

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

APRIL 14, 1986

- 7:30 p.m. Meeting Convenes
1. Agenda
 2. Minutes: March 10, 1986
March 25, 1986
 3. Concept Plan for Conditional Use Permit:
Utility Building in an R-R Zone-Bob Koltes, NSP
- 8:00 p.m. 4. Development Concept Plan for Dayton-Hudson Land;
Betty Herbert and Joe Fogarty, Edina Realty
- 8:30 p.m. 5. Fire Protection Standards in Planned Building
Groups - Fran Pott, Fire Chief
- 9:00 p.m. 6. Comprehensive Plan Update
- a. 1979 Goal and Policy Statements
 - b. 1990 Future Land Use Plan and Map
 - c. Select review items for 4-28-86 meeting.
7. Adjourn

APPROVED

LAKE ELMO PLANNING COMMISSION MINUTES

MARCH 25, 1986

Chairperson Prince called the meeting to order at 7:30 p.m. in the City Council Chambers. Present: Williams, Raleigh, Graves, Novak, Reuther, and City Administrator Overby. Absent: Schiltz, Moe, Bucheck, Martens, Haacke.

1. Agenda

Delete: 3. Simple Lot Subdivision request by Steve Grabski, 4. Procedural Guidelines-City Attorney Comments. Add: Revision of the Current Zoning District Map

2. Minutes: March 10, 1986

A concern was brought up to review in more detail the Steve Grabski simple lot subdivision. Chairperson Prince stated that requests can be made if there is an issue that needs more detail. Tom Armstrong advised the commission that if the City does get into a lawsuit the Court says that you can actually come up with reasons for the City's actions that were never mentioned at the meeting.

M/S/P - Raleigh/Graves - to table the minutes for more detail on the Steve Grabski Simple Lot Subdivision request on the March 10, 1986 Planning Commission meeting for approval until the April 14, 1986 meeting. (Motion carried 6-0-1<abstain: Prince>).

5. Comprehensive Plan Update

Revision of the Current Zoning District Map

Dan Novak expressed a concern to update the current zoning district map which has not been updated since 1983. He had been advised by Washington County that it would cost approximately \$800 and if you submit the request now you have a six to eighteen month lead time before they can get to it.

City Administrator Overby explained that if you had an updated map you could look at what the current zoning pattern is and how that is reflected in the discussion on the plan. All the ordinances are updated now so everything up to the Overlay District for I-94 has been properly recorded and filed so the zoning changes can be incorporated and updated on the map.

Prince felt that this is not the appropriate time to do this because we will be doing some changes in the action of working on the comprehensive plan. It would be less costly for the City if we do it at the end of our comprehensive plan update.

City Administrator Overby will update the small zoning map for the

next planning commission meeting.

a. 1979 Goal and Policy Statements

----- Delete, _____ Add

Residential

~~As discussed under agricultural goals and policies, it is the intent of this plan to restrict residential growth in farm areas.~~
It is the intent of this plan to restrict residential growth in farm areas as discussed under agricultural goals and policies .

Because there are no plans to provide urban service beyond Section 33- the MUSA line during the planning period, and because residential development poses many problems for rural areas, growth must be controlled.

Generally, residential growth ~~should~~ will be guided away from farmlands, and be restricted to very low densities to prevent the need for urban services.

Goals for Residential Development

* ~~To limit-~~ restrict residential development to areas with access to necessary facilities, services and activities for residents.

Policies for Residential Development

Williams - When Rob Chelseth was here he kept saying how he thought it was a meaningless exercise to develop 1 per 40 in Ag, 1 per 10 for Rural Residential and explained why. But there is another philosophy behind this, one of a real delaying tactic to hold some land available for future development twenty or thirty years down the road.

Raleigh - In my opinion why couldn't you put a smaller number of homes, such as four per 40 acres. To me seven homes per forty acres gives a bonus of three saleable lots when there shouldn't be a bonus at all.

Novak - I think one home per 10 acres or one home per three acres is a terrible legacy to leave a City even though we are not planning on any type of utilities at this point. I have the following suggestion for "putting the brakes" on development in the City: restore the Ag category, downzone some land by taking some R-R land and make it Ag, take some R-1 land and make it R-R, and take some commercial land and downzone it to R-1, R-R or Ag.

