



City of Lake Elmo

3800 Laverne Avenue North
Lake Elmo, Minnesota 55042

(651) 777-5510 Fax: (651) 777-9615

www.lakeelmo.org

NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday, May 23, 2011, at 7:00 p.m.

AGENDA

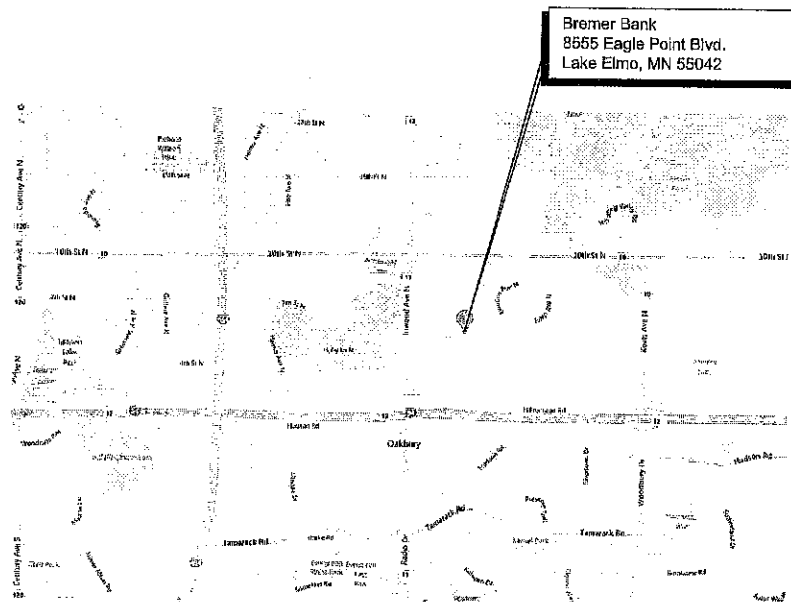
1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. None.
4. Public Hearing
 - a. BREMER BANK PUD AMENDMENT. Consideration of a request to amend the Planned Unit Development for Eagle Point Business Park to allow the expansion of the parking facility at 8555 Eagle Point Boulevard.
 - b. FENCE ORDINANCE AMENDMENT. Consideration of an amendment to revise the requirements for solid fences installed on and on double frontage lots and used for screening purposes.
5. Business Item
 - a. SOUTHERN LAKE ELMO – PROCESS, GOALS AND VISION. Review of draft policy document concerning the vision and goals for the I-94 planning committee.
 - b. FORM-BASED CODES DISCUSSION. Review of examples of form-based zoning codes.
6. Updates
 - a. City Council Updates
 - i. Hidden Bay Trail Variance
 - b. Staff Updates
 - i. Variance Legislation
 - ii. Lake Elmo Park Reserve Western Trail Entrance Open House
 - c. Commission Concerns
7. Adjourn

PROJECT:
2011 PARKING LOT ADDITION



FRAUENSHUH INC.
 380 ST. PETER STREET, SUITE 150
 ST. PAUL, MN 55102

VICINITY MAP



INDEX OF DRAWINGS

T	Title Sheet
C0.0	Topographic Survey
C0.1	Topographic Survey
C1.0	Demolition Plan
C2.0	Paving and Landscaping Plan
C3.0	Grading and Erosion Control Plan
C4.0	Utility Plan
C5.0	Details
E1.0	Electrical Plan
E2.0	Photometric Plan

PROJECT CONTACTS

Project Contact:
 John A. Nemeck III
 Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 Tel: 651.481.9120
 Fax: 651.481.9201

Civil Engineer:
 Michael A. Murphy, P.E.
 Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 Tel: 651.481.9120
 Fax: 651.481.9201

Electrical Engineer:
 Scott Rieger, P.E.
 Dunham Associates Inc
 50 South 6th Street, Suite 1100
 Minneapolis, MN 55402
 Tel: 612.465.7550
 Fax: 612.465.7551

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 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (F) 651.481.9201
 www.larsonengr.com

FRAUENSHUH INC.
 380 ST. PETER STREET
 SUITE 150
 ST. PAUL, MN 55102

2011 PARKING LOT ADDITION
 BREMER BANK
 8555 EAGLE POINT BLVD.
 LAKE ELMO, MN 55042

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

 Michael A. Murphy, P.E.
 Date: 05.09.11 Reg. No.: 42608

Rev.	Date	Description

Project #: 12106105
 Drawn By: KBK
 Checked By: JAN
 Issue Date: 05.09.11
 Sheet Title:

TITLE SHEET

 Sheet: 1 of 10



ALL EXISTING ITEMS AND CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION

BREMER SERVICE CENTER

LAKE ELMO, MINNESOTA

CONTACT:
JOHN NEMEC
 LARSON ENGINEERING
 3524 Labore Road
 White Bear Lake, MN
 55110-5100
 Phone: (651) 481-9120

COUNTY:
 WASHINGTON COUNTY

SEAL:
 THE STATE OF MINNESOTA DOES NOT REQUIRE A SEAL.

REVISIONS:

DATE	REVISION
2-23-11	INITIAL ISSUE
3-30-11	ADDL TOPO

CERTIFICATION:
 I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the state of MINNESOTA.
Daniel L. Thummes
 Daniel L. Thummes Registration No: 25718
 Date: 02-23-10

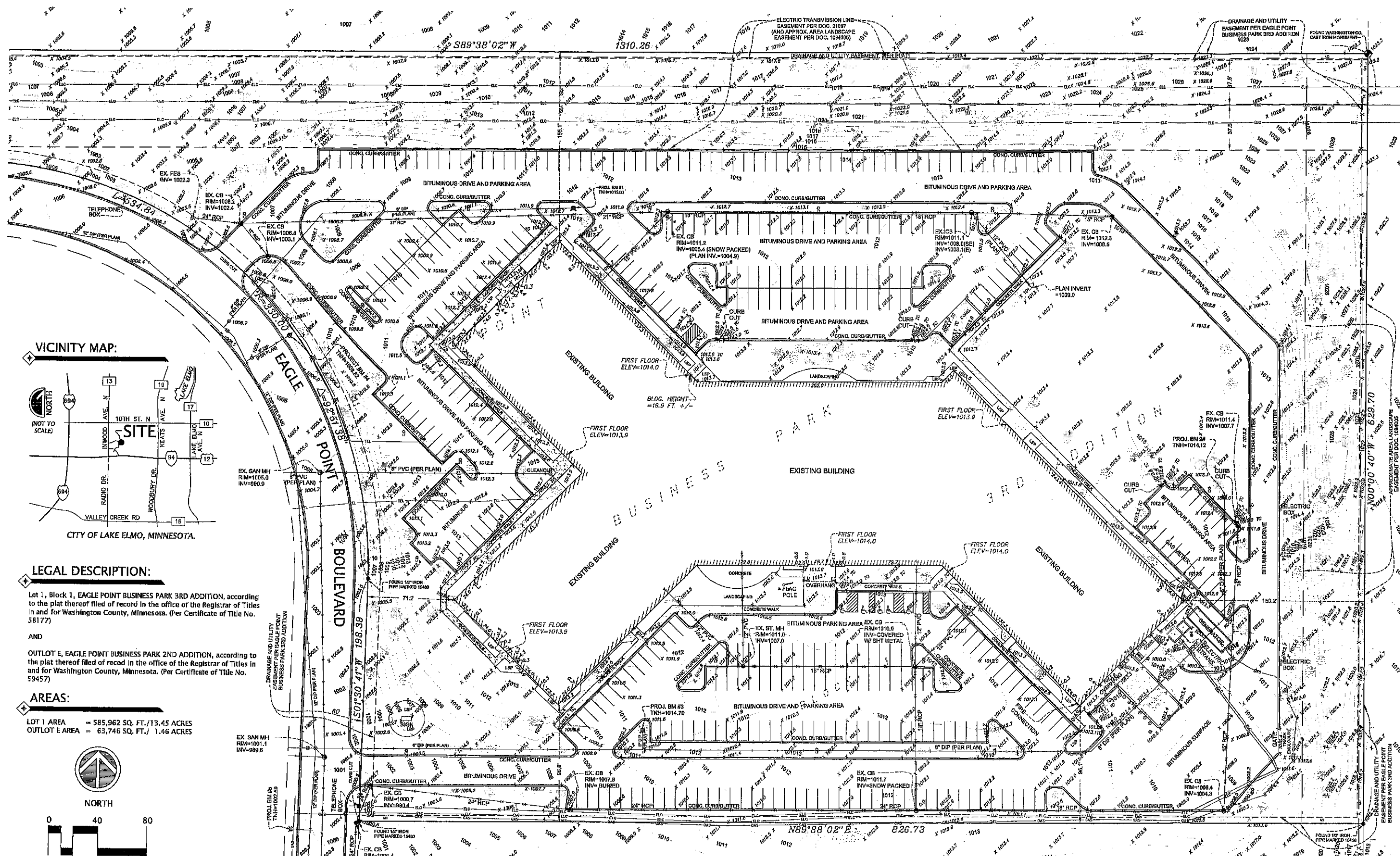
PROJECT LOCATION:
8555 EAGLE POINT BLVD.
 PID #3302921410049
 PID #3302921420007

Suite #B100
 200 East Chestnut Street
 Stillwater, MN 55082
 Phone 651.275.8969
 Fax 651.275.8976
 dan@cssurvey.net

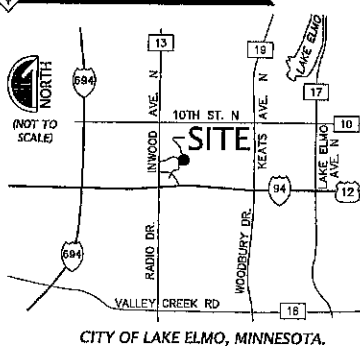
CORNERSTONE LAND SURVEYING, INC

FILE NAME: SURVLE73
 PROJECT NO: LE01073

BOUNDARY/TOPOGRAPHIC SURVEY



VICINITY MAP:



LEGAL DESCRIPTION:

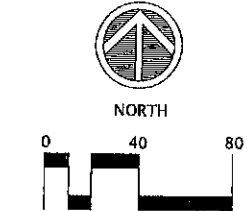
Lot 1, Block 1, EAGLE POINT BUSINESS PARK 3RD ADDITION, according to the plat thereof filed of record in the office of the Registrar of Titles in and for Washington County, Minnesota. (Per Certificate of Title No. 58177)

AND

OUTLOT E, EAGLE POINT BUSINESS PARK 2ND ADDITION, according to the plat thereof filed of record in the office of the Registrar of Titles in and for Washington County, Minnesota. (Per Certificate of Title No. 59457)

AREAS:

LOT 1 AREA = 585,962 SQ. FT./13.45 ACRES
 OUTLOT E AREA = 63,746 SQ. FT./ 1.46 ACRES



FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 27163C0335E DATED FEBRUARY 3, 2010. ZONE 'X' IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

BENCHMARK:

MNDOT GEODETIC DATABASE STATION #33426. VERTICAL CONTROL DISK STAMPED '8282 AD 1990' LOCATED IN TOP OF RAILING OF SOUTHBOUND CO. RD. 13 (RADIO DR.) BRIDGE 82843 OVER INTERSTATE HIGHWAY 94. ELEVATION = 1008.33
 PROJECT BENCHMARK SHOWN GRAPHICALLY AT SURVEY SITE.

SURVEY NOTES:

FIELDWORK PERFORMED FEBRUARY 14 - 21, AND MARCH 25, 2011.

TOPOGRAPHIC FEATURES WERE SHOT TO THE BEST OF OUR ABILITIES. INVERTS WERE TAKEN AS CLOSE TO THE BOTTOM OF THE STRUCTURE AS POSSIBLE.

LARGE PILES OF SNOW WERE PRESENT ON THIS SITE. ADDITIONAL UTILITIES AND/OR PAVEMENT TRANSITIONS MAY EXIST UNDER THE SNOW COVER OF WHICH WE ARE UNAWARE.

SPOT ELEVATIONS FOR THE CURB LINES ARE AVAILABLE AS A POINT BLOCK IN THE ELECTRONIC VERSION OF THIS DRAWING. SHOTS ARE TO THE GUTTER LINE OF CURB UNLESS OTHERWISE NOTED.

PROJECT COORDINATES IN ELECTRONIC FILE ARE BASED THE WASHINGTON COUNTY COORDINATE SYSTEM.

EASEMENT NOTES:

- SUBJECT TO ELECTRIC TRANSMISSION EASEMENT PER DOC. 21697 SHOWN GRAPHICALLY.
- SUBJECT TO COVENANTS PER DOC. NO 1065503 AND AMMENDED BY DOC. NO. 1118152. NOT SHOWN.
- SUBJECT TO DEVELOPMENT STANDARDS PER DOC. NO 1092260, NOT SHOWN.
- SUBJECT TO MONUMENT AND LANDSCAPING COVENANTS PER DOC. NO. 1094005. APPROXIMATE LANDSCAPE EASEMENTS SHOWN GRAPHICALLY.
- SUBJECT TO STORMWATER AGREEMENT PER DOC. 1110374, NOT SHOWN.

ADDITIONAL EASEMENTS OF WHICH WE ARE UNAWARE MAY EXIST. INFORMATION SHOWN HEREIN PER CERTIFICATE OF TITLE NOS. 58177 AND 59457.

UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION/ EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. MOST UTILITIES ARE SHOWN BASED ON MARKING LEFT ON THE GROUND IN RESPONSE TO GOPHER ONE LOCATE TICKET #110420356. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.



