

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.

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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 9, 1987

7:30 p.m. MEETING CONVENES

1. Agenda
2. Minutes: October 26, 1987
3. Upcoming Requests
4. City Council Update

7:45 p.m. 5. PUBLIC HEARING: DeCoster Large Lot Subdivision

8:00 p.m. 6. PUBLIC HEARING: Request for Rezoning from Rural Residential to Agricultural Zoning District; 20 acre parcel, SE 1/2 of SW 1/4 of SW 1/4 of Section 28.

7. Comprehensive Plan Amendment (public hearing continued from 10/26/87): Highway Transportation

8:30 p.m. 8. Pipeline Presentation by Don Sadler, AMOCO

9:30 p.m. 9. Comprehensive Plan Update

- A. Appendix E - Land Needs Forecast
- B. Chapter III - Future Land Use Section

10. Other Business

11. Adjourn

NOTE: Please bring your copy of the final plat map for Packard Park 2nd Addition. We need extra copies for the City Council.

APPROVED

LAKE ELMO PLANNING COMMISSION MINUTES

NOVEMBER 9, 1987

Chairman DeLapp called the Planning Commission meeting at 7:34 p.m. in the City Council Chambers. Present: DeLapp, Bucheck (arrived 8:55 p.m.), Williams, Stevens, Haacke, Kunde, Hunt, Enes, Johnson (departed 8:30 p.m.). Absent: Simpson

1. Agenda

Add: 3. Concept Plan by Richard O'Connor, 10. Ann Bucheck

M/S/P Williams/Hunt - to approve the November 9, 1987 Planning Commission agenda as amended. (Motion carried 8-0).

2. Minutes: October 26, 1987

M/S/P Williams/Hunt - to approve the October 26, 1987 Planning Commission minutes as amended. (See page 3&4, Final Plat Packard Park 2nd Addition). (Motion carried 8-0).

3. A. Upcoming Requests

November 23, 1987

Nothing scheduled at this time other than Comprehensive Plan Update.

December 14, 1987

Nothing scheduled at this time other than Comprehensive Plan Update.

December 28, 1987

M/S/P to cancel the December 28, 1987 Planning Commission meeting as it is the Monday after Christmas. (Motion carried 7-1<Williams: The work Plan keeps getting longer and the time is getting shorter to work on the Comp Plan>).

Chairman DeLapp suggested a Work Committe could meet on this date.

B. Concept Plan by Richard O'Connor

Richard O'Connor, Minnesota Business Services, expressed their interest in purchasing 38 acres of Dayton Hudson property for softball fields. This organization represents a group of six charities; such as Original Boosters and St. Peter Claver. There would be approximately 6 to 8 ballfields, ice rink and hockey rink, warming house with bathroom, three parking lots with 20 cars planned for each lot. The architect is from Las Vegas and has designed the Dred Scott Fields in St. Paul. They would be willing to put up lights if the City was interested, but they would not be playing after dark. There would be no liquor served, just food at the concession stand.

Marge Williams stated the Commission would have to decide if they would like to see ballfields in a rural residential area, which they

are promoting as residential area, and whether they want to give up more land to park land. If it is a non-profit organization, it would be in the same category as private parks and would be tax free.

Chairman DeLapp asked them to consider the acreage south of Oakland Jr. High (which is zoned Public Facility) and which might allow this use after rezoning. It is also flat and grassy with easy access to the freeway and not a negative impact on the residential neighborhood.

4. City Council Update

City Administrator Overby gave a City Council update.

5. PUBLIC HEARING: DeCoster Large Lot Subdivision

Chairman DeLapp opened up the public hearing at 8:09 p.m. in the City Council chambers.

Mr. DeCoster wishes to subdivide 40 acres of Rural Residential zoned property into two 10 acre lots and one 20-acre parcel. The property is located one-half mile west of the intersection of 10th Street and Inwood Avenue, on the north side of 10th Street.

The two lots and the one parcel all meet the zoning ordinance requirements for lot area, width and depth. The generalized soil survey map indicates that the soils on the two 10-acre lots are suitable for septic systems. A 50 foot minimum structure setback from the right-of-way property line is required by City Code. Washington County ^{Engineer} will be upgrading Co. Road 70 in 1990 and the minimum setback from the new road will then be 125 feet from the road centerline after the County purchases the right-of-way. The applicant and/or potential purchasers should be aware of this. (Amended 11-23-87 Add: Based on the twenty year study/projections.

There were no public comments for or against the application.

Chairman DeLapp closed the public hearing at 8:12 p.m.

The Planning Commission reviewed this request and the only objection they had was they did not like the configuration of the lot for esthetic purposes, but it was within our code (as amended in 1986 based on the Planning Commission's recommendation).

