

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

MAY 9, 1988

7:30 MEETING CONVENES

1. Agenda
2. Minutes: April 25, 1988
3. Concept Plan--Willard Morton/Bob Engstrom
4. Building Heights - (Continuation)
5. Residential Estates
6. Comprehensive Plan (Update)
7. Other
8. Adjourn

APPROVED

LAKE ELMO PLANNING COMMISSION MINUTES

MAY 9, 1988

Chairman DeLapp called the Planning Commission meeting to order at 7:35 p.m. in the City Council chambers. Present: DeLapp, Williams, Bucheck, Simpson, Kunde, Stevens, Enes, Hunt, Haacke. Absent: Johnston, Johnson

1. Agenda

Add: Tree City U.S.A.

M/S/P Enes/Williams - to approve the May 9, 1988 Planning Commission agenda as amended. (Motion carried 9-0).

2. Minutes: April 25, 1988

M/S/P Williams/Simpson - to approve the addendum to the April 25, 1988 Planning Commission minutes. (Motion carried 9-0).

M/S/P Williams/Hunt - to approve the April 25, 1988 Planning Commission minutes as amended. (Motion carried 8-0-1<Abstain: Enes>).

3. Concept Plan - Willard Morton/Bob Engstrom

Willard Morton, who developed Tartan Meadows 1,2 & 3, and Bob Engstrom, a landscape architect, provided a concept plan for 18 lots on approximately 50 acres which lies south of 10th Street and on the west side of Lake Elmo Avenue. Although the Residential Estates Zoning district is not yet a reality, Mr. Morton is proposing RE zoning, along with a concept for an R1 development.

The site is heavily wooded with jackpine, mature blue and green spruce and a spotty area of Norways. On the far west side of the site, there is a large dry lake bed which could be stocked with wildlife. The site is long and narrow so they created a single road service (1,850 feet long) which entered this site and meandered through the woods. ~~The shortest road frontage is 50 feet wide.~~ The typical road frontage is 250' with one lot proposed to have 50' of road frontage.

Mr. Engstrom suggested that in this subdivision the roads ~~should be~~ ^{might have to} 24 feet wide which ~~would comply with city standards.~~ ^{could give you two moving lanes.} Most public works administrators have a theory that bigger is better until an accident where a child loses his life because of the fast traffic--then stop signs are erected. Engstrom likes to make the streets as narrow as possible and still be functional and bring in vegetation close because that is what most of the people want because it automatically slows everybody down. In Champlin there are executive homesites that have a 24 foot road (face to face) with vertical concrete curbs. Curbs protect the sod from the snowplows. Bloomington has the widest streets in the Metropolitan area and when the superstorm happened they were flooded the worst because of the large amount of impervious surfaces.

Engstrom felt the ideal road would be a curvy 22 foot blacktop road. He also suggested an interlocking walkway system located on the NSP easement in the City. The Commission suggested that the Parks Commission look into this.

As far as cul-de-sacs length, Engstrom stated this goes back to the way cities fought fires years ago. When cul-de-sacs were first invented, the fire hydrants were still located on the main street. They were not put down at the end of the cul-de-sac so the length of the cul-de-sac was a function of how much hose the pumper would need. Marge Williams suggested they look at the length of driveways at the same time they discuss the length of the cul-de-sacs.

Restrictive covenants could require an association to maintain the islands in the center and entrance approach. Also you could require planting natural landscaping on the back 10 feet of your lot. A natural planting area was required in Champlin that was a minimum of 225 sq.ft. (15 x 15). Engstrom felt this was not an excessive requirement because you could buy seedlings from the DNR very reasonably. A book with covenants and association bylaws was given out to the Commission.

Mr. Engstrom provided pictures of rocks for landscaping and islands with trees in the center of cul-de-sacs in Eagan and Minnetonka.

Marge Williams felt this was one of the best designs for a development that she has seen. It meets the Planning Commission's highest expectations--preserving wildlife, offsetting houses rather than put them in rows, and was very pleased with the design and presentation.

Chairman DeLapp asked that they keep in contact with himself or with the City Staff. When the Planning Commission makes the presentation of RE zoning to the Council, Chairman DeLapp felt it would be advisable for Mr. Engstrom to be in the audience to make some comments.

4. Building Heights - (Continuation)

Several responses were received from the City of Bayport, Forest Lake and Afton on building heights in Washington County. A letter from Al Goodman, Washington County Planner stated what Washington County did was change the definition as to how to arrive at the specified height, not the height itself.

A copy of Section 409 of the Uniform Building Code was provided. This is what Washington County has copied verbatim. The staff believed the UBC guidelines are what have been used in most communities, even though a local zoning definition may read differently, such as it does in Lake Elmo.

The Planning Commission concurred with this rule that has been used so the Commission recommended amending our code so our definition of building height coincides with the practice that is being used.

