

LAKE ELMO PLANNING COMMISSION MEETING
FEBRUARY 7, 1983

PRESENT: Chairperson Prince; Commissioners Gifford, Lundquist, Moe, Michels, and Peterson. Absent: Dreher, Lyall & Nazarian.

The meeting was called to order by Chairperson Prince at 7:38 p.m. at the City Hall.

1. MINUTES - M/S/P Michels/Moe to approve the 1/24/83 Planning Commission minutes as written. (5 ayes; Gifford abstain)

2. CALL HEARING ON ZONING AMENDMENTS

A. Ag Preserves - Whittaker said there were no applications for rezoning to Ag Preserve; two applied but they were already zoned A.

B. Clean up Zoning Map -

(1) Hammes Cluster - Commissioners concurred with change.

(2) Salus C.U.P. - Commissioners concurred.

(3) Delete R1 and HB at CSAH 13 and I-94 - Has been purchased by Mn/DOT for interchange so should be taken out. Commissioners concurred.

(4) Delete R1 in Regional Park Reserve - Has been purchased by Regional Park so should be put in P instead of R1. Commissioners concurred.

(5) Rezone RR parcels on north end of Lake DeMontreville to R1 in keeping with neighborhood - Commissioners agreed with Lundquist that R1 would allow resubdivision of land bought as 5-acre minimum lots and should be handled on special request basis. Commissioners agreed that small parcel (Schultz house next to Crombie's) should be R1 since it fits Comp Plan and is adjacent to R1 property.

(6) Correct Zoning, Old Village near track, from GB to I - This was previous error for parcel with oil tanks. Commissioners agreed it should be corrected.

(7) Whittaker will check legal description of section down by 17 that County would buy, presently in P. (Private lots along CSAH 17)

All the above are to be done in one notice for rezoning. M/S/P Michels/Moe to hold a public hearing to discuss the above zoning amendments on March 14, 1983 at 8:15 p.m. at the City Hall. (6 ayes)

C. Clarifications in Ordinance

(1) Page 301-28, Sec. 301.060.G - Fees now to be set by Ordinance instead of by resolution according to Statute amendment of 1982. Sec. 301.070.C, new zoning map, will be handled at public hearing held March 14, 1983 at 8:15 p.m. at the City Hall, after which new map will be adopted with rezoning changes. Commissioners agreed.

(2) Page 301-28, Sec. 301.070.D.1.b.(4), specifically include Outdoor Target Ranges - should specifically state "gun club" as in "... commercial recreation of rural nature." Commissioners agreed.

(3) Page 301-34, Sec. 301.070.D.3.c.(7) - Add minimum house width requirement of 20' in R1. All widths would be allowed in all other zones. This would essentially exclude MH in R1 zones only.

● Moe - felt all widths should be allowed in R1 if they meet HUD or Minnesota UBC requirements, whichever is more stringent, and all other ordinance and code requirements.

- Whittaker - there's no problem with manufactured housing (MH) as long as it meets UBC; if it doesn't, house can't be moved. Thinks generally HUD is not as strict as UBC.
- General consensus of Commissioners was that ordinance should be written so that manufactured home must be HUD certified or meet UBC requirements, whichever is least stringent.
- Lundquist suggested that definition of MH according to State Statute should be included in zoning ordinance, and Michels added that's what should be permitted. Commissioners agreed and Whittaker will note.

(4) Page 301-34, Sec. 301.070.D.4.c., consider unsewered 1-acre minimum lots, and sewer 6,000 sq. ft. lots for MH - Item was unresolved, will be put on 3/14/83 agenda.

(5) Page 301-40, Sec. 301.070.D.7.a - Commissioners concurred that correction of heading on top of page should be made.

(6) Change landscaping and parking regulations in line with new Landscaping Standards throughout Zoning Ordinance - Commissioners concurred.

(7) Put MH Parks at end of Zoning Ordinance and amend reference to those requirements on Page 301-36 - This essentially renumbers MH section, Commissioners concurred.

(8) Page 301-60, Sec. 301.090.A and B, Clean up 60% rule -

- Whittaker - Council adopted policy that if 60% lot requirement not met but lot was bigger than others in neighborhood, they would favorably consider a variance.

- Prince - believes this policy should be abandoned and ordinance only followed.

Consensus of Commissioners was "Section" should be changed to Ordinance so that people cannot argue: 60% of 1 acre.

(9) Page 301-75, amend Recreation Vehicle Section - Add State Statute definition of recreational camping vehicle and define recreational camping area in Sec. 301.030.

(10) Sections 304, 305, 306 and 307, Indicate fees set by Ordinance - Now set by Resolution in lieu of Ordinance

(11) Section 302 now blank section, add revised HM ordinance.

(12) Clarify two-drainfield requirement - Language should be changed to something like "...two distinct, geographically separated drainfield sites."

Public Hearings on above ordinance changes to be held March 14, 1983 as follows: 7:45 p.m.-sewer; 8:15-zoning map; 8:45-amendments.

3. REVIEW MANUFACTURED HOME PARK ORDINANCE (refer to Nov. 5 memo) 302.020, Scope -

Para. A - Eliminate since taken care of by amending ordinance (reference 301.070.D.5). Not required to be in a MH park

Para. B - Change to: "No person...and other ordinances of this City." I.e., eliminate rest of sentence since covered by amending ordinance (ref 301.070.D.5).

Para. C - Exemptions,

1. Change to "The provisions of this Ordinance, ..."

- Consensus of Commissioners was that MH be allowed while building a home, all Districts as long as there is 10-month restriction.

2. Commissioners concurred to leave in.

302.030, Definitions -

Paras. A, B, C and D are new and as defined by the State.

Para. H, Occupant changed to: "The person living in an individual home." (Changed since City can't control if person rents out house.)

302.050, Applications - First paragraph and Paras. A, B, C and D are new.

Para. D - Third sentence changed to: "Residents of the park... under or near their home, approved by the City and the Park owner."

● It was questioned why MH people have to do this when nobody else is required to build shelters; if 500 homes, prohibitively expensive to build shelters for that many people.

302.060, Fees - Delete, set in Section 105 of City Code.

302.080, Design Standards

Para. E (new) - Change to "Internal private streets...and be posted 20 mph on arterrial streets and 10 mph on side streets."

Para. G - Change to "All driveways...no closer than 5 feet from park boundary."

Para. J - Change to "Electrical service...for each manufactured home,...100 ampere capacity, for all new parks."

Para. K - Change to "The limits of each manufactured home lot..."

Para. N -

● Whittaker - this was required in old code. I don't think we need overload parking. We don't require dead storage anywhere else, so is it justified here? Don't think it's City's business.

● Prince - Don't feel it's right for City to require this, also it could take business away from local storage businesses. Should be negotiated between landlord and tenant.

● Lundquist - These things were conceded to when obtaining building permit and should abide by whatever original agreement was.

● Moe - Wording should make it clear as to who would be responsible.

● Michels - could we get our attorney to render an opinion on this?

This issue was unresolved and will be put on 2/28/83 agenda. Whittaker will get opinion from attorney.

Para. Q, Foundations - Change to "All dwellings shall be placed on a permanent foundation or anchored...Building Code.

302.100, Child-free area - Change to "Each park plan may provide..."

302.110, regarding record keeping - Eliminate all of section and replace with something like "Building permit shall be required to move manufactured home into the City and/or Park."

● Michels suggested that this enables Building Inspector to have all necessary records.

302.120, Attendant -

● Moe, and his wife who was present, want a caretaker present at all times to handle emergencies since Park owner is hard to get ahold of. Mrs. Moe said that 250 people from Cimarron have signed petition to get a caretaker on the premises.

● Whittaker - We don't require this anywhere else in Lake Elmo, nor in multi-family zones. Law is to not discriminate from other groups, all groups should be treated equally. This will cost renters money.

● Michels - This was required in old ordinance.

● Prince - Would go along with old ordinance.

● Moe - There must be a reason why State gave us this power.

● Michels - Would like Homeowners Association and Park owner to work this out. Homeowners Association at Cimarron could pass out questionnaire as to how many times owner cannot be reached and what problems was so that information is documented.

This item was unresolved and will be put on 2/28/83 agenda.