Lee Hunt pointed out that a condition should be added that land purchasers should be informed of the scheduled upgrading of County Road 70 (10th Street) and the County's need for a 125 foot setback.

M/S/P Williams/Haacke - to recommend that the City Council approve the application by Douglas DeCoster to split an existing 40 acre parcel located in the SW corner of Section 28 into two 10-acre lots and one 20-acre parcel, provided that land purchasers be informed of the scheduled upgrading of Co. Rd. 70 (10th Street) and the County's need for a 125 foot setback. (Motion carried 8-0).

6. PUBLIC HEARING: Request for Rezoning from Rural Residential to Agricultural Zoning District; 20 acre parcel, SE 1/2 of SW 1/4 of SW 1/4 of Section 28.

Chairman DeLapp opened up the public hearing at 8:26 p.m. in the City Council chambers.

(Amended 11-23-87)

The request for rezoning is a ~~joint~~ application by Mr. DeCoster and ~~Mr. Armstrong~~. The property concerned involves a 20 acre parcel of RR zoned land abutting 10th Street on the South and abutting Mr. Armstrong's property on the east and the north.

The Planning Commission is required by City Code (Section 301.060 E5) to recommend to the City Council whether the ordinance amendment (rezoning) should be granted or denied.

The Planning Commission discussed this rezoning request in terms of the staff review of how it conforms to the 1986 Comprehensive Plan. Chapter II, Planning Issues, Part B, Future Land Use Management Planning, sub-part 2. Alternate Forms of Managing Growth states in part: "Lake Elmo has had large lot zoning since the 1979 Comprehensive Plan was adopted, because City officials and planners wanted to discourage a high-density level of development"

"Rezoning selected areas of the City from its existing zoning category into a more restrictive zoning district (for example "downzoning" from Rural Residential with minimum 10 acre lot sizes to Agricultural with a minimum 10 acre lot sizes to Agricultural with a minimum 40 acre lot size and fewer permitted uses) is another means of managing growth through zoning regulations."

The Future Land Use Map contained in the 1986 Comprehensive Plan indicates a future land use of Agricultural for this 20 acre parcel. For the above reasons, the request for rezoning is considered to be consistent with the 1986 Comprehensive Plan.

The City Code requires (Section 301.090B Contiguous Parcels) that the 20 acre parcel "be combined with adjacent lots or parcels under the same ownership so that the combination of lots or parcels will equal one or more parcels of land each meeting the full lot width and area requirements of this Ordinance."

Mr. Armstrong explained that he intends to combine the 20 acre parcel with his adjacent property, so that it can meet the 40 acre lot size minimum needed for Agricultural zoning. The combination of parcels will be done before the publication of the ordinance amendment allowing the rezoning from RR to Agricultural.

Chairman DeLapp closed the public hearing at 8:27 p.m.

M/S/P Williams/Enes - to recommend that the City Council approve the request by Douglas DeCoster and Thomas Armstrong for rezoning of 20 acres of land located on 10th Street in Section 28 from Rural Residential to the Agricultural zoning district as being consistent with the 1986 Lake Elmo Comprehensive Plan, subject only to the requirement that the 20 acre parcel be combined with adjacent parcels prior to the effective date of the rezoning. (Motion carried 8-0).

7. Comprehensive Plan Amendment (public hearing continued from 10/26/87): Highway Transportation

This subject was discussed in a public hearing at the October 26th Planning Commission meeting. The public hearing was continued to this meeting to allow inclusion of new information on traffic assignment zones from the Metro Council.

M/S/P Hunt/Haacke - to remove from the table the public hearing on the Highway Transportation Section of the Comprehensive Plan. (Motion carried 8-0).

City Administrator Overby provided the new information on traffic assignment zones from the Metro Council.

Chairman DeLapp closed the public hearing at 9:37 p.m.

Table 22 presented a forecast for population, households and employment for Lake Elmo's traffic assignment zone in 2000 and 2010 provided much confusion. City Administrator Overby pointed out the 2000 forecasts are based on Lake Elmo's Land Use Management Plan showing future land use for 2000. Because the City proposed clustered growth around existing development, with urban development limited to the southwestern corner of the City, the allocations of forecasted growth in population, households and employment was carefully weighted to reflect the plan.

Ann Bucheck asked to qualify the statement of employment before she could vote on this Comprehensive Plan amendment, but Administrator Overby could not give the Metro Council definition.
(Stevens Amended 11-23-87)

M/S/F Bucheck/Simpson - to table this item until the City Staff could obtain a definition of employment. (Motion failed 4-4<Hunt, Haacke, DeLapp, Kunde>).