LEGEND:

- DENOTES MONUMENT SET AND MARKED RLS 25718
- DENOTES FOUND MONUMENT AS MARKED
- ⊕ WATER VALVES
- ⊖ HYDRANT
- ⊙ CATCH BASIN/STORM MH
- ⊓ CULVERT/F.E.S.
- ⊔ SANITARY MANHOLE
- ⊕ CLEAN OUT
- ⊖ SIGN
- ⊙ UTILITY POLE
- LIGHT POLE
- TELE/ELEC BOX
- ⊕ ELECTRIC METER/GAS METER
- ⊖ GAS VALVE
- ELECTRIC LINE
- TELEPHONE LINE
- FIBER OPTIC LINE
- WATER LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- FENCE
- CURB
- CONCRETE
- 1 FOOT CONTOUR INTERVAL

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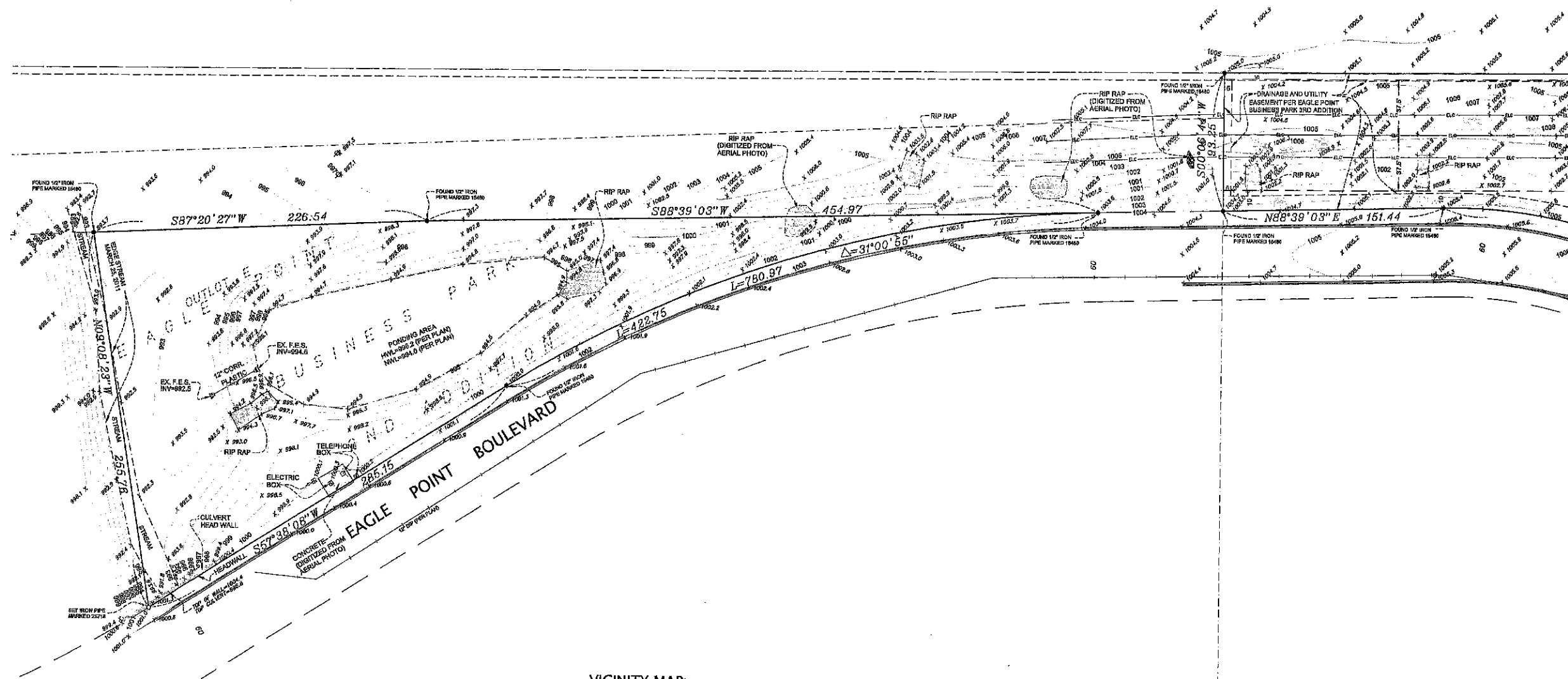
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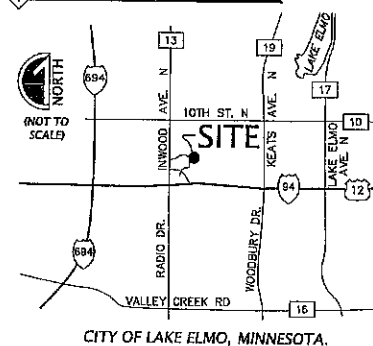
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**BOUNDARY/TOPOGRAPHIC
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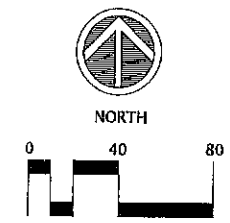


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 - 5) SUBJECT TO STORMWATER AGREEMENT PER DOC. 1110374. NOT SHOWN. DOC. REFERS TO PONDING EASEMENT TO THE CITY OVER ALL OF OUTLOT E, THOUGH A SPECIFIC DEDICATION OF SUCH WAS NOT NOTED.
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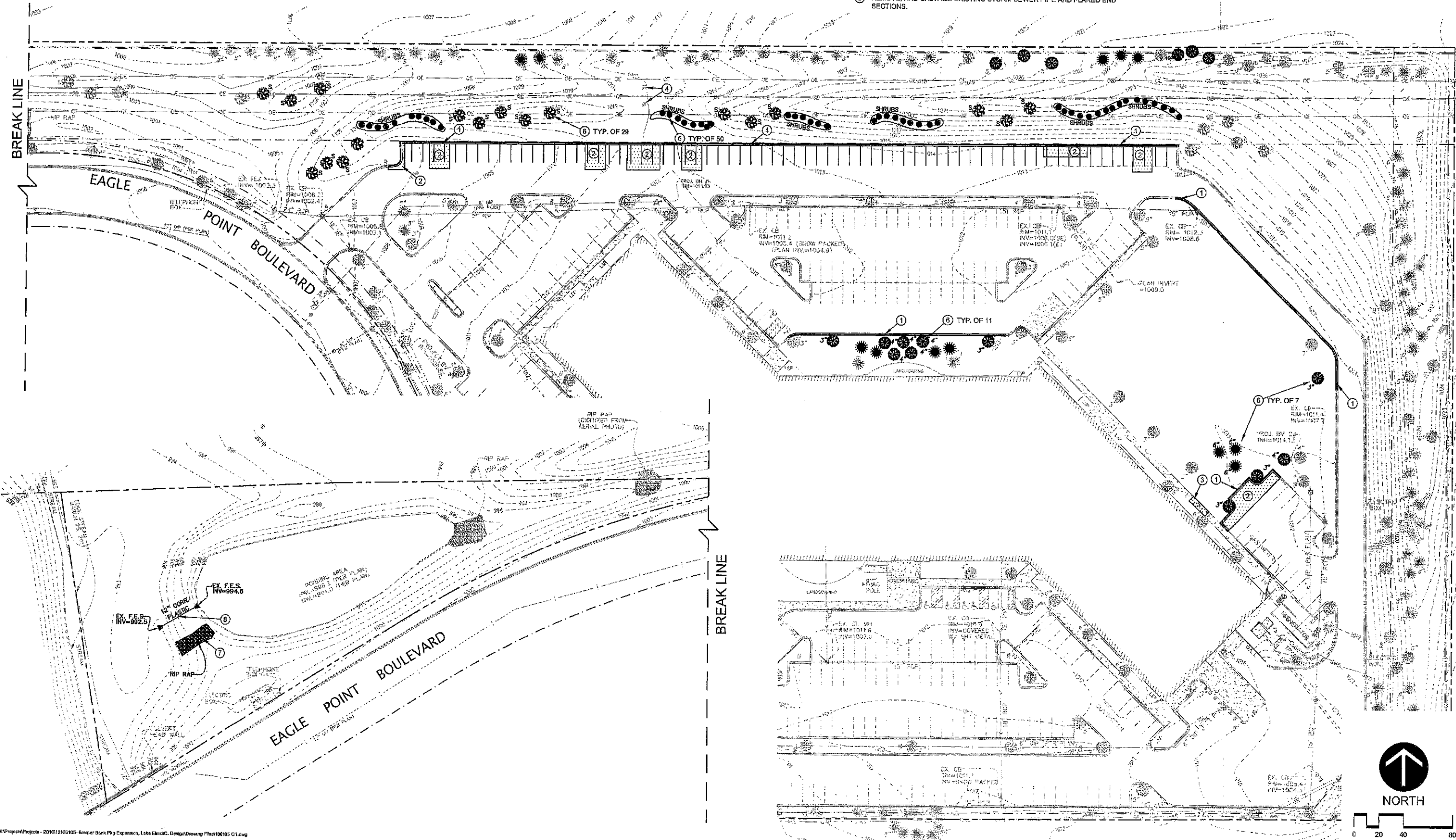
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DEMOLITION NOTES

- ① SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
- ② SAWCUT, REMOVE, AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION.
- ③ SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION.
- ④ PROTECT EXISTING ELECTRICAL POLE AND LINES DURING CONSTRUCTION, PER XCEL ENERGY GENERAL TRANSMISSION LINE ENCROACHMENT GUIDE LINES - 116KV
- ⑤ REMOVE, AND DISPOSE OF EXISTING SHRUBS AND LANDSCAPING.
- ⑥ REMOVE, AND SALVAGE EXISTING TREES, TO REPLANT AFTER CONSTRUCTION.
- ⑦ REMOVE, AND SALVAGE EXISTING RIP RAP TO REUSE AFTER GRADING IS COMPLETE.
- ⑧ REMOVE, AND SALVAGE EXISTING STORM SEWER PIPE AND FLARED END SECTIONS.

SYMBOL LEGEND

-  REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION
-  REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION



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 3524 Labare Road
 White Bear Lake, MN 55110
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 www.larsonengr.com

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FRAUENSHUH INC.
 380 ST. PETER STREET
 SUITE 150
 ST. PAUL, MN 55102

2011 PARKING LOT ADDITION
 BREMER BANK
 8555 EAGLE POINT BLVD.
 LAKE ELMO, MN 55042

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Michael A. Murphy
 Michael A. Murphy, P.E.
 Date: 05.09.11 Reg. No.: 42809

Rev.	Date	Description





Project #: 12106105
 Drawn By: KBK
 Checked By: JAN
 Issue Date: 05.09.11
 Sheet Title:

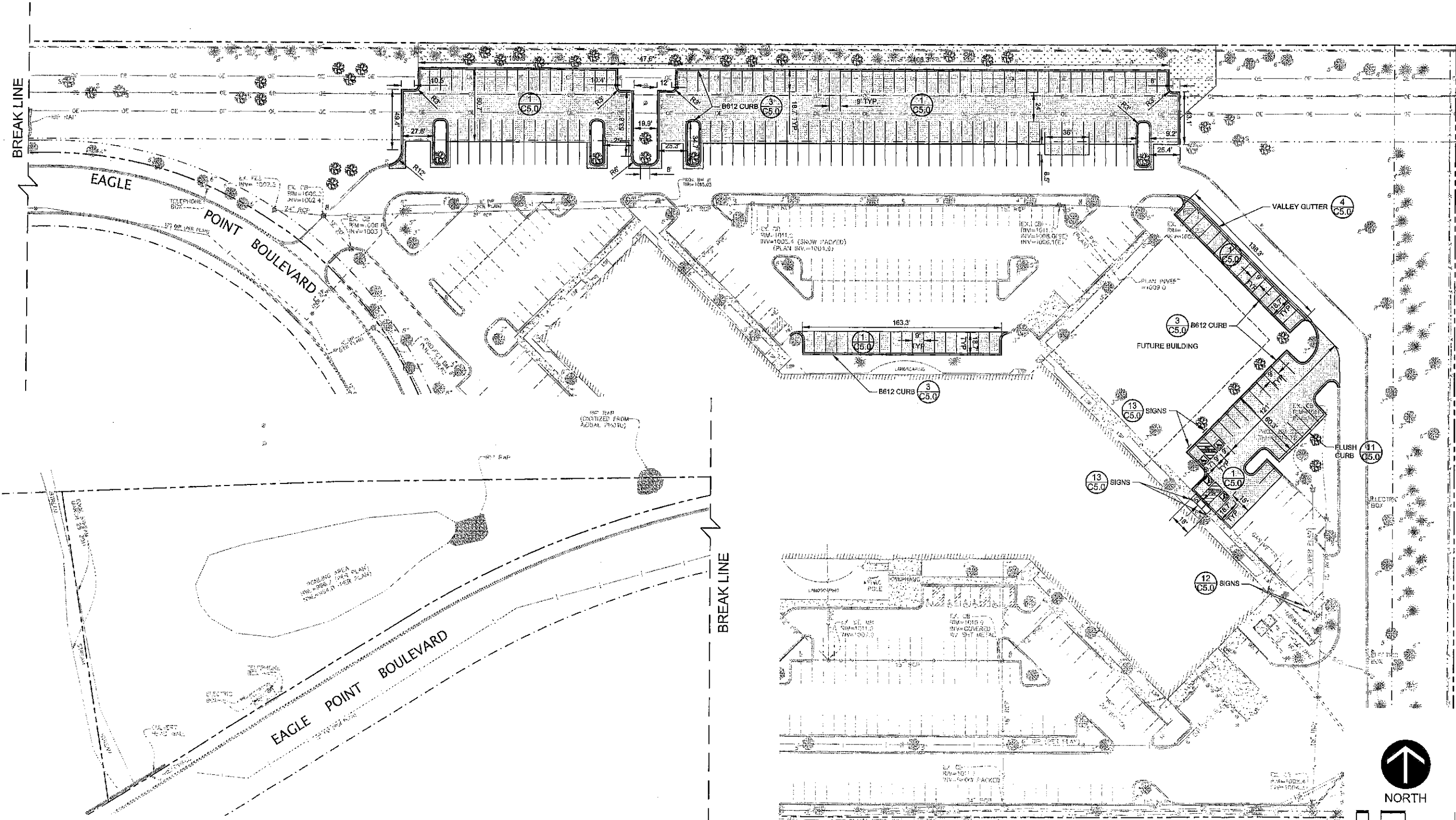
DEMOLITION PLAN

C1.0
 Sheet 4 of 10

WHERE APPLICABLE, DIMENSIONS ARE FROM
BACK OF CURB TO BACK OF CURB OR BACK OF
CURB TO END OF STALL LINE.

SYMBOL LEGEND

-  NEW 2.5" BITUMINOUS PAVEMENT
OVER 7" AGGREGATE BASE
SEE DETAIL 1/C5.0
-  NEW 4" CONCRETE PAVEMENT
OVER 6" AGGREGATE BASE
SEE DETAIL 2/C5.0
-  SHORT NO MOW NATIVE SEED
MIXTURE WITH WILD FLOWERS
-  REPLANT SALVAGED TREES WITH
TREE SPADE.