M/S/P Haacke/Simpson - to recommend to the City Council to adopt the definition of building heights in Section 409 of the Uniform Building Code instead of the definition we now have in our city ordinance. (Motion carried 9-0).

5. Residential Estates

Commission member Al Kunde provided a draft on Residential Estates Type 1 & 11 for the Commission's review. There was discussion on item (11) to change the word Encourage to Discourage the continuation of existing agricultural uses on parcels of 40 or more acres within the rural estates area and consider zoning for agricultural preserves where appropriate and requested.

Chairman DeLapp suggested the wording "The intent of RE zoning, as a floating zone, is not meant to discourage the continuation of existing agricultural uses on parcels of 40 acres or more."

Marge Williams saw no reason not to promote agricultural uses in the City. Marge felt if the Commission didn't take a stand on this, we would have to rewrite the entire Comprehensive Plan. There should be areas in the City that should be promoted as continuing, existing agricultural uses. Ann Bucheck stated the goal of the Comp Plan is to maintain the City's low density growth and preserve the rural atmosphere. If RE Zoning should be approved by the City Council, Chairman DeLapp stated there would be changes in the Comp Plan and this would change the character of it.

M/S/P Haacke/Simpson - to change the wording of Item #11 and move it to Goal #3 "The intent of this section outlining Residential Estates Zoning as a floating zone is not meant to discourage the continuation of existing agricultural uses on parcels of 40 or more acres within the rural estates area and consider zoning for agricultural preserves where appropriate and requested" (See EXHIBIT A). (Motion carried 6-3<Williams, Enes, Bucheck>).

M/S/P Simpson/Stevens - to accept the floating zone map as presented on 5-9-88. (Motion carried 8-1<Bucheck: was not in favor of the map because there was too much land included in this floating zone>).

6. Comprehensive Plan (Update)

Planning Commission member Marge Williams will have an updated copy of the Comprehensive Plan for the Commission's review at their May 23rd meeting.

7. Other

The Planning Commission unanimously expressed its appreciation to the City Staff for their extra effort during the past six months while covering for the vacancy in the City Administrator's position.

M/S/P Enes/Stevens - to adjourn the Planning Commission meeting at 10:55 p.m. (Motion carried 9-0).

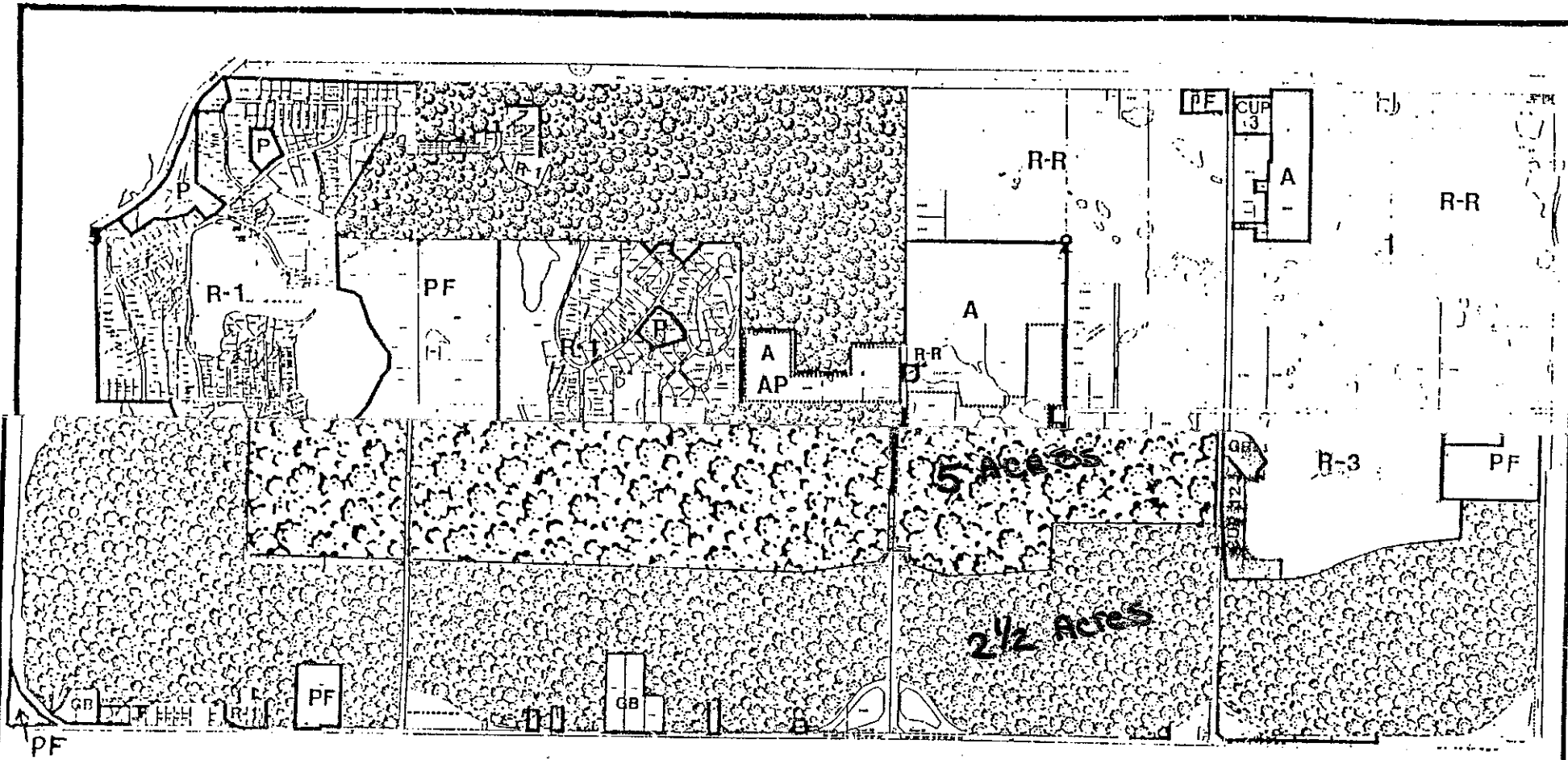
A. GOALS:

