been established yet. Wensman stated that the documents have been drafted, but beyond that he is not sure.

Craig Allen, GWSA, talked about the drainage of the development and the shared ponding with Wildflower. The irrigation and landscape plan was all done at once and should not be difficult to finish up for phase II.

Dunn asked about the sidewalk and trail system and why they are different widths. Allen went through the trail system.

M/S/P: Williams/Dodson, move to approve the Village Preserve 2nd addition Final Plat with the 13 conditions of approval as drafted by Staff based on the findings of fact listed in the staff report as amended, ***Vote: 7-0, motion carried.***

Business Item – Zoning Text Amendment Noise Ordinance

Planner Becker explained the proposed ordinance as requested by the City Engineer. The staff would like feedback from the Planning Commission prior to the public hearing scheduled on April 25th, 2016.

Dodson likes the Oakdale ordinance better than either version of the Lake Elmo ordinance. He prefers talking about how loud something is and hours vs. types of

equipment allowed. He is also wondering what the penalties are for violations. Becker stated that the penalty is outlined in ordinance 10.99.

Dunn is concerned about MPCA standards, but does not see those standards anywhere. Wensman stated that it was previously discussed during the Hecker wedding venue and states what the noise limits are. Williams thinks there should be a reference to those standards. Wensman stated that he does not think it is necessary as our numbers come from those standards.

Dunn feels that the current ordinance protects the current residents and does not feel it should change. Kreimer does not see a need to change the noise ordinance. He lived through it in 2014 with Hammes Estates and they worked weekends and it was miserable. They could not enjoy their property that whole summer.

Fields would rather have exemptions on a project by project basis rather than change the ordinance. Williams is troubled by the inclusion of Saturday. He would rather see the ordinance allow public projects to be exempted.

Williams would like to suggest that in section 1A, construction activity is allowed from 7am – 7pm during the week, but nothing on Saturdays. In the last section where it talks about public projects, allow

Business Item – Zoning Text Amendment – Open Space Preservation Ordinance

Business Item – 2016 Planning Commission Work Plan

Council Updates – April 5, 2016 Meeting

1. Savona 4th addition Developer Agreement – passed.
2. Easton Village Park Plan – passed.
3. Palmquist Commercial Wedding Venue IUP – Postponed.

Staff Updates

1. Upcoming Meetings
 - a. April 25, 2016
 - b. May 10, 2016

Commission Concerns

Meeting adjourned at 9:50 pm

Respectfully submitted,

Joan Ziertman

Planning Program Assistant