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Michael A. Murphy, P.E.
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Date: 05.09.11 Reg. No.: 42808

Rev.	Date	Description

Project #: 12108105
Drawn By: KBK
Checked By: JAN
Issue Date: 05.09.11
Sheet Title:

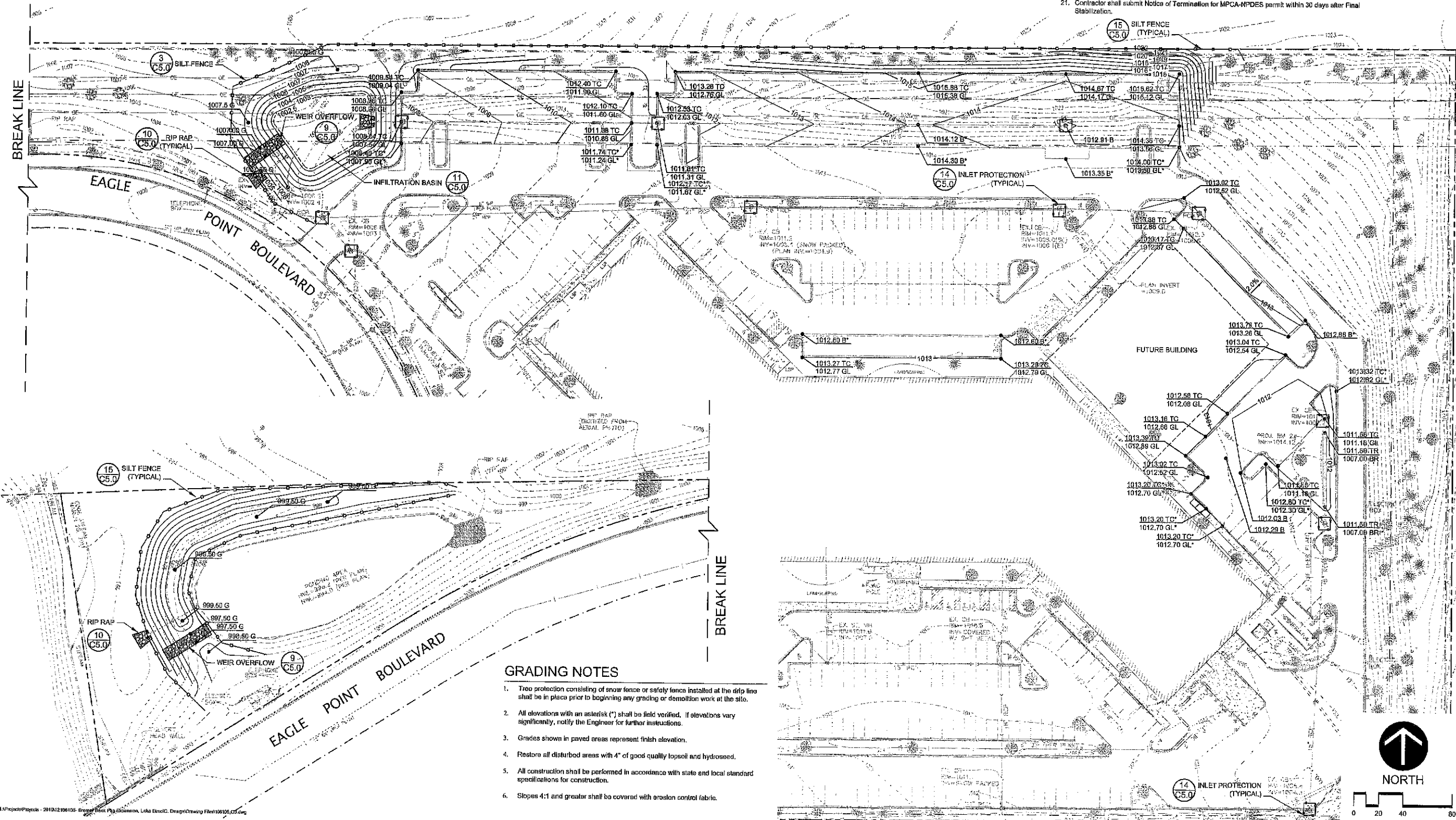
PAVING AND LANDSCAPING PLAN
C2.0

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ALL EXISTING ITEMS AND CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION

EROSION CONTROL NOTES

- Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
- Install temporary erosion control measures (silt fence, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
- The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
- All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
- All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
- Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
- All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
- All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
- In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
- Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
- All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
- If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
- All soils tracked onto pavement shall be removed daily.
- All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
- Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
- Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
- All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
- Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
- Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.



GRADING NOTES

- Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
- All elevations with an asterisk (*) shall be field verified, if elevations vary significantly, notify the Engineer for further instructions.
- Grades shown in paved areas represent finish elevation.
- Restore all disturbed areas with 4" of good quality topsoil and hydroseed.
- All construction shall be performed in accordance with state and local standard specifications for construction.
- Slopes 4:1 and greater shall be covered with erosion control fabric.

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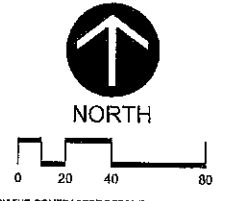
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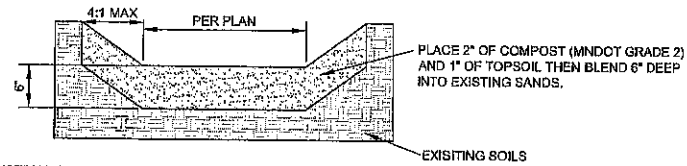
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Sheet Title:
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C3.0
 Sheet: 6 of 10



M:\Projects\Projects - 2010\12108105 - Bremer Bank Pkg\3D\Grading, Lake Elmo.C Design\Drawing Files\10105_C3.dwg

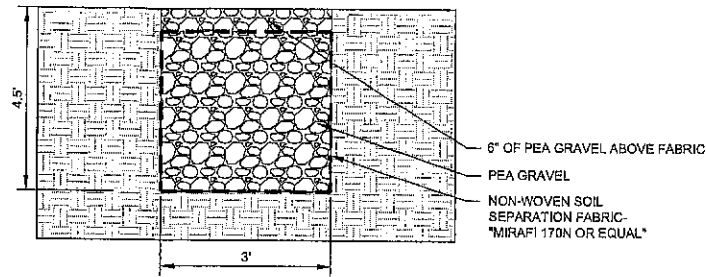
ALL EXISTING ITEMS AND CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION



CONSTRUCTION NOTES:

- 1) THE INFILTRATION AREAS SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC.
- 2) ONLY LOW IMPACT EARTH MOVING EQUIPMENT SHALL BE ALLOWED IN THE INFILTRATION AREAS.
- 3) THE INFILTRATION AREAS ARE NOT TO BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREAS HAVE BEEN CONSTRUCTED AND FULLY STABILIZED.

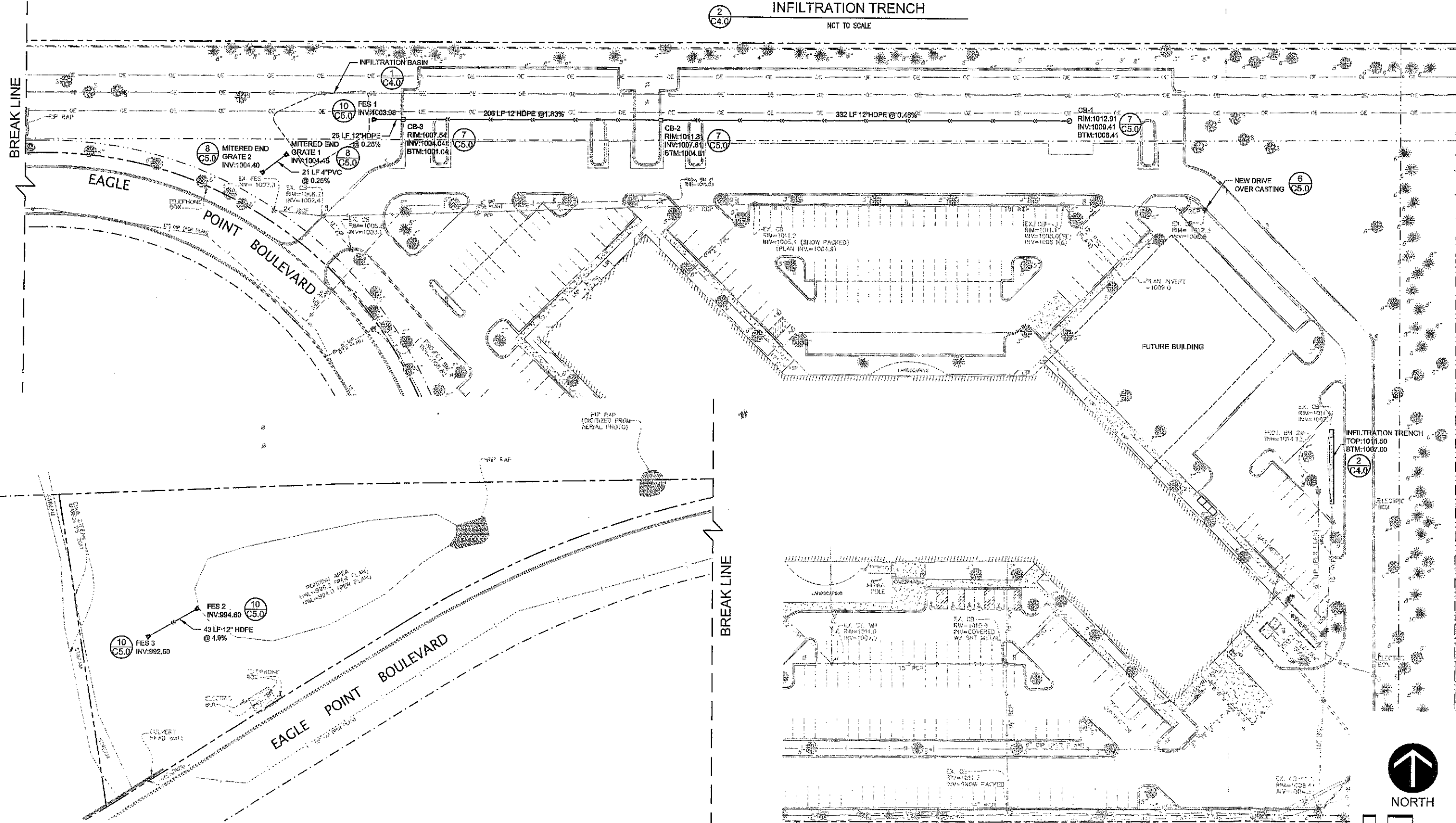
1
C4.0
INFILTRATION BASIN DETAIL
NOT TO SCALE



2
C4.0
INFILTRATION TRENCH
NOT TO SCALE

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction.
3. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
4. The contractor shall verify the connection pipe elevation prior to any utility work. If different than shown notify the Engineer immediately.
5. See Project Specifications for bedding requirements.



Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (F) 651.481.9201
www.larsonengr.com

FRAUENSHUH INC.
380 ST. PETER STREET
SUITE 150
ST. PAUL, MN 55102

2011 PARKING LOT ADDITION
BREMER BANK
8555 EAGLE POINT BLVD.
LAKE ELMO, MN 55042

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Michael A. Murphy
Michael A. Murphy, P.E.
Date: 05.09.11 Reg. No.: 42806

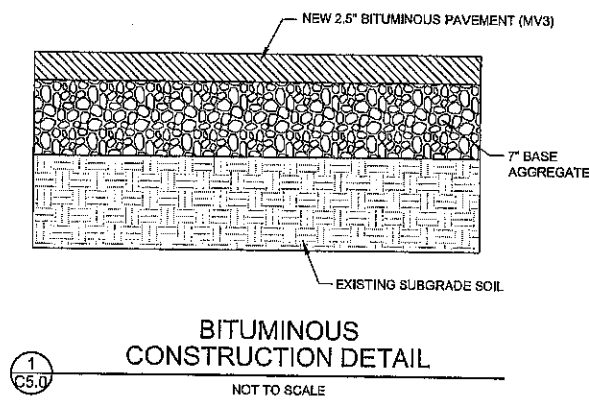
Rev	Date	Description

Project #: 12106105
Drawn By: KDK
Checked By: JAN
Issue Date: 05.09.11
Sheet Title:

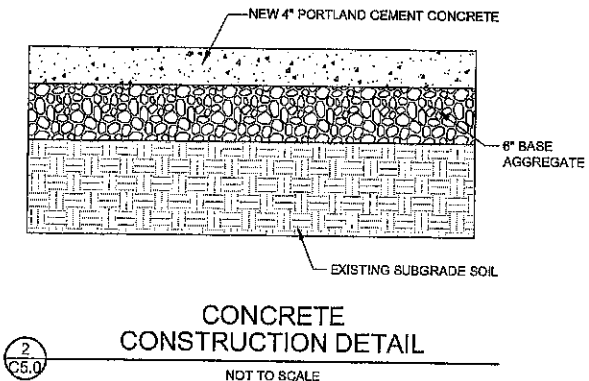
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C4.0

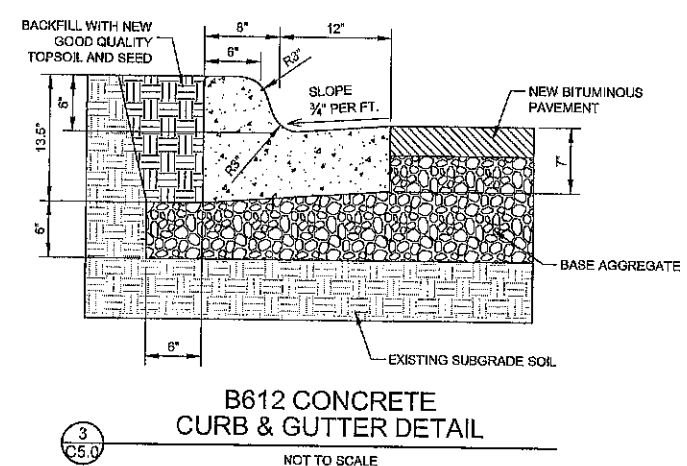
Sheet: 7 of 10



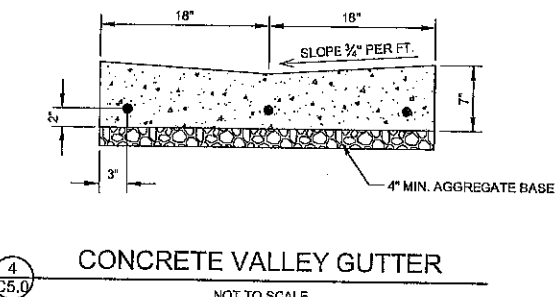
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NOT TO SCALE



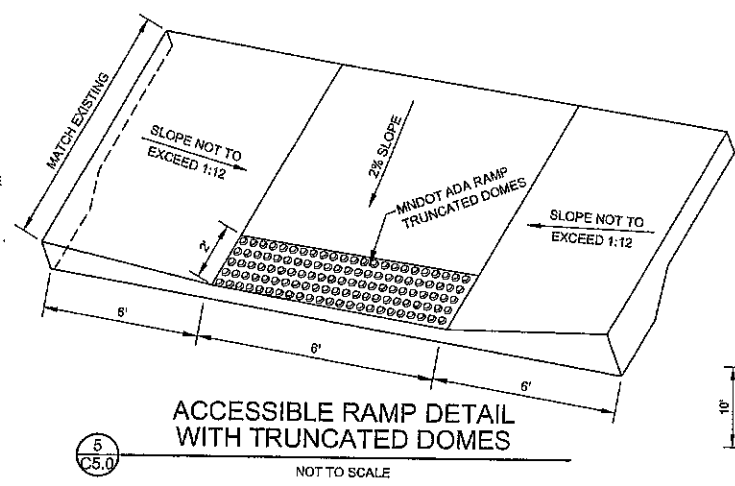
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CONCRETE CONSTRUCTION DETAIL
NOT TO SCALE



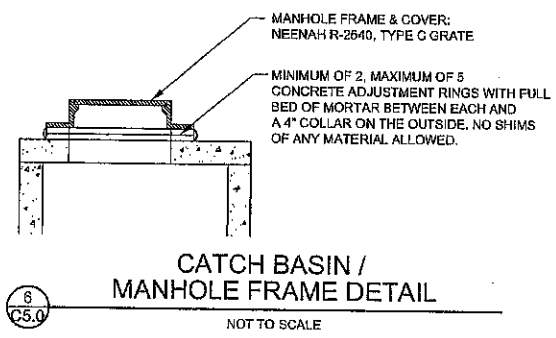
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C5.0
B612 CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE



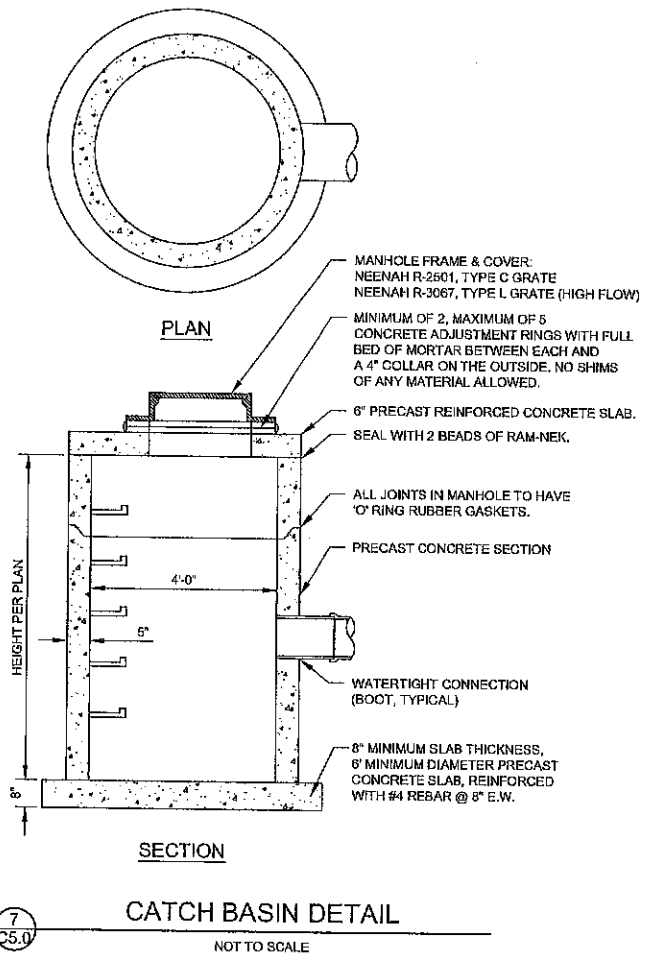
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C5.0
CONCRETE VALLEY GUTTER
NOT TO SCALE



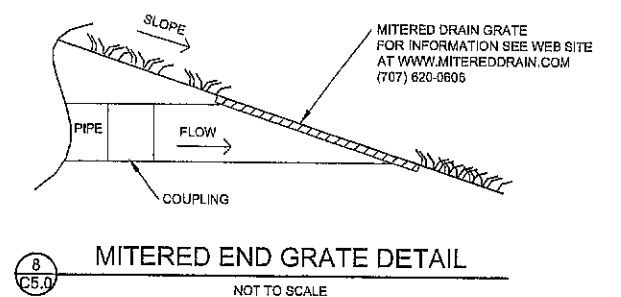
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C5.0
ACCESSIBLE RAMP DETAIL WITH TRUNCATED DOMES
NOT TO SCALE



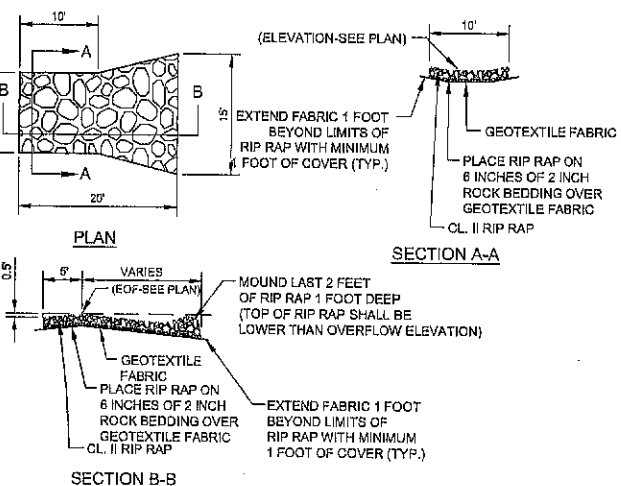
6
C5.0
CATCH BASIN / MANHOLE FRAME DETAIL
NOT TO SCALE



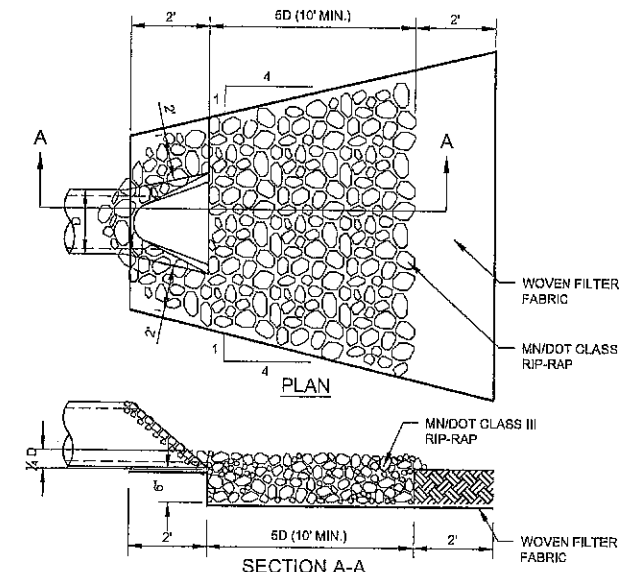
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CATCH BASIN DETAIL
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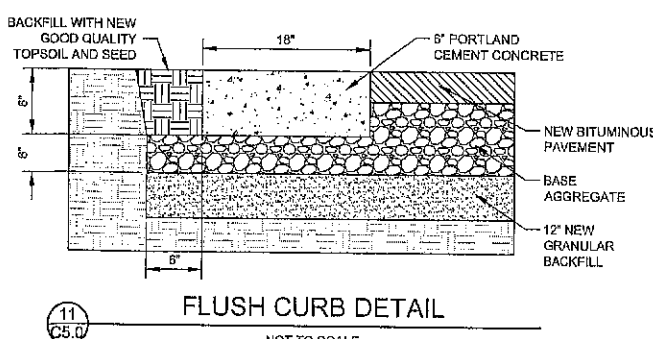
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MITERED END GRATE DETAIL
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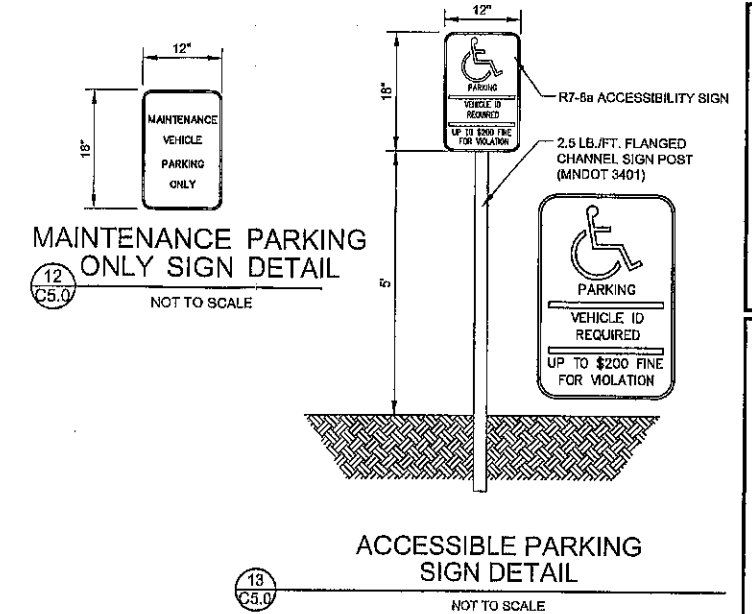
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TYPICAL RIP RAP WEIR OVERFLOW
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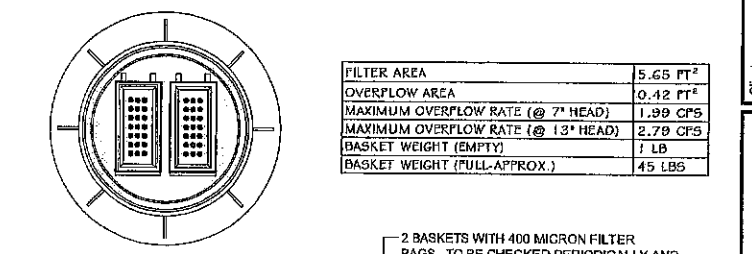
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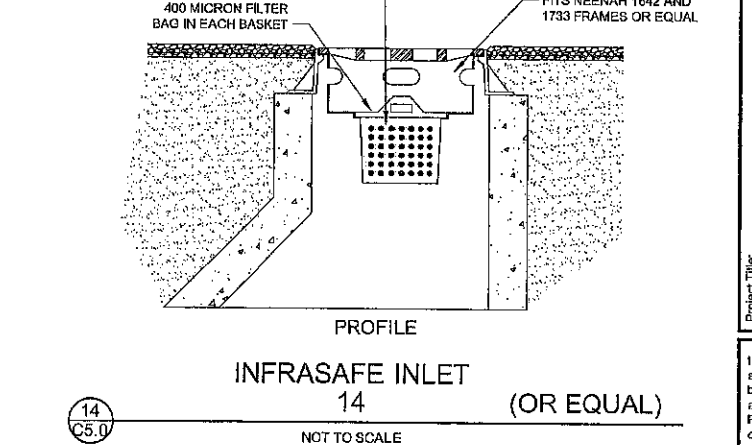
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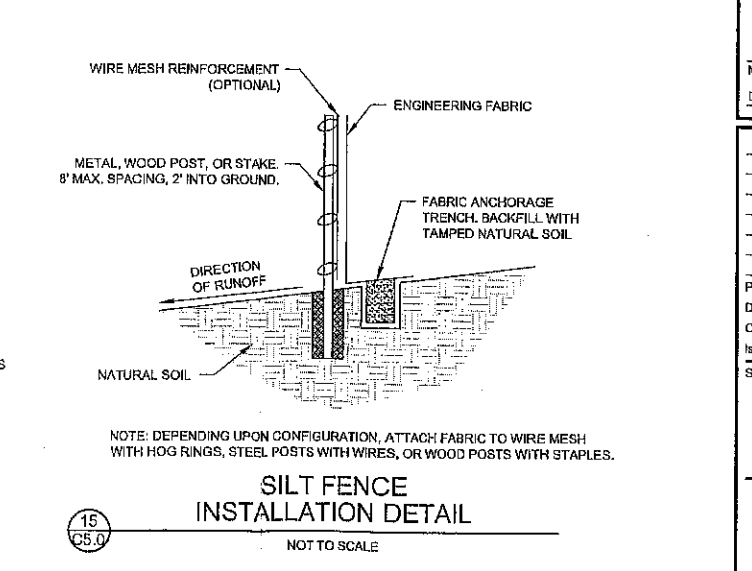
12
C5.0
MAINTENANCE PARKING ONLY SIGN DETAIL
NOT TO SCALE



13
C5.0
ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



14
C5.0
INFRA SAFE INLET (OR EQUAL)
NOT TO SCALE



15
C5.0
SILT FENCE INSTALLATION DETAIL
NOT TO SCALE

FILTER AREA	5.65 FT ²
OVERFLOW AREA	0.42 FT ²
MAXIMUM OVERFLOW RATE (@ 7\"/>	
MAXIMUM OVERFLOW RATE (@ 13\"/>	
BASKET WEIGHT (EMPTY)	7 LB
BASKET WEIGHT (FULL-APPROX.)	45 LBS

Larson Engineering, Inc.
3524 Labore Road
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651.481.9120 (T) 651.481.9201
www.larsonengr.com

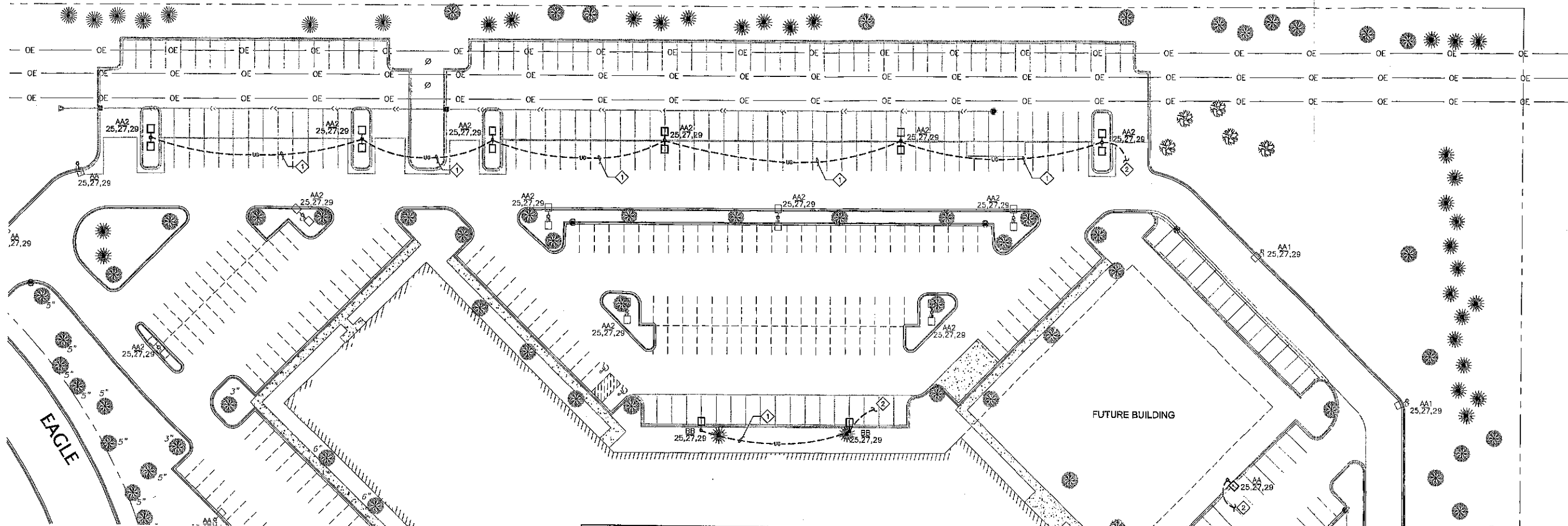
FRAUENSHUH INC.
380 ST. PETER STREET
SUITE 150
ST. PAUL, MN 55102

2011 PARKING LOT ADDITION
BREMER BANK
8555 EAGLE POINT BLVD.
LAKE ELMO, MN 55042

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.
Michael A. Murphy, P.E.
Date: 05.09.11 Reg. No.: 42808

Rev.	Date	Description

Project #: 12105105
Drawn By: KBK
Checked By: JAN
Issue Date: 05.09.11
Sheet Title:
DETAILS
C5.0
Sheet: 8 of 10



NOTES FOR THIS DRAWING

1. 1" C.-(3)#8 & (1)#6 GND.

2. INTERCEPT EXISTING UNDERGROUND LIGHTING CIRCUIT AT EXISTING LIGHTING POLE. EXTEND CIRCUITRY TO NEW LIGHTING POLES AS SHOWN.