1. Maintain the city's low density growth and preserve the rural atmosphere by encouraging residential development on lands other than prime agricultural land and by encouraging residential development in areas generally unsuitable for agricultural uses.
2. Keep the need for public expenditures at a low level consistent with the public facility and service needs generated by development trends by:
 - a) retaining low density, single family housing development rather than permitting high density, multiple family housing;
 - b) focusing on low density residential development in order to maintain a low level of public service costs for streets, fire and police protection.
3. The intent of this section outlining Residential Estates Zoning as a floating zone is not meant to discourage the continuation of existing agricultural uses on parcels of 40 or more acres within the rural estates area and consider zoning for agricultural preserves where appropriate and requested.
4. Practice sound planning principles that will eliminate the need to install central sewer and public water services.

B. POLICIES:

1. Limit residential density to one dwelling unit per:
 - a) two and one half (2.5) acres for type I;
 - b) five (5) acres for type II.
2. Since lot size alone does not determine a parcel's suitability for on-site sewage treatment system, (such suitability depending upon soil types, depth to water table and bedrock, slope and other physical features) requires some lots to be larger when physical conditions warrant.
3. Permit no commercial uses in the Rural Estates area.
4. Require a building permit for construction of a residence in order to assure compliance with all zoning regulations and maximum preservation of the natural environment.
5. Establish a minimum lot size of two and one half acres with a minimum buildable area of one acre. Buildable area shall be defined as land having a slope of 13% or less and enough soils suitable for the installation of two on-site sewage disposal systems.

6. Require 300 feet of frontage on a city street for all lots except those in platted subdivisions in order to:
 - a) Provide adequate separation of houses to preserve the rural atmosphere;
 - b) reduce the need for setback variances by providing an adequate lot width;
 - c) provide adequate separation of and limit the number of driveways onto collector streets in rural areas to ensure safe access and traffic flow;
 - d) eliminate long and narrow lots that are difficult to develop and subdivide.
7. Require each applicant for a building to demonstrate that there is sufficient area to construct a house, all allowable accessory structures and two septic system drainfields within the buildable area of the lot.
8. Enforce all regulations developed to protect the natural environment.
9. Require landowners to install and maintain driveways to such a standard that emergency vehicles will have ready access to all buildings.
10. Prohibit clear cutting of woodlands. When clearing a wooded site for construction of a home and accessory structures, no more than the minimum number of trees shall be cut.
11. In areas where agricultural and non-agricultural uses interface, the non-agricultural developer is to be responsible for any desired screening or fencing that does not interfere with the agricultural use.
12. Prohibit land uses inconsistent with a rural lifestyle in the RE area which might place an excessive demand on city services.
13. Permit rezoning of agricultural land to rural estates only for those parcels as indicated on the floating zoning map.
14. Allow existing buildable substandard parcels to be developed under the regulations of the rural estates:
 - a) type I. Parcels of less than 20 acres may be subdivided at a ratio of 3 lots for 10 acres;
 - b) type II. Parcels of less than 40 acres and greater than 20 acres may be subdivided at a ratio of 2 lots for 10 acres;
15. Confine nuisance restriction for noise, animals, odors and so forth to those requisite to the health, safety and welfare of the public and which do not inhibit normal practices and operations.





lake elmo

zoning districts

- A agriculture
- R-1 one family residential
- P public parks
- HB highway business
- GB general business
- PF public facilities

- R-3 manufactured home park
- R-R rural residential
- ~~LD~~ / ~~LD~~ / ~~LD~~ / (deleted)
- CUP** conditional-use permit
- AP** agricultural preserves


 5-9-88


This map depicts the general form of the community. It is not intended for use as a legal map.