4. WORK PLAN FOR 1983-4

A. Nelson/Hageman Discussion - Consensus of Commissioners was that cul-de-sacs were of a poor design and that homes are too close to gun club.

● Moe - We should put conditions on this development now so that Council will not have problems 10 years from now when people start complaining of the noise.

● Lundquist - Gun club can loose permit if violation made; they'll have to do something drastic to keep from becoming a nuisance to surrounding neighbors.

● Moe - Gun club is not a hardship now and shouldn't be put in a hardship position. Gun club will probably have to put up sound barrier. People living on cul-de-sacs should pay for extra City services.

B. Schaefer Property - If 5 lots fronted off DeMontreville, access should be platted to back of property. Also, ponding has to be considered.

C. 1 1/2 versus 1 acre Lots - To be discussed at March 14 Planning Commission meeting. Mike Hansel (who wrote State code) and Lyle Doerr of Washington County Planning will be present.

D. Reducing R1 Area in Comp Plan - March 28 meeting.

E. Metro Council topics to be addressed in the future: Sewer plan, Sec. 32 planning, airport zoning, moderate cost housing, and solar access.

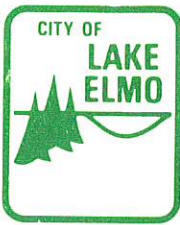
The meeting was adjourned at 10:25 p.m.

Submitted by:

Ilene Johnson, Acting Secretary

Review of Upcoming Public Hearings:

Nelson/Hageman Rezoning	-	February 22, 1983,	at 7:45 p.m.
Engwer Johnson Rezoning	-	" "	at 8:30 p.m.
Sewer Issue	-	March 14, 1983,	at 7:45 p.m.
Zoning Map Changes	-	" "	at 8:15 p.m.
Amendments to Ordinance	-	" "	at 8:45 p.m.



City of Lake Elmo

777-5510

3880 Laverne Avenue North / Lake Elmo, Minnesota 55042

AGENDA

LAKE ELMO PLANNING COMMISSION

February 7, 1983

NOTE: The Meeting a week early because of AG Preserve rezonings

7:30 P.M.--Meeting convenes

1. Minutes, January 24 meeting
2. Call hearing on Zoning Amendments (Feb. 22 (Tuesday) 7:45p.m.)
 - A. AG preserves
 - B. Clean-up Zoning Map
 - (1). Hammes Cluster
 - (2). Salus CUP
 - (3). Delete R1 and HB at CSAH 13 and I-94
 - (4). Delete R1 in Regional Park Reserve
 - (5). Rezone RR parcels on north end of Lake Demontreville to R1-in keeping with neighborhood
 - (6). Correct zoning-Old Village near track--GB to I
 - (7). Other
 - C. Clarifications in Ordinance
 - (1). Page 301-28 Sect. 301.060 G - Fees by Ord.
Sect. 301.070 C - New Zoning Map
 - (2). Page 301-28 Sect. 301.070 D 1. b. (4)-
specifically include Outdoor Target Ranges
 - (3). 301-34 Sec. 301.070 D 3 c (7) - Add minimum
house width requirement in R1
 - (4). 301-34 Sect. 301.070 D 4. c. - consider unsewered
one acre minimum lots, and sewerd 6,000 sq. ft.
lots for manufactured housing.
 - (5). 301-40 correct heading at top of page (301.070 D 7 a)
 - (6). Change landscaping and parking regulations in line
with new Landscaping Standards throughout Zoning
Ordinance.
 - (7). Put Manufactured Housing Parks at end of Zoning
Ordinance and amend reference to those requirements
on Page 301-36
 - (8). 301-60 Section 301.090 - A and B- Clean up 60% rule
 - (9). 301-75 - Amend Recreation Vehicle Section
 - (10). In Sections 304,305,306, 307, indicate fees set
by Ordinance.
 - (11). Add revised MH Ordinance- Section 302

8:15 P.M.-- 3. Review Manufactured Housing Park Ord. (Please bring
Nov. 5 and Dec. 9 memos and minutes of last 3 meetings,
especially Jan. 10).

9:30 P.M.-- 4. Work Plan for 1983-4

10:30 P.M.-- ADJOURN