

LAKE ELMO PLANNING COMMISSION MINUTES

SEPTEMBER 14, 1987

APPROVED

Chairman DeLapp called the Planning Commission meeting to order at 7:32 p.m. in the City Council chambers. Present: DeLapp, Williams, Bucheck, Stevens, Simpson, Raleigh, Enes, Hunt and City Administrator Overby. Absent: Haacke, Johnson, Reuther.

1. Agenda

M/S/P Raleigh/Hunt - to approve the September 14, 1987 Planning Commission agenda as presented. (Motion carried 8-0).

2. Minutes: August 10, 1987

M/S/P Bucheck/DeLapp - to approve the August 10, 1987 Planning Commission minutes as amended. (See Appendix A) (Motion carried 8-0).

Minutes: August 24, 1987

M/S/P Hunt/Enes - to approve the August 24, 1987 Planning Commission minutes as amended. (Motion carried 7-0-1<Abstain: Simpson>).

3. Upcoming Requests

Nothing is scheduled at this time other than more Comprehensive Plan Revision Items.

4. Land Use - Zoning

A. Manufacturing Business in an R-1 Zone

Steven Hodder, 3348 Lake Elmo Avenue, introduced himself as a commercial glass blower who makes products for sale to art galleries in the United States and other countries. Mr. Hodder explained his business and his proposal to conduct the glass blowing operation out of an accessory building (500 sq.ft. garage) at the rear of his property. Mr. Hodder's plans are to move his business operation, which has no retail trade, to the Lake Elmo site within the next 4 years from its current location in Minneapolis. His purpose in raising this question is to get some idea as to how the City may/may not be able to allow this proposed use.

Marge Williams referred to the regulations of home occupation as defined in our code. Her concern is preserving the R-1 area as residential, but had no problem using the garage as a private studio. She did consider this as manufacturing and suggested Mr. Hodder check with the neighbors for noise levels of the machinery and check into the fire codes. Also brought up was if a building permit is needed for structural renovations.

Ed Stevens asked if this was a business or an art studio?

Steve Raleigh suggested that there be no sign outside, this is a 500 sq.ft. building, there is the benefit of preserving the barn with no retail trade, used as a private studio with no on-site sales

City Administrator Overby asked if this meets the "business" definition and will there be any employees on-site?

Mr. Hodder responded with there would be a young man opening/closing the furnace door, 600 hours per year. Hodder offered to show the Planning Commission members the Minneapolis operation that will be set up in miniature in Lake Elmo.

(Amended 9-28-87)

~~Lee Hunt did not consider making 20 items a year as manufacturing because Mr. Hodder was not receiving a major portion of his livelihood from the sales.~~ Rob Enes could not see this as manufacturing and felt the words "commercial" and "manufacturing" are getting out of line here. Enes complimented Mr. Hodder for coming forward to the Planning Commission with his proposal. Enes would feel comfortable living next door to Mr. Hodder with Master of Arts credentials versus an amateur with a kiln which could blow up the garage.

Ed Stevens suggested giving tentative approval with the condition that 1 or 2 planning commission members visit the studio. Williams explained this was not necessary because under the current code Mr. Hodder can do this until someone calls the City telling us there is a sign up or too many cars are parked.

M/S/P Williams/Raleigh - to add to the Work Plan looking into home occupations other than specified in the code in R-1 Zoning, which may/may not increase noise or air emission concerns. (Motion carried 8-0).

B. Transfer of Industrial Zoning Uses to the General Business Zoning District--Work Group Report.

This subject was first raised at the 12-22-86 PZC meeting and came about as a result of the amended 1986 Comprehensive Plan, which only provides for existing industrial uses and gives no planning or policy support for any new industrial areas based on rezoning requests. City Administrator Overby felt it would make sense to somehow provide for the existing industrial uses, but eliminate the option to request Industrial Zoning by amending or deleting the ordinance section.

A sub-committee composed of Stevens, Williams and DeLapp submitted a new General Business draft which would eliminate commercial business, highway business and industrial and put them all in a General Business category.

7a.(1)(a) must meet all City sanitary codes was added because the committee felt there should be more cross-referencing in the code so when a proposal comes in it must meet the SAC unit size and the architectural standards. City Administrator Overby said that this is an ordinance requirement, rather than a permitted use category.

(g) Photo/art gallery added rather than studio because a studio is where art is created where a gallery is where art is shown and sold. Eliminate "art galleries" from (e).

(s) Cafes and restaurants limited to full table service operations. This will exclude "fast food" restaurants.

(t) Bakeries incidental to restaurants will be expanded depending on City Council action.

Car washes were eliminated because they take a large amount of water.

Ann Bucheck and Marge Williams felt that we have enough liquor outlets and asked if they could eliminate all future on/off-sale operations.

M/S/F Bucheck/Williams - to eliminate future additional liquor on-off sale operations. (Motion failed 2-6).

M/S/F Bucheck/Williams - to eliminate any additional on-sale liquor operations. (Motion failed 4-4).

Eliminate 5. Other general business uses similar to items 1,2,3,4 above.

Add: 5.(f) Open sales lots may be included in the General business zone under a Conditional Use Permit.