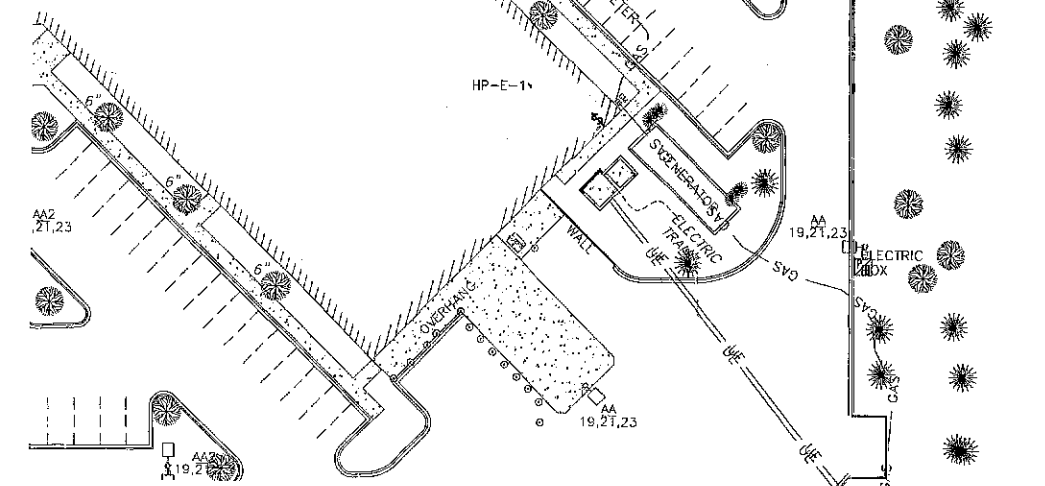
LUMINAIRE SCHEDULE								
FIXTURE LETTER	FIXTURE TYPE	VOLTS	MOUNTING	LAMPS	CONTROL MEDIA (LENS, LOUVER, ETC)	MANUFACTURER'S SERIES NUMBER	LUMINAIRE DESCRIPTION	FOOTNOTES
AA	SINGLE HEAD LIGHTING POLE	480/277	24' SQUARE STEEL POLE	1-400HPS	FLAT CLEAR TEMPERED GLASS LENS TYPE III DISTRIBUTION	LSI CITATION #CTM SERIES	BLACK FINISH FOR HEAD AND POLE. MULTI-TAP BALLAST. SQUARE BASE COVER.	1
AA2	DUAL HEAD LIGHTING POLE	480/277	24' SQUARE STEEL POLE	2-400HPS	FLAT CLEAR TEMPERED GLASS LENS (1) TYPE III DISTRIBUTION (1) TYPE IV DISTRIBUTION	LSI CITATION #CTM SERIES	BLACK FINISH FOR HEAD AND POLE. MULTI-TAP BALLAST. SQUARE BASE COVER.	1
BB	SINGLE HEAD LIGHTING POLE	480/277	15' SQUARE STEEL POLE	1-150HPS	FLAT CLEAR TEMPERED GLASS LENS TYPE II DISTRIBUTION	MCGRAW-EDISON #GSS SERIES	BLACK FINISH FOR HEAD AND POLE. EXTERNAL HOUSE-SIDE SHIELD. MULTI-TAP BALLAST. SQUARE BASE COVER.	1

GENERAL NOTES:

- SEE LIGHTING SPECIFICATION SECTION FOR ADDITIONAL LIGHT FIXTURE REQUIREMENTS.
- ANY CONFLICTS BETWEEN THE MANUFACTURER'S CATALOG NUMBER AND THE DESCRIPTIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- ALL FLUORESCENT FIXTURES WILL BE SUPPLIED WITH PROGRAM START ELECTRONIC BALLAST UNLESS SPECIFICALLY NOTED OTHERWISE.
- TO INSURE MATCHING COLOR AND APPEARANCE, ALL LAMPS SHALL BE FROM THE SAME MANUFACTURER. LAMPS SHALL HAVE COLOR TEMPERATURE 6000K, WITH CRI OF 85 UNLESS OTHERWISE NOTED.
- LUMINAIRES WITH 15 OR SMALLER COMPACT FLUORESCENT LAMPS SHALL HAVE BALLASTS/LAMPS WITH END OF LIFE POWER UNIT.
- UNLESS A SPECIFIC CATALOG NUMBER OR SERIES IS NAMED, THE MANUFACTURERS NAMED AS ALTERNATES MUST SUBMIT CATALOG CUT SHEETS, IES FORMATTED PHOTOMETRIC REPORT TO THE ENGINEER FOR APPROVAL AT LEAST 10 DAYS PRIOR TO THE BID DATE. THE ENGINEER MAY REQUEST SAMPLE OF FIXTURE TO BE SUPPLIED.

NOTES:

- SEE DETAIL 1, THIS SHEET, FOR POLE BASE INFORMATION.



1 ELECTRICAL SITE PLAN
1/32" = 1'-0"



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2011 PARKING LOT ADDITION
BREMER BANK
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LAKE ELMO, MN 55042

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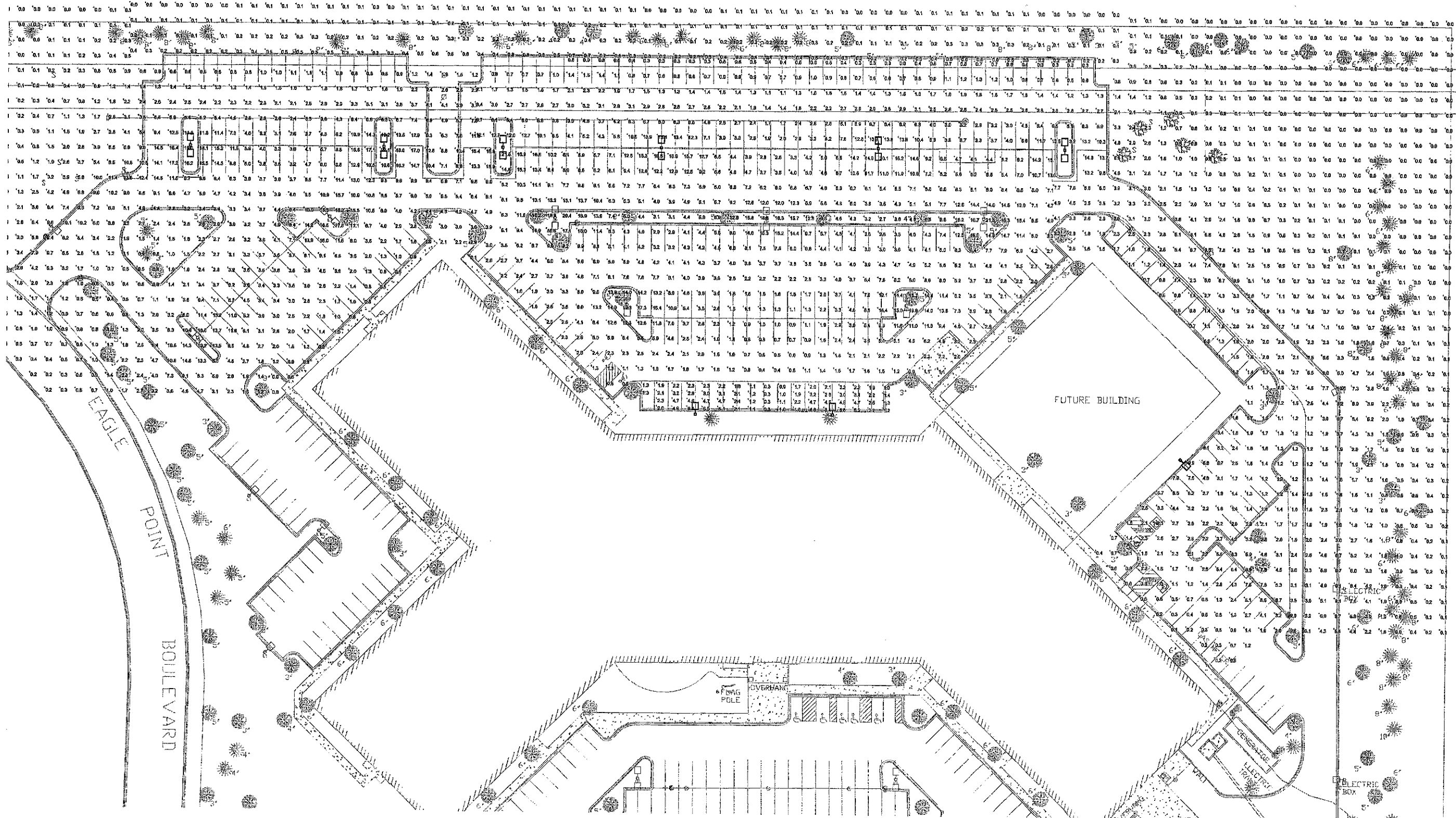
Scott Rieger, P.E.
Date: 05.12.11 Reg. No.: 45412

Rev.	Date	Description

Project #: 04-11135
Drawn By: SJR
Checked By: 05.12.11
Issue Date: 05.12.11

E1.0
ELECTRICAL SITE PLAN
Sheet: _____ of _____

ALL EXISTING ITEMS AND CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION



1 ELECTRICAL SITE PHOTOMETRIC PLAN
1/32" = 1'-0"



Larson Engineering, Inc.
3624 Labore Road
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www.larsonengr.com

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2011 PARKING LOT ADDITION
BREMER BANK
8555 EAGLE POINT BLVD.
LAKE ELMO, MN 55042

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SJR
Scott Rieger, P.E.

Date: 05.12.11 Reg. No.: 46412

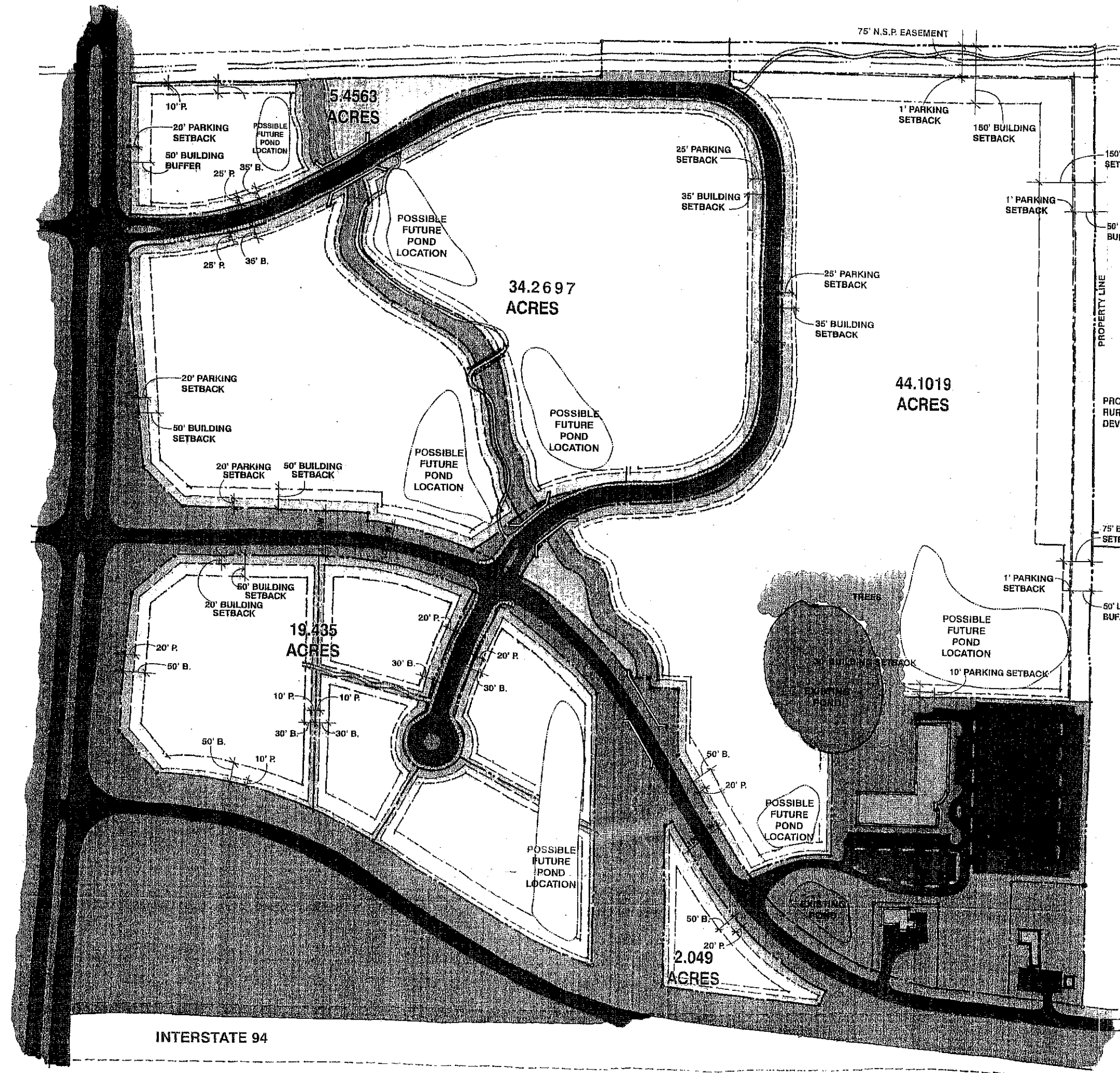
Rev.	Date	Description

Project #: 04-11135
Drawn By: SJR
Checked By: 05.12.11
Issue Date: 05.12.11

Sheet Title:
ELECTRICAL SITE PHOTOMETRIC PLAN

E2.0

Sheet: _____ of _____



DATA

GROSS AREA	110.384 AC.
LESS STREETS ONLY (PAVING)	- 3.6 AC.
3.6 AC +/- (imporvius surface)	106.784 AC.
x 25% = 26.7 AC +/-	
GREEN AREAS ESTABLISHED	15.82 AC.
BOULEVARD IN STREETS	+ 1.8 AC.
	- 17.62 AC.
	89.164 AC.
X 25% = 22.29 AC.	
	+ 17.62 AC.
	39.91 AC.
106.784 DIVIDE 39.91 = 37.4% GREEN AREA	

GREEN SPACE ONLY

75' NSP EASEMENT	2.26 AC.
50' BERM	1.86 AC.
TRIBUTARY GREENWAY	
(25' either side)	1.95 AC.
MISC. AREA (2)	+ 1.26 AC.
	7.33 AC.

POND AREAS	+ 8.49 AC.
	15.02 AC.

POPE ASSOCIATES INC.