Graves - I think you have to have something in-between. You need to have an opportunity for somebody to come in who wants to have a little place to have a horse and not have forty acres, because he isn't going to farm and what is he going to do with the rest of

the acreage.

Armstrong - Nobody is entitled to a zoning of more than what they are using. In zoning it is a legislative decision and as long as there is a reasonable use for the land they can rezone it.

Prince - After we do the comprehensive plan we can review the zoning code to address lot shape and extensions of roads in the RR code. The transfer of density should be outlawed under the cluster development standards.

Williams - I would be in favor of reducing the amount in RR and making another kind of zone. In Grant Township there are specific areas that are horse zones.

--In rural residential zones with marginal agricultural soils, woodlands, and similar characteristics, residential development will be permitted on ten acre lots or at a density of ~~seven~~ four homes per 40 acres. (Also refer to cluster developments).

--Residential development in R-1 zones (~~between 8 and 30 homes per 40 acres~~) will be located within or adjacent to existing urbanized areas, where necessary public services and utilities can be provided. (address R-R lot shape in zoning code, transfer of density, change R-R land to Ag on zoning map and land use plan map).

Dan Novak suggested that the individuals on the City Council could be contacted to discuss our reasons for the major change of these two residential development policies.

--Urban residential development in R-2 zones (~~4 homes per acre or higher~~) will be permitted only in areas with central sanitary sewer, as well as other necessary public services and utilities.

--Multi-unit residential developments in R-4 zones will ~~not~~ be permitted in areas ~~without~~ central sewer and water utilities, or in areas where other major municipal services (police/fire protection, schools, etc ~~cannot~~ be provided on a cost effective basis. (Amended 4-14-86)

City Administrator Overby explained that in the section of the zoning code that controls mobile home parks that are platted and developed you have control over the development of the park, can rezone to R-3 to begin with and they have to meet the performance requirements.

--Mobile homes will be located in mobile home parks (R-3 Zones) where public services such as sanitary sewer can be provided for such high density developments or where allowed by statutes. (Amended)

--All residential units should be designed, sited, and constructed to conserve energy in lighting, cooling, and heating processes according to the Lake Elmo City Code and the Uniform Building Code.

There was some discussion of eliminating this policy altogether.

--On-site sewage treatment systems will consist of a septic tank and drainfield and an alternate drainfield site located in soils capable of treating wastes without posing pollution problems.

Page 90.

--Programs will be studied to encourage the rehabilitation of existing older homes to meet Metro Council requirements .

--Information regarding the natural features of a site, including soils, natural drainage patterns, topography, groundwater, wildlife habitat , etc., will be used extensively in determining land use and development practices.

Commercial-Industrial

~~Existing commercial and industrial~~ development in Lake Elmo is centered around the "old village" in eastern Lake Elmo. Pressures for additional commercial uses have occurred near or adjacent to Lake Elmo's three major highway corridors, Highway 12, Highway 212-5 and Highway 36 . Although there will continue to be a need for industries and commercial operations which serve the community, large scale intensive commercial-~~industrial~~ use are generally unsuited for a rural community with limited municipal services. Consequently, all proposed commercial ~~and industrial~~ uses should be carefully evaluated to avoid potentially serious consequences such as groundwater pollution, increase in traffic, noise and light pollution, compatibility with residential areas or the costly extensions of municipal services.

Prince thought these might be covered under the Goals and Policies. Novak asked about the possible elimination of the industrial category and to expand the definition of commercial. The commission looked favorably on this suggestion.

City Administrator Overby asked if the commission would want alot of CUP's regulating manufacturing in a GB zone or do you want them there to begin with. He suggests to specify if you are going to have any zones with light industrial or call it whatever you want, shorten the list under what is called industrial now, and state where you want those, but don't leave a loophole to put them into GB. Now under GB it's mostly retail and convenience type businesses, and I don't think you want manufacturing thrown in with those.

Prince suggested the commission reread this section and the next meeting will be to go over page 90 to the top page of 93.

City Administrator Overby will make an invitaion list for farmers and resident large landowners to come to a Planning Commission meeting and discuss alternative uses for their land.

M/S/P Prince/Williams - to adjourn the Planning Commission Meeting at 10:05 p.m. (Motion carried 7-0).