M/S/P Raleigh/Stevens - Item 6. should read Industrial businesses of a manufacturing nature already existing in the City will be allowed to continue to operate as non-conforming uses as specified in Section 301.050B. (Motion carried 8-0).

Item 7. was changed to General Requirements

Add (7)(e). Must meet all requirements of Section 700 City ordinances for sewer systems.

M/S/P Raleigh/Hunt - to add under 7b. Accessory Uses and Structures
(1) Uses and structures which are clearly incidental and subordinate to the allowed uses and structures and which meet other code requirements are allowed as outlined in Section 301.130C. (Motion carried 8-0).

The following are discussed changes in the 7C. District Requirements. Text changes are underlined.

(1) Lot Size 1 1/2 Acre (except as required by Interstate Corridor Overlay District-See Section 301.070E.6)

(2) Lot Width 150 feet minimum

(3) Building setback from property lines

(a) Front 10 feet minimum

- (b) Side (Interior) 20 feet minimum
- (c) Side (corner) 50 feet minimum
- (d) Rear 50 feet minimum

(4) Building height 35 feet maximum

(5) Maximum area to be covered by buildings, parking lots, driveways, and other hard surfaces:

<u>Lot Size</u>	<u>Covered Area</u>
Up to 1.5 acres	20% of lot size
1.5 - 5 acres	.3 acres + 15% of excess over 1.5 acres
5 - 20 acres	.825 acres + 10% of excess over 5 acres
Over 20 acres	2.325 acres + 5% of excess over 20 acres

(6) Maximum lot depth to width dimension ratio 3:1 maximum

7(e) bowling establishments were eliminated.

M/S/P Stevens/Enes - to accept the General Business ordinance as amended. (Motion carried 8-0).

M/S/P Simpson/Enes - to recommend approval to the City Council of the General Business ordinance as revised. (Motion carried 8-0).

5. Comprehensive Plan Revisions

A. Appendix C, Local Economy - Work Group Report

This draft appendix was discussed on 8-24-87. At that time, it was recommended that a work group be formed to met and review/amend the draft appendix and report to the full Planning Commission on the outcome of their discussion.

Marge Williams reported that Afton did not specifically put anything in for local economy city wide other than appearance considerations

A draft was submitted for discussion and the following changes are:

- 3. When the tourist industry subsided, new industries were attracted to Lake Elmo on land beside major arteries between Stillwater, Husdon and St. Paul. Development was never extensive but does account for limited commercial and industrial activity outside the Old Village.

Retail Trade

The number of retail businesses in Lake Elmo was 20 in 1972, and 41 in 1982. Measured in inflation-adjusted real dollars, the value of sales remained static at about \$14,000,000. Never-the-less, the business community offers a desirable diversity of merchandise.

Employment Forecast

Add: The City of Lake Elmo does not agree with the employment forecasts of the Metro Council. Delete the entire last paragraph.

Summary Changes are:

The quality of life for Lake Elmo residents and future rural residents will deteriorate with the proliferation of commercial activity which would primarily serve only outsiders.

Other jurisdictions in this category include Afton, Baytown Township, West Lakeland Township, and Grant Township.

M/S/P Raleigh/Hunt - to recommend review of Appendix C, Local Economy for submittal to the City Council as amended. (Motion carried 8-0).

6. Metro Council Proposed Revisions to Comprehensive Plan Amendment Guidelines

The Planning Commission received a copy of the letter from Metro Council explaining why they are proposing changes to the amendment guidelines at this time. They also received a copy of the proposed guidelines and information submission forms for major and minor plan amendments. Lake Elmo is amending (revising) its 1986 Comprehensive Plan under the 1981 Metro Council guidelines.

City Administrator Overby reported that, in general, the proposed plan amendment guideline changes appear to improve and clarify the existing process. His only concern is that Lake Elmo can finish its plan revisions under the informal agreement between the City and the Metro Council staff that allowed the City to submit Chapter 5 of the 1986 Comprehensive Plan separate from Chapters 1-4 (which were approved by the Metro Council.).

This was an informational item and there was no discussion.

7. Select Alternate Date for First Meeting in October

The regular PZC meeting date falls on a City Holiday (Columbus Day, October 12th). The Planning Commission should decide whether to meet on the following Monday, October 19th or another date prior to the second regular meeting on October 26th.

M/S/P Simpson/Williams - to set Tuesday, October 13th, as the first Planning Commission meeting in October. (Motion carried 7-1<Bucheck>).

M/S/P Raleigh/Hunt - to adjourn the Planning Commission meeting at 11:00 p.m. (Motion carried 8-0).

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

September 14, 1987

7:30 p.m.

MEETING CONVENES

1. Agenda
2. Minutes: August 10, 1987
August 24, 1987
3. Upcoming Requests
4. Land Use - Zoning
 - A. Manufacturing Business in an R-1 Zone
 - B. Transfer of Industrial Zoning Uses to the General Business Zoning District - Work Group Report
5. Comprehensive Plan Revisions
 - A. Appendix C, Local Economy - Work Group Report
6. Metro Council Proposed Revisions to Comprehensive Plan Amendment Guidelines
7. Select Alternate Date for First Meeting in October
8. Other Business
9. Adjourn