1255 Energy Park Drive
 Saint Paul, Minnesota
 55108-5118
 651 642-6200
 FAX 651 642 1100

UNITED PROPERTIES

EAGLE POINT BUSINESS PARK

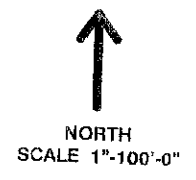
LAKE ELMO MINNESOTA

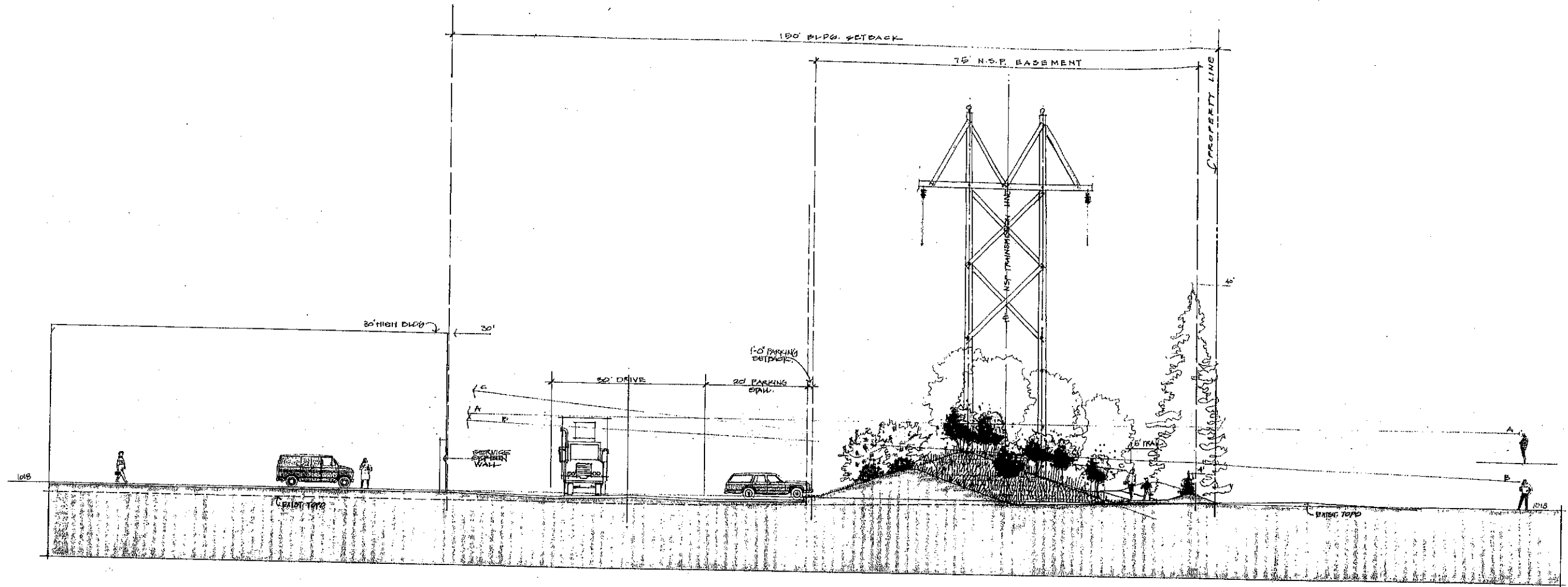
Revisions

EMHST ASSOCIATES
EMHST ASSOCIATES, INC. is a professional engineering and architectural firm. It is a member of the Minnesota Society of Professional Engineers and the Minnesota Society of Professional Architects. EMHST ASSOCIATES, INC. is a subsidiary of EMHST ASSOCIATES, INC. d/b/a EMHST ASSOCIATES, INC. 1985

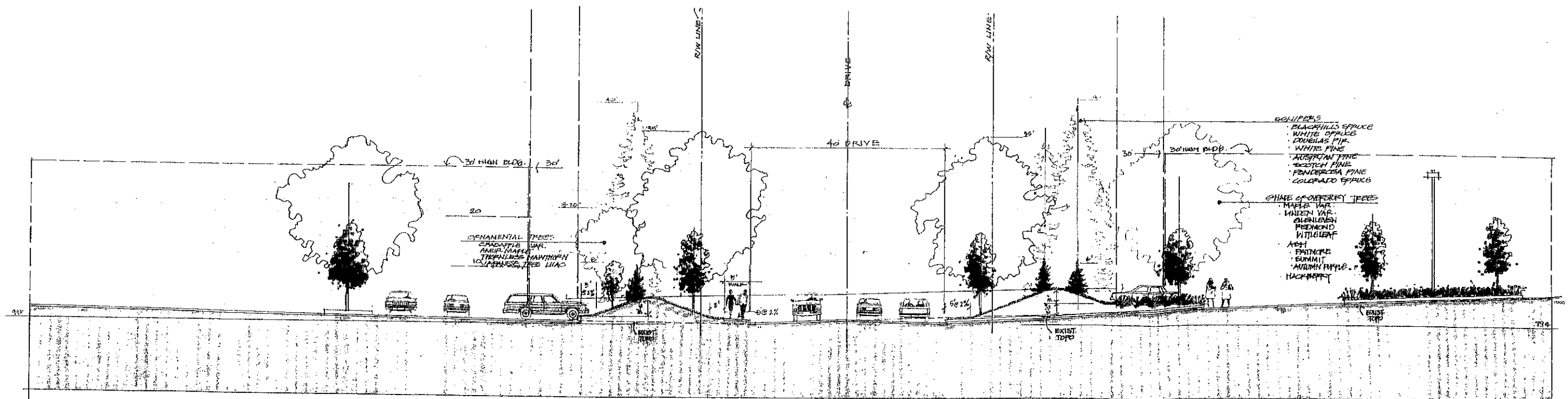
Commission No. 75372-0825
 Drawn by: CWT
 Checked by: GFE
 Date: 05/20/99

SHEET





5
 PROTOTYPICAL SECTION FIVE
 EAGLE POINT BUSINESS PARK



6
 PROTOTYPICAL SECTION SIX
 EAGLE POINT BUSINESS PARK



ITEM: Planned Unit Development Amendment – Bremer Bank Parking Lot Expansion

SUBMITTED BY: Kyle Klatt, Planning Director *KK*

REVIEWED BY: Kelli Matzek, City Planner

SUMMARY AND ACTION REQUESTED

The Planning Commission is being asked to consider a request from the Bremer Financial Services to revise its site plan to expand the parking lot that is accessory to the Bremer Bank Building at 8555 Eagle Point Boulevard. For the reasons noted in the attached Staff report, the Commission is being asked to table its review of this application after considering a brief report from Staff and subsequent discussion.

ADDITIONAL INFORMATION:

Staff will review the proposed site plan with the Planning Commission at its meeting, and will be seeking general feedback from the Commission at this time.

RECOMMENDATION:

Staff is recommending that the Planning Commission table its discussion on this matter until its next meeting on June 13, 2011 pending the submission of additional revisions to the plans as requested by the City Engineer.

ORDER OF BUSINESS:

- Introduction Planning Director
- Report by staff..... Planning Director
- Questions from the Commission..... Chair & Commission Members
- Applicant Comments..... Chair facilitates
- Questions of the Applicant..... Chair & Commission Members
- Open the Public Hearing..... Chair
- Close the Public Hearing Chair
- Call for a motion..... Chair Facilitates
- Discussion of Commission on the motion..... Chair Facilitates
- Action by the Planning Commission Chair & Commission Members

ATTACHMENTS:

1. Staff Report

2. Application Form
3. Letter from Bremer Financial Services
4. Review Letter from TKDA
5. Proposed Site Plans
6. Eagle Point Planned Unit Development Preliminary Plans

City of Lake Elmo Planning Department
Planned Unit Development Amendment Request

To: **Planning Commission**

From: Kyle Klatt, Planning Director

Meeting Date: **5/23/11**

Applicant: **Larson Engineering, Inc.**

Owner: Bremer Financial Services, Inc.

Location: **8555 Eagle Point Boulevard**

Zoning: BP -- Business Park

Introductory Information

Application Summary: The City of Lake Elmo has received a request from Bremer Financial Services to revise its site plan to expand the parking lot that is accessory to the Bremer Bank Building at 8555 Eagle Point Boulevard. The parking lot currently is comprised of 405 parking stalls and the proposed amendment would expand this number to 560 stalls (an increase of 155). The expansion has been requested due to the increase in employment within the facility that has been experienced since its construction in 2002.

Property Information: The Bremer Bank building is located in the northeast corner of the Eagle Point Business Park, which was platted as part of a larger Planned Unit Development in 2001. The Bremer Bank facility received its site plan approval from the City in early 2002, at which point the plans indicated that the total parking stalls planned was 508, with some planned for construction with a future addition. The current conditions plan submitted by the applicant depicts 405 stalls on the site, along with the area that is set aside for a future addition. At this time, the applicant is not proposing any addition or alterations to the building.

When the City granted approval for construction of a building on this site, the applicant was allowed to construct only the parking needed to comply with the minimum standards of the code. It was noted in the staff report for the project that the actual surface parking surface installation be limited to 402 stalls until a need for the additional spaces is clearly demonstrated (by employee data from the tenant). With the present application the applicant has submitted a letter indicating that the number of persons employed at the site has increased from 248 in 2002 to 450 today, with an average number of monthly guests at 1,200, substantially more than when the building was first opened.

As part of the Eagle Point Planned Unit Development, the applicant's property is

regulated by not just the underlying BP – Business Park zoning district regulations, but also by the approval documents for the Planned Unit Development. The overall PUD plans were approved by the City in 1999, and contain a written description of the development standards for the park in addition to the illustrative graphics for various elements of the site. Staff has attached two of these documents for consideration by the Planning Commission, including a concept plan and prototypical elevation study depicting the northern border of the PUD area.

Applicable Codes: **Section 154.058 BP – Business Park Zoning District.** Includes the list of permitted uses and specific zoning regulations for properties zoned BP.
Section 154.070 Planned Unit Development. Contains the regulations for a PUD including the application requirements.

Findings & General Site Overview

Site Data: *Lot Size:* Approximately 13.5 acres (without small ponding area)
Existing Use: Financial Services
Existing Zoning: BP – Business Park
Property Identification Numbers (PID): 33.029.21.41.0049 and 33.029.21.42.0007

Application Review:

Review Requirements The proposed parking lot expansion does not represent a significant change from the plans previously approved by the City, but would result in the removal of some curb lines and landscaped areas with additional parking. The primary parking expansion area would be north of an existing lot, which would reduce the setback from the northern property line from 80 feet down to 20 feet. This area also happens to be located underneath a large power line that runs along the edge of this same property line. The other expansion areas are located fairly close to the existing facility and in close proximity to the future expansion area.

In reviewing the PUD for the business park, the proposed expansion deviates from the preliminary plans because it moves the parking area closer to the northern property line than was previously depicted on these plans. The proposed site plan does comply with the other written standards for parking lots as stated in the PUD plans.

The City Engineer has reviewed the plans and provided the attached comments, and the applicant will be refining these plans based on the Engineer’s report. Because these comments will result in modifications to the plans as submitted, Staff is recommending that the Commission table consideration of this application until such time that the final plans have been submitted and reviewed by the City Engineer. Most of the significant comments are related to the City’s new storm water management requirements, and should not result in any significant alterations to the parking expansion areas depicted on the attached plan

PUD Review: Staff will be presenting a detailed analysis of the proposed PUD amendment and related plans pending the submission of additional information as requested by the City Engineer. Staff will be conducting a general review of the proposed plans with the Commission at its meeting, and will be seeking preliminary comments from the Commission at this time

Staff Rec: Staff is recommending that the Planning Commission table its discussion on this matter until its next meeting on June 13, 2011 pending the submission of additional revisions to the plans as requested by the City Engineer.

cc: John Nemec, Larson Engineering

APR 25 2011

Fee \$ _____

City of Lake Elmo DEVELOPMENT APPLICATION FORM

- Comprehensive Plan Amendment
- Zoning District Amendment
- Text Amendment
- Flood Plain C.U.P. Conditional Use Permit
- Conditional Use Permit (C.U.P.)
- Variance * (See below)
- Minor Subdivision
- Lot Line Adjustment
- Residential Subdivision Sketch/Concept Plan
- Site & Building Plan Review
- Residential Subdivision Preliminary/Final Plat
 - 01 - 10 Lots
 - 11 - 20 Lots
 - 21 Lots or More
- Excavating & Grading Permit
- Appeal
- PUD

APPLICANT: John Nemeč, Larson Engineering, Inc. 3524 Labore Rd., White Bear Lake, MN 55110
 (Name) (Mailing Address) (Zip)

TELEPHONES: 651-481-9120 651-260-5159 651-481-9201
 (Home) (Work) (Mobile) (Fax)

FEE OWNER: Kathy Tucci, Bremer Bank, 8555 Eagle Point Blvd, Lake Elmo, MN 55042
 (Name) (Mailing Address) (Zip)

TELEPHONES: 651-734-4744 651-247-9222
 (Home) (Work) (Mobile) (Fax)

PROPERTY LOCATION (Address and Complete (Long) Legal Description):
 Lot 1, Block 1, EAGLE POINT BUSINESS PARK 3RD ADDITION, according to the plat thereof filed of record in the office of the Registrar of Titles in and for Washington County, Minnesota.
 (Per Certificate of Title No. 58177) AND OUTLOT E, EAGLE POINT BUSINESS PARK 2ND ADDITION, according to the plat thereof filed of record in the office of the Registrar of Titles in and for Washington County, Minnesota. (Per Certificate of Title No. 59457)

DETAILED REASON FOR REQUEST:
 Site plan review for parking lot additions, and stormwater management calculations.

***VARIANCE REQUESTS:** As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the Applicant must demonstrate a hardship before a variance can be granted. The hardship related to this application is as follows:

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of Applicant:  Date: 4/22/11
 Signature of Applicant: _____ Date: _____



April 21, 2011

Bremer Financial Services, Inc.
8555 Eagle Point Blvd
Lake Elmo MN 55042

RE Addition of parking spaces

To whom it may concern at the City of Lake Elmo:

I am writing to you today as we've engaged Larson Engineering to design additional parking due to the growth we've enjoyed over the past 8 years at the address listed above. When we moved to our new building in December 2002, we employed 248 staff along with our tenant having 40 employees.

We currently have 420 parking spaces which includes handicap, guest and tenant parking, designated spaces for those coming in for training and regular staff. We are in desperate need of additional parking spaces as street parking is only consistently viable April thru October each year.

We have grown to 450 employees with the average number of monthly guests at 1,200. Our tenant's staff has decreased to 12. It's a tight schedule to get this type of work done this year as we've had such a long winter. The work must be done prior to the first snow, so we ask you to strongly consider this request.

If there is further information I can provide, please let John Nemecek of Larson Engineering know and I'll get it to him right away. Thanks so much for your consideration to our request.

Respectfully,

A handwritten signature in cursive script that reads 'Kathy Tucci'.

Kathy Tucci
VP Facilities
Bremer Financial Services
Bremer Service Center
Lake Elmo, MN

MEMORANDUM

To: Kyle Klatt, Planning Director
Copies To: Jack Griffin, City Engineer
From: Ryan Stempski, P.E.
Date: May 16, 2011

Reference: Bremer Bank 2011 Parking Lot Addition
Proj. No.: 14816.001
Routing: _____

As requested, we have reviewed the Bremer Bank submittals for their 2011 Parking Lot Addition. These submittals were provided by Lake Elmo Planning Staff on May 3, 2011, for review and comment.

