

**City of Lake Elmo
Planning Commission Meeting
Minutes of September 12, 2011**

Chairman Van Zandt called to order the meeting of the Lake Elmo Planning Commission at 6:38 p.m. COMMISSIONERS PRESENT: Bidon, Fliflet, Hall, Haggard, Obermueller, Van Zandt and Ziertman. Absent: Pelletier and Williams. STAFF PRESENT: Planning Director Klatt and Planner Matzek.

Business Item - Discussion of Accessory Building and Exterior Storage Ordinance with Exterior Storage Work Group.

Planning Director Klatt stated that this workshop requires no formal action by the group, but offers a chance for the commission and staff to dialogue regarding potential changes to the applicable ordinances. He said the members of the commission's subcommittee are Chairman Van Zandt and Commissioners Hall, Fliflet and Ziertman. He said it is difficult to enforce the exterior storage ordinance as the rule is consistently broken throughout the City and in some cases does not make sense. For example a small camper or ATV technically needs to be against the rear property line where nothing is allowed to be built. Instead, people typically keep those items next to the garage or in the front yard. Planning Director Klatt suggested having a public hearing or town hall meeting as this ordinance impacts many residents.

Chairman Van Zandt said lakeshore lots have their own storage challenges like having odd configurations, being heavily wooded or having steep slopes.

Commissioner Haggard asked if new buildings in the Village Area or the future sewerred areas along I-94 would have more restrictive covenants.

Planning Director Klatt said our current regulations do not decipher between lot sizes, so the exterior storage location is the same for a ten acre lot as it is for a 1/5 acre lot.

Commissioner Ziertman suggested having seasonal allowances as snowmobile trailers are not typically able to be stored along rear property lines because of large snow volumes. She agreed there should be different requirements based on zoning districts.

Chairman Van Zandt suggested that screening be a consideration in storage location.

Commissioner Fliflet suggested looking at existing neighborhood association language as an example.

Planner Matzek pointed out that there is a variety of lot sizes within a zoning district.

Commissioner Obermueller suggested that some people avoid associations when buying a home as they do not want the additional restrictions.

“recreational vehicles and accessory equipment defined.” She suggested changing “storage location surfaces” to “storage and accessory equipment location surfaces.”

Commissioners Fliflet and Ziertman thought it was too restrictive to say an item must be on a surface free from weeds or other vegetative growth.

Planning Director Klatt said if something is stored in one place it will kill the grass underneath and may increase runoff.

Commissioner Ziertman suggested adding “free from weeds” and eliminate “vegetative growth.” She suggested identifying the area must be “free from tall grass and weeds.”

Commissioner Haggard asked if at the bottom of page four, the 20 foot reference should be changed to 25 to be consistent.

Commissioner Fliflet suggested on page five, that residents should have 48 hours instead of 24 hours for the storage of a recreational vehicle for loading and unloading purposes.

Planning Director Klatt said he would like to bring this back to the work group again and not the entire commission just yet.

Adjournment

The meeting was adjourned at 8:37 p.m.

Respectfully submitted,

Kelli Matzek
Planner