



**City of Lake Elmo
Planning Commission Meeting
Minutes of July 10, 2017**

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

COMMISSIONERS PRESENT: Kreimer, Dodson, Emerson, Williams, Lundquist, Johnson, Larson and Hartley

COMMISSIONERS ABSENT: Dorschner

STAFF PRESENT: Planning Director Wensman

Approve Agenda:

The agenda was accepted as presented

Approve Minutes: June 12, 2017

M/S/P: Hartley/Dodson, move to approve the June 12, 2017 minutes as amended, **Vote: 7-0, motion carried unanimously.**

Business Item – Easton Village 3rd Addition Final Plat

Wensman started his presentation regarding Easton Village 3rd addition final plat. The final plat includes 28 single family lots that are located within an 8.53 acre area. The preliminary plat was revised with the 2nd Addition which increased the number of lots in 3rd addition area from 27 lots to 28 lots with the lot sizes being decreased. Outlot A was added for landscaping and Outlot B was moved for a trail corridor to provide better connection from the park in 1st addition. Also the eyebrows were removed. There were a few engineering comments regarding construction plans and easements. The parkland dedication will be acquired with this phase of the development. The landscape plans are generally consistent with the preliminary landscape plans, but there may be revisions to comply with City Standards. Conditions of Preliminary Plat are generally met, and anything outstanding will be made a condition of approval of final plat. The final plat is consistent with the revised preliminary plat.

There was some discussion regarding the disclosure statement about the airport to the first homeowners and the encouragement to incorporate interior noise reduction measures. There was also discussion regarding the preliminary plat condition #1 that requires adequate title evidence. Wensman stated that this condition was met.

Kreimer asked how many more phases there would be or if there was a phasing plan. Wensman stated that there will probably be one or possibly 2 more.

Johnson asked if historically there have been complaints regarding the noise at the airport. Larson stated that with the upcoming changes at the airport, there will be different types of planes that will be able to use the airport. This could include small jets which will have safety and sound impacts for the surrounding area. Wensman stated that he has not personally received any complaints. Williams stated that he has lived here since 1972 and the MAC has been receiving complaints since that time.

M/S/P: Williams/Dodson, move to add condition #10 that all title work must be submitted and accepted by the City Attorney before City officials sign the final plat, ***Vote: 7-0, motion carried unanimously.***

M/S/P: Hartley/Larson, move to recommend approval of Easton Village 3rd Addition Final Plat with the 10 conditions of approval as drafted by staff and updated by the Commission, ***Vote: 7-0, motion carried unanimously.***

City Council Updates – June 20, 2017 Meeting

- i) 9359 Jane Road – Shoreland Variance – passed
- ii) Lakewood Crossing 2nd Addition Preliminary and Final Plat & PUD – passed
- iii) Fence Ordinance – passed
- iv) Inwood 5th addition developer agreement amendment - passed

City Council Updates – July 5, 2017 Meeting

- i) Royal Golf Zoning Map Amendment – passed
- ii) Southwind Easement Vacation – passed
- iii) Southwind Final Plat – passed
- iv) Southwind Developer Agreement – passed
- v) Hidden Meadows 2nd Addition Final Plat - passed

Staff Updates

1. Upcoming Meetings
 - a. July 24, 2017
 - b. August 14, 2017
2. MAC CEP Report

Commission Concerns

Kreimer asked about the final plat for Inwood and berms. Wensman stated that there was a compromise reached between the developer and Washington County that required the developer to shave back the berm and put a wall in.

Meeting adjourned at 7:35 pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant