

The Planning Commission is an advisory body to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters.

Lake Elmo Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may for other reasons postpone final action on an application.

For each item, the Commission will receive reports prepared by the City Staff, open the hearing to the public, and discuss and act on the application. If you are aware of information that hasn't been discussed, please fill out a "Request to Appear Before the Planning Commission" slip; or, if you came late, raise your hand to be recognized. Comments that are pertinent are appreciated.

AGENDA

LAKE ELMO PLANNING COMMISSION

NOVEMBER 12, 1985

7:30 p.m.

Meeting Convenes

1. Minutes October 7, 1985
Minutes October 28, 1985
2. Introduction of New Members
3. Final Plat Approval -
Phase 2 of Tartan Meadows
(Note: The City Engineer's review of this Final Plat application will be mailed under separate cover).
4. TENTATIVE - Subject to Request by Applicant to be on the Agenda.
Simple Lot Subdivision
at 3200 Lake Elmo Avenue
Applicant: Constance Smith
5. Revised Section 32 Land Use Concept Plan -
Approval and Forwarding to City Council
6. Information needs of members:
 - a. Does everyone have a current, updated copy of the 1979 Comprehensive Plan?
 - b. How should new members become acquainted with their role and responsibilities?

Over

8:15 p.m. 7. Revisions/Amendments to the 1979 Comprehensive Plan

City Engineer Larry Bohrer and City Planner Rob Chelseth will be present to help explain what this project will entail.

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APPROVED

LAKE ELMO PLANNING COMMISSION MINUTES

OCTOBER 28, 1985

Chairperson Nazarian called the meeting to order at 7:36 p.m. in the City Council Chambers. Present: Moe, Lyall, Graves, Lundquist, City Administrator Overby. Absent: Prince, Lang, Novak, Schiltz.

This was not an official Planning Commission meeting due to the lack of a quorum.

1. Minutes - October 7, 1985

Tabled until Planning Commission meeting on November 12, 1985.

2. Planning Commission Meeting Time

Consensus of the Commission was to keep the starting time of the Planning Commission Meetings at 7:30 p.m. Because of Veteran's Day falling on Monday, November 11th, the next Planning Commission meeting will be held on Tuesday, November 12, 1985.

3. A. Simple Lot Subdivision at 3200 Lake Elmo Avenue
Applicant: Constance Smith/Matt Northrup

Constance K. Smith proposes to subdivide her 5.9 acre parcel at 3200 Lake Elmo Avenue into two lots. Since the property was previously platted as Lake Elmo Park, it can be divided by a Simple Lot Subdivision. The property also abuts Lake Elmo which means shoreland regulations apply.

In his letter to the Planning and Zoning Commission dated October 24, 1985, City Engineer Bohrer stated that the proposed lots meet all of the requirements for lot size and setbacks of the Zoning Code.

Regarding shoreland regulations, Bohrer stated the proposed new lot can meet these regulations for the house and septic system setback and minimum building elevations. The lot probably does not meet the lot width requirements in the Shoreland District. The City Code requires a lot width of 150 feet, but does not describe where the 150 feet is to be measured. Bohrer checked with the DNR and the intent of the State Shoreland Regulations is that there be 150 feet of lake frontage. The original parcel only has 280 feet of lake frontage so it is impossible for each lot to have 150 feet, but by reducing the road frontage and increasing the width at the lake, the intent of the Shoreland Ordinance could be more closely met.

Percolation tests and soil borings were furnished to show that an adequate septic system could be constructed on this new lot. But, assuming a four bedroom home and using the slower of the two perc rates, the area tested is sufficient only for the primary drainfield.

City Engineer Bohrer recommended the subdivision not be approved until the following conditions are met:

1. Revised lot width more conforming to shoreland regulations of 150 feet minimum.
2. Show location and suitability of alternate drainfield site.
3. Provide a statement by a soil scientist or other qualified person stating that side hill seepage will not occur on the primary drainfield site.

Mr. Northrup felt that the second system would not be a problem because a pump could be put in and that the seepage could be taken care of at a later date. The reason for the irregular lot shape was to meet the 1 1/2 acre requirement and have the required road frontage. The existing house is very large and at some point in time would like to divide the lot into two lots.

Mr. Northrup expressed concern that he did not receive the requirement of conforming to shoreland regulations of 150 feet minimum, but felt that he has met all the requirements given to him by the City office. Chairman Nazarian expressed his confidence in the City staff's ability to have provided the required information to Mr. Northrup when he made application.