Submittals:

1. Stormwater Calculations by Larson Engineering dated April 22, 2011, received April 25, 2011.
2. Memorandum to City of Lake Elmo by Bremer Bank dated April 21, 2011.
3. City of Lake Elmo Development Application Form, received April 25, 2011.
4. Proposed and Existing Drainage Maps by Larson Engineering.
5. HydroCAD Model of site, including Pre-settlement, Existing, and Proposed Conditions.
6. Report of Geotechnical Exploration by AET, dated March 9, 2011.
7. Construction SWPPP.
8. Full Size Plan Set, dated April 22, 2011

The following comments must be addressed prior to engineering approval on this item:

Storm Water Management and Erosion and Sediment Control:

1. The report and drainage calculations, as submitted, are considered incomplete. To simulate existing conditions as "meadow" the existing conditions model should be using "meadow" for the areas to be converted to impervious. As submitted, those areas are modeled using "Grass Cover, Good" which has a higher CN.
2. Proposed discharge rates for the 2, 10, and 100-year storm events cannot be reviewed until Item No. 3 has been addressed.
3. Proposed discharge volumes for the 2, 10, and 100-year storm events cannot be reviewed until Item No. 3 has been addressed.
4. Typical sections for all proposed infiltration areas must be updated to show soil correction as necessary per soil boring data. Calculation of drain dry times must be provided to ensure water does not pond for more than 48 hours.
5. Seed mix design must be provided for all disturbed areas.

6. Outlet detail for Infiltration Trench must be provided.
7. Easements must be provided up to the 100-Year HWL for all Storm Water Facilities.
8. A Maintenance Agreement must be provided for all Storm Water Facilities.
9. The location and typical section for a rock construction entrance must be provided on the Plan.
10. Any material to be removed off-site should be identified on the plan with a hauling route identified.

General Comments:

1. The parking lot expansion is within an Xcel Power Line easement. Written approval from Xcel Energy to allow this expansion in their easement must be provided to the City of Lake Elmo.
2. A construction schedule must be provided for the project.
3. Parking and storage of construction materials must be done on Bremer Bank property only.

Please contact me with any questions or additional comments to this review.

Planning Commission
Date: 5/23/11
Public Hearing
Item: 4b

ITEM: Fence Ordinance Amendments

SUBMITTED BY: Kelli Matzek, City Planner

REVIEWED BY: Kyle Klatt, Planning Director

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to review proposed changes to the City's fence ordinance and to conduct a public hearing regarding these changes prior to forwarding a recommendation to the City Council. The proposed changes are as follows:

1. Would allow a solid fence to be constructed in a rear or side (corner) lot when the property abuts a road with a classification of a principal arterial (such as Highway 36), an A minor arterial (such as Manning Avenue south of Highway 5) and a B minor arterial (Lake Elmo Avenue between Highway 5 and 10th Street). A map showing the classifications is attached.
2. Minor changes for clarification purposes.
3. To add the requirement that an Easement Encroachment Agreement be submitted when a fence is proposed to be within a city easement. This process has been in place for just over a year, but is not required by code. The agreement requires property owner signatures agreeing to hold the city harmless if work done within the easement affects the improvement proposed.

RECOMMENDATION:

Staff is recommending that the Planning Commission recommend approval of the amendments to the fence provisions of the Zoning Ordinance as documented in the attached draft language.

ATTACHMENTS:

1. Draft Ordinance with Specific Fence Section Amendments
2. Figure 2: Existing Functional Classification; Transportation Plan

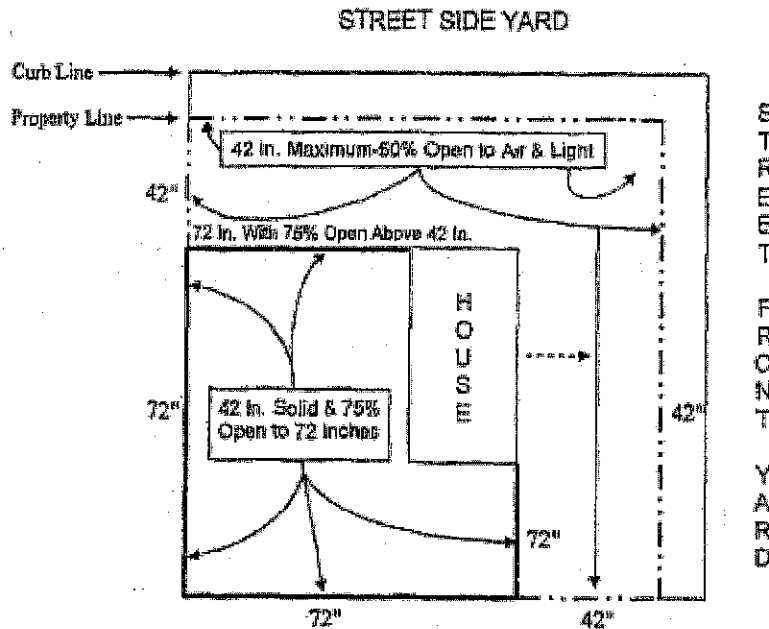
ORDER OF BUSINESS:

- Introduction Kyle Klatt, Planning Director
- Report by staff..... Kelli Matzek, Planner
- Questions from the Commission..... Chair & Commission Members
- Open the Public Hearing..... Chair
- Close the Public Hearing Chair
- Call for a motion Chair Facilitates
- Discussion of Commission on the motion..... Chair Facilitates
- Action by the Planning Commission Chair & Commission Members

§ 154.120 FENCE HEIGHT AND LOCATION.

(A) *Fence height in street setbacks.* No fence shall be constructed exceeding 42 inches in height measured from grade within any front, side (corner), or rear street setback. Fences constructed within the prescribed street setback areas shall be at least 50% open to air and light. (See Figure 154.120)

Figure 154.120: Height of Fencing



(B) *Fence height in interior yards.* No fence shall be constructed exceeding 72 inches in height measured from grade in interior yards; and, any portion of such fence above 42 inches measured from grade shall be open to light and air over 75% of the surface area.

(C) *Fences on double front lots.*

(1) Lots with fronting along improved public streets at both the rear yard and the front yard may apply the standards of division (B) above for fences paralleling the rear yard.

(2) When the rear or side (corner) property line abuts a public street classified as either a principal arterial, A minor arterial, or B minor arterial in the City's Transportation Plan, a fence parallel to that property line may be constructed up to 72 inches in height, but is not required to be open to light and air. A corner lot must continue to meet safety requirements of 96.03 (B) 19 regarding the obstruction of view of traffic.

(D) *Grade defined.* The grade from which fence height measurements are calculated shall only be from either natural grade or grade modified responsive to a grading plan approved by the city; and, shall not include the height of berms or introduced increases in ground elevation that would raise the effective fence height over that which would be otherwise permitted by this subchapter, except that a combination of raised grade and fence that would exceed in sum the fence height permitted by this section may be specifically approved by the City Council as an element of a subdivision plat or commercial site plan approval establishing specific property grading and topography.

(E) *Easement encroachment.* Where allowed by other divisions of the fence ordinance and other applicable sections, a fence may be constructed up to one foot off a property line unless an easement is present or it is determined a fence would obstruct a drainage area. An Easement Encroachment Agreement, along with a fence permit, allows a fence to be constructed within a city easement after it has been reviewed and approved by the City Engineer and City Council and the applicable fee has been received.

(Ord. 97-137, passed 8-4-2004)

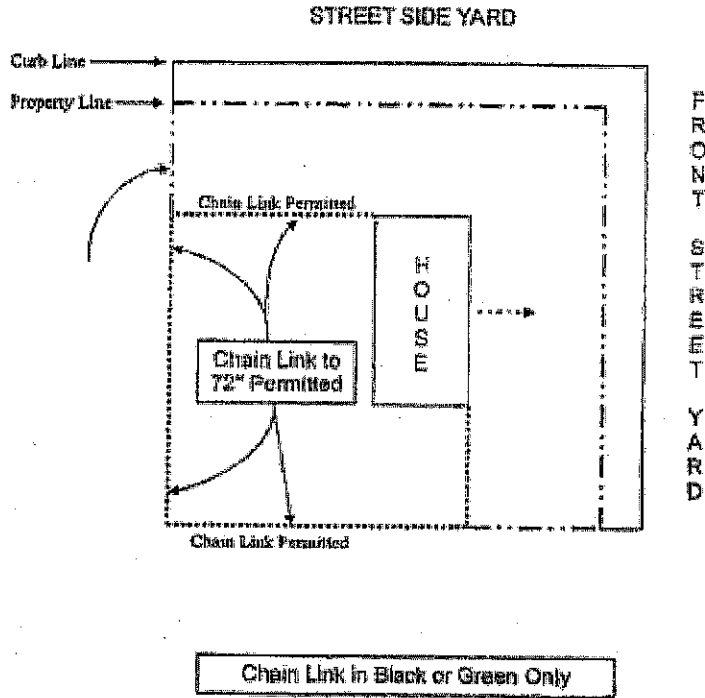
§ 154.121 MATERIALS.

(A) *Permitted fence materials.* Permitted fence materials shall be limited to brick, stone, wood planks, split rail, wrought iron, and as regulated by § 154.123. Vinyl or composite material fences shall also be permitted.

(B) *Finished face of fence.* That side of the fence considered to be the face (finished side as opposed to structural supports and frame) shall face abutting property and public streets.

(C) *Chain link or cyclone fences.* Chain link, and wire mesh fences are permitted to a maximum height of 72 inches measured from grade. No chain link, cyclone or wire mesh fence shall be permitted in any front, side, corner, or rear street setback. (See Figure 154.121)

Figure 154.121: Cyclone/Chain Link Fencing



(Ord. 97-137, passed 8-4-2004)

§ 154.122 FENCES IN THE SHORELAND OVERLAY DISTRICT.

No fence shall be permitted in the OHW setback of any parcel located in Shoreland, as defined by § 11.01, except where the principal structure is entirely located within the OHW setback. Where the principal structure is at least partially located within the OHW setback, fences complying with the standards of § 154.120(B) may be constructed within the side yard area of the principal structure, but not extending beyond the front and rear exterior walls of the principal structure. Decks, porches and landings of any type shall not be considered a part of the principal structure for the purpose of determining allowable fence.

(Ord. 97-137, passed 8-4-2004)

§ 154.123 TEMPORARY FENCES.

(A) *Defined.* For the purposes of this subchapter temporary fences are those that are installed and removed on a seasonal basis, such as snow fences and garden fences. Temporary fences shall be open to light and air over not less than 40% of the fence surface area.

(B) *Duration and limitation.* No snow fence shall or posts therefore shall be installed prior to November 1, and must be removed prior to April 15.

(C) *Height and location.* Temporary fences shall comply with the fence and fence location standards of § 154.120, except that snow fences shall be set back at least 50 feet from any south or east property line, or such additional distance as may be required to prevent the accumulation of snow on public streets or adjoining property, as determined by the Building Official.

(Ord. 97-137, passed 8-4-2004)

§ 154.124 AGRICULTURAL EXEMPTION.

Fences constructed on parcels in excess of 5 acres for the keeping of horses; and fences constructed on parcels in excess of 10 acres for the keeping of other livestock, as defined by § 11.01, are specifically exempted from the provisions of this subchapter. Any such agricultural fencing shall be at least 75% open to air and light.

(Ord. 97-137, passed 8-4-2004)

§ 154.125 FENCES AS SCREENING AND SECURITY, AS REQUIRED.

(A) *Generally.* The Lake Elmo City Code and this chapter include prescribed physical circumstances of a site where screening of uses, equipment, and outside storage is required. In those prescribed circumstances, fence not to exceed 72 inches in height measured from grade may be installed, subject to the following standards:

(1) Required fences for screening and security purposes in Agricultural and Residential zoning districts shall be set back from all property lines equal to the required structure set back of the zoning district in which they are located, except where residential zoned lots share a common property line with commercial uses, or commercial zoning districts and only on the common property line between the residential and commercial parcels.

(Am. Ord. 97-169, passed 5-2-2006)

(2) The provisions of § 154.120 regarding fence height measurement from grade shall apply. No combination of earthen berm and fence may exceed the 72-inch maximum height for screening.

(3) Materials used for screening shall be limited to those specified by § 154.121.

(4) No such screening shall be roofed or covered in any manner.

(Ord. 97-137, passed 8-4-2004)

(5) Solid fence not to exceed 72 inches in height measured from grade may be installed, subject to the following standards:

(a) The total area of any parcel enclosed by solid fencing shall not exceed the maximum allowable area for an accessory structure in the zoning district in which the parcel is located, less the sum of the area of any accessory structures located on the same tax parcel.

(b) The area enclosed by screen fencing shall maintain a ratio of width to length of no greater than 2:1. (See § 154.093).

(c) A screening fence that is not enclosed may be allowed provided the total length of said fence does not exceed the perimeter of the largest accessory building permitted in the zoning district in which the parcel is located, less the sum of the area of any accessory structures located on the same tax parcel.

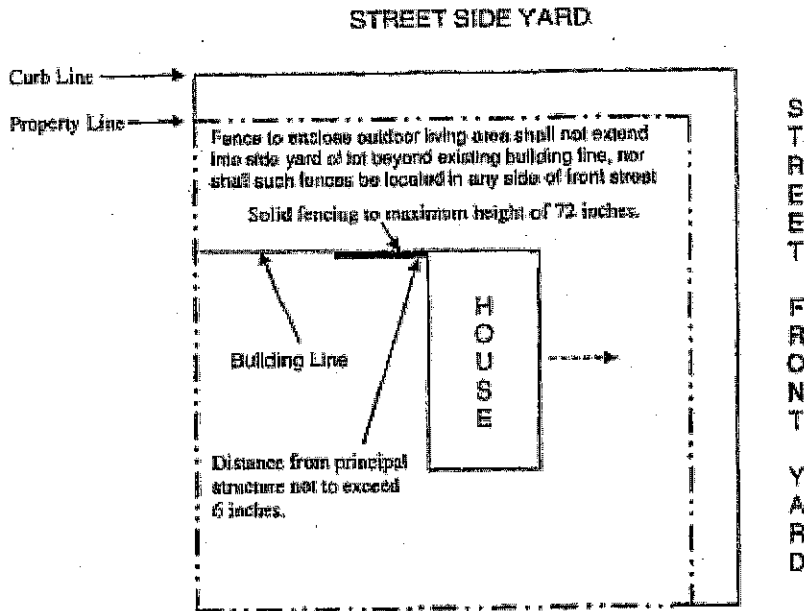
(B) *Outdoor living area extensions.* Solid fencing to a maximum height of 72 inches may be used to enclose outdoor extended living areas of a principal structure, subject to the following standards:

(1) The area enclosed by outdoor extended living area fencing shall not exceed an enclosed area of 500 square feet.

(2) Fence utilized to enclose an outdoor extended living area shall be extended to a point not more than 6 inches from the principal structure at 1 fence termination point.

(3) Fence utilized to enclose an outdoor extended living area shall not extend into side yard of a lot beyond the existing building line of the existing principal structure, nor shall such fences be located in any side or front street yard. (See Figure 154.125)

Figure 154.125: Fencing for Outdoor Living Area



The area enclosed by outdoor extended living area fencing shall not exceed an enclosed area of 500 square feet.

Fence utilized to enclose an outdoor extended living area shall be extended to a point not more than 6 inches from the principal structure at any fence termination point.

(Am. Ord. 97-155, passed 4-19-2005)

§ 154.126 PERMITS REQUIRED.

(A) Except as noted herein, installation of all fences requires a fence permit issued by the City of Lake Elmo. This permit shall be applied for on such forms, include such documentation, and include such fees to the city for processing as may be prescribed from time to time by the City Council. Fences exempt from requiring an installation permit are limited to the following:

(1) Fences of any type installed for the sole purpose of the keeping of domestic farm animals, as defined by § 11.01, and regulated by § 154.104(E) of this Code. All such fences shall be removed by the property owner within 6 months of the termination of the keeping of domestic farm animals, unless an extension is specifically authorized by City Council action; and

(2) Fences of any type installed by municipal, county or state governments and public utilities for facility security or the delineation and/or protection of public rights-of-way.