Discussion on the definition of employment continued and if these figures were necessary. Marge Williams stated she was willing to talk with the Metropolitan Council rather than pass this amendment. With no solution in sight, Ed Stevens made the following motion:

M/S/P Stevens/Hunt - to authorize Commission member Marge Williams to secure a written explanation of the definition of employment, where the numbers came from in the different zones, what we are committing ourselves to when we accept these figures, and report back with up to a 10 minute explanation at the next Commission meeting. (Motion carried 8-0)

8. Pipeline Presentation by Don Sadler, AMOCO

Don Salder, representative of the AMOCO Oil Compny, spoke on their pipleine running thru the west part of Lake Elmo and provided a short slide presentation. This pipe is 40 years old and buried 3 feet below the surface. It carries JP4 (jet engine fuel) which goes into the Roseville Plant and then is hauled by trucks. There are two shut off

valves; one south of 94 and the other is at the Burlington Northern yards at Fridley.

Since pipelines are buried underground, line markers are used to show their approximate location at numerous points along their routes. Sadler reminded the members that a backhoe or a hole auger could be a dangerous way to find a pipeline and urged them to place a collect phone call to a pipeline company representative to the site to locate the pipeline before digging begins.

In the event there is a pipeline leak, they are to call the emergency number of (319) 583-5488 in Dubuque, Iowa.

M/S/P Bucheck/Williams - to recommend to the City Council that the map with the pipeline locations, the emergency telephone number and the availability of the AMOCO Oil Co. brochures at the City Hall be published in the City's newsletter. (Motion carried 8-0).

Marge Williams suggested a work item agenda to consider drafting a City ordinance for pipelines to include a 100 foot easement on either side of an existing pipeline. City Administrator Overby told the Commission this was already on the work Plan and the State was still working on an emergency response plan, within which Washington County and the City of Lake Elmo would respond. He felt that an ordinance to regulate the setback and location of new pipelines should reflect the best information available.

M/S/P Hunt/Williams - to include as a work item to re-evaluate setbacks for all hazardous corridors such as powerlines and pipelines. (Motion carried 8-0).

9. Comprehensive Plan Update

A. Appendix E - Land Needs Forecast

City Administrator Overby handed out a handwritten draft at the September 28th meeting. No action was taken that evening since it was new information.

The draft was on the October 12th and 26th meeting agendas as well and was not acted on due to the lack of a Work Committee report on the subject.

City Administrator Overby suggested that the Planning Commission take action to adopt this draft appendix at this meeting. Overby felt the data was merely a re-statement of the population and housing forecasts and land use inventory data that have all been previously discussed.

The only problem Chairman DeLapp found with the Land Needs Forecast was that it does not take into consideration any of the potential Residential Estate zoning.

M/S/P Haacke/Hunt - to recommend City Council approval of Appendix E. Land Needs Forecast (draft dated 9-28-87) with the insertion of Residential Estate Zoning as part of a larger Comprehensive Plan

Amendment that will be submitted to the Metro Council. (Motion carried 8-0).

B. Chapter III - Future Land Use Section

Chairman DeLapp handed out the Work Committee draft of the Future Land Use Section.

The Commission discussed the draft and decided to delete the word "development" in the criteria because it was ~~too big~~ of a word. redundant (amended 11-23-87)

The following changes were made:

1. ~~Development~~ must enhance the long term stability of the rural residential character of the City.
2. ~~Development~~ must not disproportionately increase the need for City services.
3. ~~Development~~ must meet the Framework Guide of the Metropolitan Council.
4. ~~Development~~ A proposed subdivision must contain at least 20 contiguous acres.

Barb Haacke would like to see estate zoning behind her in Foxfire instead of commercial. Ann Bucheck can see this estate zoning for Highway 36, 94 and 5, but not behind her because of the Water problems. Marge Williams would like to see RE (estate zoning) ~~instead of Rural Residential~~ south of the railroad tracks. would be more desirable instead of R1 (Amended 11-23-87)

City Administrator Overby suggested going back 1/2 mile on Hwy 36 and 94. He asked if the landowner would be able to have a 20 acre subdivision. They would need more land to work to make this workable. Overby asked the Commission to consider combining the drafts because you need to say more about future land use than just the one page. The Planning Commission will review the draft combination.

10. Other Business

Ann Bucheck introduced herself as living at 2301 Legion Avenue N. and is a member on the Planning Commission. In regard to the statement in the newsletter that there is at present no representation from the southern half of the City is in error because she does ~~represent~~ live in this area.

M/S/P Enes/Hunt - to adjourn the Planning Commission meeting at 11:18 p.m. (Motion carried 8-0).

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