The Northrups understand that they could get three lots out of this parcel with a variance for the shoreland. Chairman Nazarian suggested Northrups contact the DNR and find out about the requirements for the three lots.

This item will be scheduled on the next Planning Commission meeting on November 12, 1985 only if the Northrups contact the City Office and request it.

M/S/P Graves/Nazarian - to table this item until notified by the Northrups when to put it on the agenda. (Motion carried 5-0).

b. Tartan Meadows

Mr. Willard Morton discussed his preliminary plat for 19 lots in Tartan Meadows which average in size from 1 1/2 acres to 1.9 acres. Mr. Morton stated he has paid \$2,700 for park donations and donated park land. This will be verified by the City Administrator. Graves brought up that the lots have to be shown to be buildable and the required ponding should be addressed. The Final Plat application has to be made with the City office.

M/S/P Graves/Moe - to table this item until the Planning Commission meeting on November 12, 1985. (Motion carried 5-0).

4. Section 32

There was no new information brought up regarding the revised 10/85 Land Use Concept Plan, Section 32 and West 1/4 Section 33. A suggestion was made by Mr. Enright to add some light industrial west of Helmo Avenue.

5. Temporary Commercial Buildings

City Administrator Overby and Chairman Nazarian explained to Mr. Johnson from Connco Shoes that they have looked into the City code and found that there is no mechanism that would allow a temporary building in addition to the regular building with two separate entities of business on Connco's parcel of land.

6. Index for City Code Book

Bill Lundquist will work with the City office staff to complete the index for the City Code Book.

7. Procedure Sheet

City Administrator Overby will look into the routing sheets that are needed by the Planning Commission.

8. Water Project Update

There were three water related topics brought up. The Lake Jane Flood Relief Project is proposed for 1987 at a cost of 4.2 million dollars. This is not just for the Lake Jane area but upstream lakes in Washington County. and the downstream impact including Lake Elmo and Horseshoe Lake.

Another topic was the water supply for the Lake Jane Landfill area. The representative for the City of Lake Elmo will be Arlyn Christ for the discussion with Washington and Ramsey County. One consideration is hooking up to the Oakdale Water Supply System.

The third topic was the test pumping project for 40 acre feet to be taken off of Legion Pond and move it into Lake Elmo, while at the same time to hold back the same amount onto Eagle Point Lake in order to not increase the level of Lake Elmo and also to limit the downstream impact.

9. Development Adjacent to Lake Elmo

Articles were pointed out regarding new development proposals in Woodbury and an article on the proposed tax increment district in Oakdale. City Administrator Overby brought up a concern where Woodbury abuts Lake Elmo regarding the intersections crossing the freeways and the traffic demand. Current zoning maps for Oakdale and the freeway corridor portion of Woodbury were also discussed.

A copy of the Metropolitan Development and Investment Framework was handed out. This is the Metropolitan Council's plan and program for managing metropolitan resources in order to bring about the orderly and economic development of the seven-county Metropolitan Area. The MDIF sets general directives for all planning carried out under the Council's auspices, including transportation, solid waste, parks and airports. City Administrator Overby will look into how they arrived at the Lake Elmo population and household figures.

10. a. Planning Institute

Planning Commission members Lyall, Moe and Novak are interested in attending the 1985 Annual Planning Institute at the Earle Brown Center held on November 22, 1985 in St. Paul at a charge of \$40 per person.

b. Legislation Passed

New legislation was passed during the 1985 Session which clarifies the lines of authority between a local planning commission and the city council. The sections referring to a 60 day time period and adoption of proposed plans or plan amendment by a two-thirds vote are both consistent with the Lake Elmo Zoning Ordinance requirements. The law also specifies that where a comprehensive plan conflicts with a zoning ordinance, the ordinance supersedes the plan. Effective July 1, 1985.

c. Work Plan

The Planning Commission's 1985 work plan was handed out and discussed. Several of the items have been taken care of and others have been updated.

d. Planning Commission Vacancy

Consensus of the Planning Commission was that they felt a City Council member could be on the Planning Commission, but not as a voting member. It was also noted that City Council members are always welcome to attend.

M/S/P Moe/Graves - to adjourn the Planning Commission meeting at 9:50 p.m. (Motion carried 5-0).