



**City of Lake Elmo
Planning Commission Meeting
Minutes of August 27, 2018**

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

COMMISSIONERS PRESENT: Emerson, Dodson, Dorschner, Weeks, Kreimer, Hartley, Pearce

COMMISSIONERS ABSENT: Johnson and Lundquist

STAFF PRESENT: Planning Director Becker

Approve Agenda:

M/S/P: Hartley/Pearce, move to approve the agenda as presented, ***Vote: 7-0, motion carried unanimously.***

Approve Minutes: August 15, 2018

M/S/P: Hartley/Dodson, move to approve the August 15, 2018 Minutes as amended, ***Vote: 7-0, motion carried unanimously.***

Public Hearing – Final Plat and Planned Unit Development Boulder Ponds 4th Addition

Becker presented the Staff report regarding the Boulder Ponds 4th Addition Final Plat and Planned Unit Development (PUD) Plans.

Dodson asked about density and asked Becker to elaborate the staff report regarding density. Becker explained that with the 2030 Comprehensive Plan, there was to be 183 units within the Boulder Ponds development. With the single family detached housing, there are already 93 approved units within the development, and so there are to be 90 more. With increased PUD density, there could be 95 more units as requested by the applicant. Dodson inquired if there should be more. Becker stated that there could be potentially, but that with the approved rezoning, Council had approved for there to be 90 units with the potential to increase to 95 units. Dodson then asked about the landscaping requirement for perimeter screening and asked to clarify if driveways would need to be screened. Becker stated it would only be applied towards the parking lot itself and not drive lanes. Kreimer clarified if the screening from less intensive uses would include screening from the outlot, and Becker confirmed it would not. The sign location was clarified. Emerson asked about zoning of the property to the south, and it

was stated that the zoning was Commercial and that it would be used for the day care facility that was reviewed by the Commission at its last meeting.

Roger Fink, 3601 18th Street South, St. Cloud, MN 56301, Senior Vice President of Trident Development, and Patrick Brama with Trident Development spoke about Trident Development and Tealwood Management, who will be partners in the project.

Pearce asked if the senior housing was considered affordable housing. Dorschner asked about licensing over concern of elderly abuse. Fink stated that Tealwood has not had any issues with reporting of elderly abuse, and there are security cameras. A Class F home health care license will be obtained.

Hartley asked about the landscaping between the day care and the proposed facility. Brama indicated that there is existing screening to the south of the site. The compatibility of the two uses was discussed.

Public Hearing opened at 7:45 pm

No one spoke and there was no written correspondence

Public Hearing closed at 7:46 pm

Screening on the south of the property was discussed, and it was concluded by the Commission that it is sufficient and that there should be sufficient screening on the northern portion of the property.

M/S/P: Dorschner/Hartley, move to recommend approval of the Boulder Ponds Final Plat and PUD Plans with recommended findings and conditions of approval as drafted by staff, ***Vote: 7-0, motion carried unanimously.***

Business Item – Mixed Use Commercial and Mixed Use Business Park

A resident made comment that she would like the Commission to consider the 50 foot building height proposed in the draft ordinance, elaborating that this height may be too tall adjacent to residential uses.

Because the power was out, there was discussion to table the item to a future meeting and adjourn.

M/S/P: Dodson/Hartley, move to adjourn, ***Vote: 7-0, motion carried unanimously.***

Because there was a motion to adjourn, there was no discussion about future meetings or Staff Updates.

Meeting adjourned at 8:00 pm

Respectfully submitted,

Emily Becker
Planning Director