(B) Failure to obtain a city fence permit prior to the installation of any fence subject to this regulation shall result in an automatic double permit fee, in addition to any

corrective measures to bring the fence into compliance with the standards for fences prescribed by this chapter.

(Ord. 97-137, passed 8-4-2004)

§ 154.127 FENCES AS NON-CONFORMING/HAZARDOUS STRUCTURES.

Fences shall be considered to be structures for the purposes of applying the terms of the non-conforming structure provisions of this chapter, and the hazardous structures provisions of city code and state statute.

(Ord. 97-137, passed 8-4-2004)

§ 154.128 OTHER PROVISIONS; CONFLICTS.

To the extent that provisions of this chapter may conflict with other provisions of the city code regarding the regulation of fences and screening, the provisions of this chapter only shall apply.

(Ord. 97-137, passed 8-4-2004)

EXISTING, UNCHANGED SECTIONS OF CODE

§ 96.03 PUBLIC NUISANCES AFFECTING PEACE AND SAFETY.

(B)

(19) *Obstruction of view of traffic.* All trees, hedges, billboards, or other obstructions which prevent persons from having a clear view of traffic approaching an intersection from cross streets in sufficient time to bring a motor vehicle driven at a reasonable speed to a full stop before the intersection is reached;

§ 11.01 DEFINITIONS.

FENCE. A partition, structure, wall, or gate erected as a dividing marker, visual or physical barrier, or enclosure, not to include any roof or covering.

LOT AREA. The minimum of a horizontal plane within the lot lines.

LOT, BUILDABLE. A lot which meets or exceeds all requirements of the community land use and development ordinances without the necessity of variances.

LOT CONSOLIDATION. The combining of 2 or more existing parcels into 1 parcel and recorded as 1 parcel with the County Recorder's Office.

LOT, CORNER. A lot situated at the junction of and abutting on 2 or more intersecting streets; or a lot at the point of a deflection in alignment of a single street, the interior angle or which does not exceed 135 degrees.

LOT, CORNER. A lot situated at the intersection of 2 streets, the interior angle of the intersection not exceeding 135 degrees.

LOT DEPTH. The mean horizontal distance between the front and rear lines of a lot.

LOT IMPROVEMENT. Any building, structure, place, work of art, or other object, or improvement of the land on which they are situated constituting a physical betterment of real property, or any part of the betterment.

LOT, INTERIOR. A lot other than a corner lot, including through lots.

LOT LINE, FRONT. The boundary of a lot which abuts a public street. In the case of a corner lot, it shall be the shortest dimension of a public street. If the dimensions of a corner lot are equal, the front lot line shall be designated by the owner. In the case of a corner lot in a non-residential area, the lot shall be deemed to have frontage on both streets.

LOT LINE, REAR. The boundary of a lot which is opposite to the front lot line. If the rear lot line is less than 10 feet in length, or if the lot forms a point at the rear, the rear lot line shall be a line 10 feet in length within the lot, parallel to, and at the maximum distance from the front lot line.

LOT LINE, SIDE. Any boundary of a lot which is not a front lot line or a rear lot line.

LOT LINE. A lot line is the property line bounding a lot except that where any portion of a lot extends into a public right-of-way or a proposed public right-of-way, the line of the public right-of-way shall be the lot line.

LOT, NON-RIPARIAN. A separate parcel of land within a designated shoreland area but which does not have frontage along a lake or tributary stream.

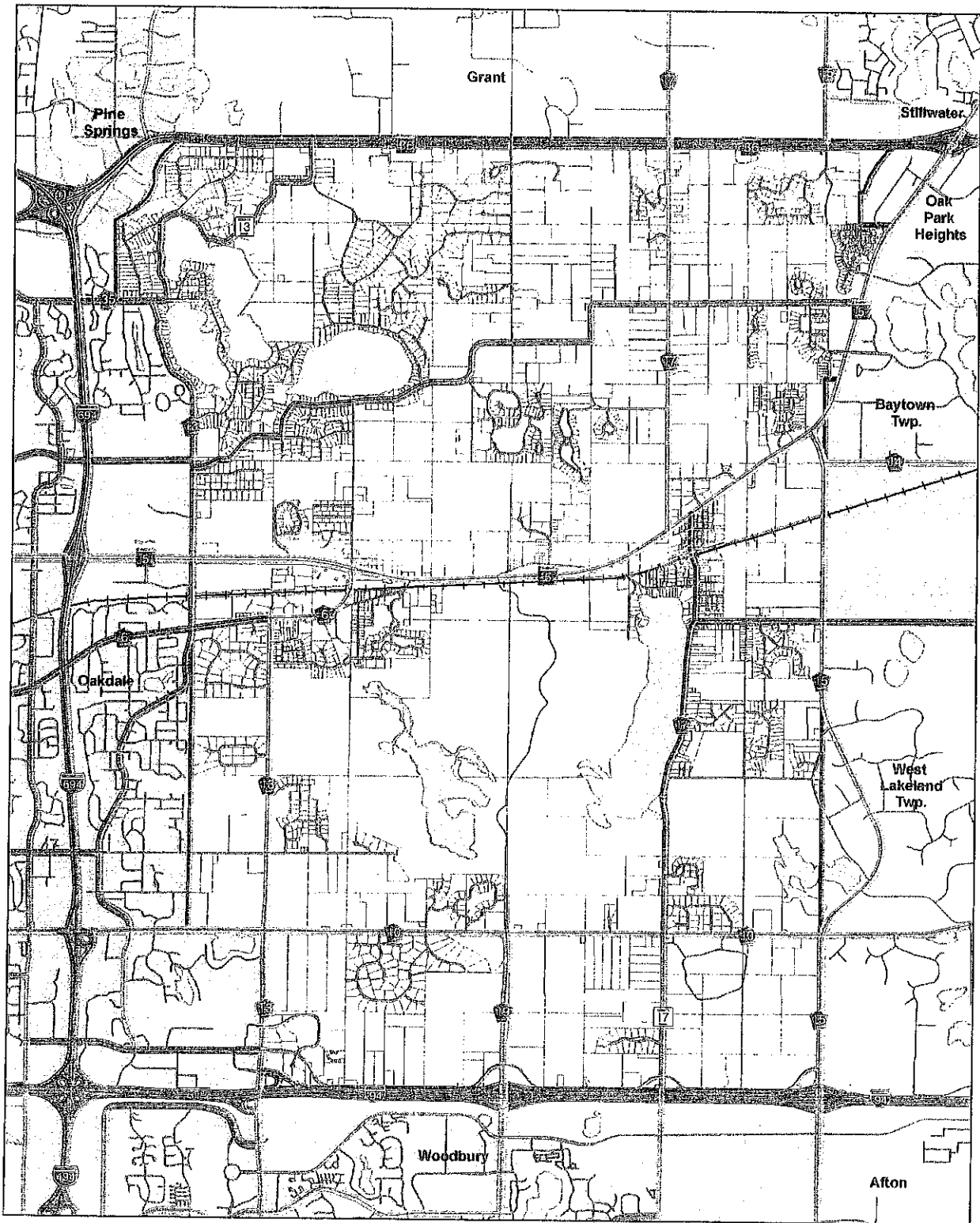
LOT, RIPARIAN. A separate parcel of land within a designated shoreland area having frontage along a lake or tributary stream.

LOT, THROUGH. Any lot other than a corner lot which abuts more than 1 street. On a **THROUGH LOT**, all the street lines shall be considered the front lines for applying this section.

LOT WIDTH. The horizontal distance between the side lot lines of a lot measured at the setback line.

LOT. A parcel of land designated by plat, metes and bounds, registered land survey, auditors plot, or other accepted means and separated from other parcels or portions by the description for the purpose of sale, lease or separation.

LOT. An area within a manufactured home park designed or used for the accommodation of a manufactured home.



**FIGURE 2:
EXISTING FUNCTIONAL
CLASSIFICATION**

Transportation Plan
2030 Comprehensive Plan
City of Lake Elmo, Minnesota



Map date: April 2009
Prepared by:



LEGEND

- City Boundary
- Roadways
- Parcels
- Lakes

EXISTING FUNCTIONAL CLASSIFICATION

- Principal Arterial
- A Minor Arterial
- B Minor Arterial
- Major Collector
- Minor Collector

LIMITATION OF LIABILITY
This document is not a legally recorded map or survey and is not intended to be used as one. This map is a compilation of records and information from various state, county, and city offices, and other sources.

Planning Commission
Date: 5/23/11
Business Item
Item: *5a*

ITEM: Southern Lake Elmo – Process Update and Vision and Goals Review.

SUBMITTED BY: Kelli Matzek, City Planner

REVIEWED BY: Kyle Klatt, Planning Director

SUMMARY AND ACTION REQUESTED

The Planning Commission is being asked to review a drafted Vision Statement and Goals for the Southern Lake Elmo area. The draft was first reviewed and revised by the Southern Lake Elmo work group which then went to the larger stakeholder group. After a good discussion, the stakeholder group reviewed and commented on the wording and made suggestions that are provided in the right column of the attached handout. Staff is asking the commission to review the document and provide guidance on the incorporation of suggested comments and any additional thoughts or changes.

RECOMMENDATION:

Staff is asking the Planning Commission to review, comment and recommend forwarding on the Vision Statement and Goals to the City Council.

ORDER OF BUSINESS:

- Introduction Kelli Matzek, City Planner
- Report by staff Kelli Matzek, City Planner
- Questions from the Commission Chair & Commission Members
- Call for a motion Chair Facilitates
- Discussion of Commission on the motion Chair Facilitates
- Action by the Planning Commission Chair & Commission Members

ATTACHMENTS:

1. Vision Statement and Goals Worksheet

Draft Vision Statement and Goals for Southern Lake Elmo (N of I-94, S of 10th Street)

<p><i>Vision Statement:</i></p> <p>The area south of 10th Street shall be known for safe, walkable and diverse neighborhoods with convenient access to parks, trails and open space. Lake Elmo will encourage a thriving business community that is as much an integral part of the city as the residential neighborhoods. The communities created, both residential and non-residential, will demonstrate sustainability through preservation of natural resources and responsible environmental stewardship.</p>	<p><i>Comments Received from Stakeholder Group (5-18-11 mtg.):</i></p> <ul style="list-style-type: none"> - What does "diverse" mean? - There is no mention of transportation other than pedestrian (walking). - What is the difference between "preservation of natural resources" and "responsible environmental stewardship"? Suggested ending the sentence at "resources." - Liked the "thriving business" portion - Suggested adding "recognizing market need"; one liked the verbage as is
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<p><i>Transportation Goals:</i></p> <ol style="list-style-type: none"> 1. Encourage safe, efficient and environmentally sound transportation including the extension of public transit to the area south of 10th Street. 2. Make it easy and convenient to travel in and around the area south of 10th Street. 3. Tie new development to the capacity of roadways and limit the impact of non residential traffic in neighborhoods when possible. 4. Develop a comprehensive sidewalk, trail and bikeway system that provides an integrated system of roads, bikeways and pedestrian paths. The transportation system should minimize the impact of through traffic. 	<p><i>Comments Received from Stakeholder Group (5-18-11 mtg.):</i></p> <ul style="list-style-type: none"> - Will sidewalks be required everywhere? The city does not currently have many sidewalks. - Is there currently a sidewalk plan?
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<p>Housing Goals:</p> <ol style="list-style-type: none"> 1. Provide a quality living environment for the residents of Lake Elmo. 2. Provide a balanced choice of housing types and densities suitable to a wide range of demographic groups, with a focus on life cycle housing. Where possible, distribute different housing types throughout the area south of 10th Street. 3. Meet the Metropolitan Council's requirements for residential RECs. 	<p><i>Comments Received from Stakeholder Group (5-18-11 mtg.):</i></p> <p>- None.</p>
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DRAFT

<p><i>Environmental and Sustainability Goals:</i></p> <ol style="list-style-type: none"> 1. Create a natural resource open space system that preserves, protects, or restores environmental resources within the city. 2. Use the natural resource open space system to connect open spaces, parks, activity centers and neighborhoods. 3. Protect and enhance Lake Rose, Kramer Lake and Goose Lake as a natural open space system and passive recreation resource. 4. Encourage environmentally responsible building and operation practices. 	<p><i>Comments Received from Stakeholder Group (5-18-11 mtg.):</i></p> <ul style="list-style-type: none"> - Who will create a natural resource system inventory? - Suggested adding "while respecting the rights of property owners"
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<p><i>Land Use Goals:</i></p> <ol style="list-style-type: none"> 1. Utilize the future land use map as the overall land use policy statement by designating residential, commercial and parks and open space lands appropriately located with adequate access and buffering from adjacent uses. 2. Create new, interesting, quality-designed neighborhoods that relate to their natural settings and surrounding developed areas, that protect natural resources, and that provide central parks and open spaces that are interconnected by trails to neighborhood community destinations. 	<p><i>Comments Received from Stakeholder Group (5-18-11 mtg.):</i></p> <p>- None.</p>
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<p><i>Economic Development Goals:</i></p> <ol style="list-style-type: none"> 1. Increase the tax base and provide opportunities for economic growth for Lake Elmo and Lake Elmo area residents. 2. Be cognizant that businesses in the area south of 10th Street are complementary to those of the Village Area's downtown. 3. Encourage new locations for job growth in close proximity to housing and with convenient access while maintaining reasonable buffers between residential and non-residential uses. 4. Meet the Metropolitan Council's requirements for non-residential RECs. 	<p><i>Comments Received from Stakeholder Group (5-18-11 mtg.):</i></p> <ul style="list-style-type: none"> - "Cognizant" isn't a goal - Using the word "complementary" is confusing - The market will dictate what businesses should go where. - Other markets, such as Woodbury already compete and will compete with the future non-residential development. - Businesses are supposed to compete with each other. - Suggested removing the second goal. - Suggested using "enhancing" instead of "complementary" in second goal.
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<p><i>Recreation Goals:</i></p> <ol style="list-style-type: none"> 1. Provide a variety of passive and active parks and other leisure, recreational and cultural opportunities that are conveniently located, accessible, affordable, safe, physically attractive and uncrowded for all Lake Elmo residents. 2. Connect city parks to each other and to prominent destinations within and outside of the city through a system of trails. 	<p><i>Comments Received from Stakeholder Group (5-18-11 mtg.):</i></p> <p>- None.</p>
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<p><i>General Character Goals:</i></p> <ol style="list-style-type: none"> 1. To integrate, where possible, unique characteristics of rural Lake Elmo such as a strong sense of community with an emphasis on access to active and passive open space. 	<p><i>Comments Received from Stakeholder Group (5-18-11 mtg.):</i></p> <ul style="list-style-type: none"> - Can we expect this area to feel like Lake Elmo? - Suggested using "promote" instead of "integrate" - Suggested "Where possible integrate" - Can see architectural design being rural in nature to an extent - Development needs to show a respect to the open space
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