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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

JUNE 13, 1988

7:30 p.m. MEETING CONVENES

1. Agenda
2. Minutes: May 23, 1988
3. PUBLIC HEARING: Large Lot Subdivision
Ed Whitman
4. PUBLIC HEARING: Sign Ordinance
5. Site & Plan Review - Lake Elmo School
6. Concept: Brookman 3rd Addition
7. Concept: F.J. Crombie 2nd Addition
8. Concept: Large Lot Subdivision
Will Turnbladt/Will & Mary Turnbladt Jr.
9. Review restrictions on the maximum size of accessory structure in the Rural Residential zoning district.
10. Comprehensive Plan
11. Other
12. Adjourn

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APPROVED

LAKE ELMO PLANNING COMMISSION MINUTES

JUNE 13, 1988

Chairman DeLapp called the Planning Commission meeting to order at 7:34 p.m. in the City Council chambers. Present: DeLapp, Bucheck (arrived 8:00 p.m.), Stevens, Haacke, Hunt, Kunde, Johnston (arrived 7:40 p.m.), Enes. Absent: Williams, Simpson, Johnson

1. Ageenda

Delete: 3. Public Hearing: Ed Whitman Large Lot Subdivision and replace it with Item #8 Concept: Turnbladh large Lot Subdivision

M/S/P Hunt/Stevens - to adopt the June 13, 1988 Planning Commission agenda as amended. (Motion carried 7-0).

2. Minutes: May 23, 1988

M/S/P Stevens/Kunde - to approve the May 23, 1988 Planning Commission minutes as amended. (Motion carried 6-0-2<Abstain: Bucheck, Haacke>).

3. Concept: Large Lot Subdivision

Will Turnbladh/Will & Mary Turnbladh

Will Turnbladh and Will and Mary Turnbladh are requesting a large lot subdivision of 11.5 acres at 11890 50th St. N. The proposed lot meets all requirements for a lot in the Rural Residential Zoning district. The Commission was delighted to have someone keep a 10+ acre parcel.

Land Surveyor Barry Stack will have the certificate of survey available and soil test results for the Public hearing scheduled for June 27th.

4. PUBLIC HEARING: Sign Ordinance

Chairman DeLapp opened up the public hearing at 7:53 p.m. in the City Council Chambers.

A letter was received from Donald Ralieggh, President of the State Bank of Lake Elmo, requesting the Planning Commission to delay any action on the proposed amendments to Section 505 relating to signs until September 1, 1988 for the architects for the new State Bank of Lake Elmo have an opportunity to review the proposed ordinance.

A letter was received from Richard Kosman, Leslie's Floor Decor, strongly opposing the considered adoption of an ordinance amending Section 505. He feels the existing ordinance protects the natural and scenic appearance of the roadsides throughout the City.

A letter was received from Michael Mazzara, President of the Lake Elmo Business Assoc., stating the present Section 505 SIGNS should not be amended at this time with the exception of those sections which may require updating to meet more modern signing techniques.

Kelly Brookman, Brookman Motor Sales, stated his standard Chrysler/Plymouth sign does not fit the new ordinance. If he should sell, this sign would be too large. Kelly also asked if the Commission feels there is an enforcement problem now, how does a new ordinance change that.

Carol Swanson, Oakwood Animal Hospital, felt you could not see a small sign or be able to read one that was too low when you are driving down the highway. Carol did not want to see sign clutter either, because then you wouldn't read her sign.

Roger Goss, Crossroad Collision Center, felt that being on I-94 was much different than from Hwy 5 in that larger signs are needed because you could not see such small signs from I-94.

Charles Borg, Lampert Bldg. Center, has a 8' x 30' sign because of wanting to be able to be seen due to the frontage road between them and I-94. This size of sign may not be appropriate for Hwy 5. Borg added there will be a change of ownership so under the new sign ordinance he will not be able to use this size of a sign. The purpose of their sign is for identification.

Chairman DeLapp closed the public hearing at 8:30 p.m.

Marge Williams had a concern on signs on home occupations in Residential Zoning and she has received complaint on the number of signs in Lake Elmo. Chairman DeLapp explained this is a Rural Residential area, therefore signs should be limited.

Based on the concerns expressed from the business representatives relative to the impact of this ordinance on their business, further consideration on the sign ordinance will be given. A special work session is set for Monday, June 20th at 7:00 p.m. which will be composed of business people and commission members.

5. Site & Plan Review - Lake Elmo School

The Lake Elmo Elementary School is planning an addition to its Media Center on the south side of the existing library and extend into the existing courtyard. This addition will not increase the student population, therefore no increase in sewage flow will result.

In Larry Bohrer's letter, dated June 13, 1988, he stated, since no students will be added because of this addition, there is no need to review the septic system. All drainage from the new addition will be disposed of on the school property which is in accordance with City Code. From an engineering standpoint, Bohrer felt this proposed addition meets the City requirements.

M/S/P Williams/DeLapp - to recommend approval of the addition to the Lake Elmo Elementary School Media Center at 11030 Stillwater Blvd. N. based on the Site and Drainage Review dated June 13, 1988 by Larry Bohrer. (Motion carried 8-0).

6. Concept: Brookman 3rd Addition

Mike Lynskey, Managing Partner for the Lake Elmo Business Park Company has made application to subdivide a 31.83 acre parcel into 6 General Business lots and construct 39th Street and to install a public water system along 39th Street.

Concept approval and preliminary was granted by resolution to the Brookman Addition in 1978 and final plat has been done on Brookman Addition and Brookman Second Addition.

The City Council has authorized engineering designs done by TKDA.

City Engineer Bohrer will have comments available on ponding for the June 28th public hearing. Ann Bucheck had a concern on Bruce Folz's comment; if this area flooded, it would end up in Downs Lake.

Mike Lynskey stated he doesn't have any buyers for these lots and will have some restrictive covenants. Chairman DeLapp asked for these covenants to be submitted with the Preliminary Plat, and Steve also asked for a list of names of the partners in the Lake Elmo Business Park Co.

7. Concept: F.J. Crombie 2nd Addition

Brian Crombie and Veronica Crombie has submitted an application for preliminary plat approve of F.J., Crombie Estates 2nd addition. The applicants plan on subdividing a 23.9 acre tract into 11 single family residential lots and 6 outlots for lake access, to construct DeMontreville Trail Court. Variance area requested for a 830 foot long cul-de-sac and a variance from the 1% ponding rule. There will be one house remaining on Lot 8 and and the other two houses will be torn down. The addition will be in three separate school districts.

The Planning Commission had a question on the DNR restrictions on docks and asked for their concerns in a letter. Other questions they had was how do you measure the length of the cul-de-sac, questions on the 150' of frontage for the outlot, and ponding requirements.

M/S/P Williams/Hunt - to request the City staff to look at the ponding and road requirements and to request comments from the DNR in regard to the number of docks permitted and to be made available for the June 27th public hearing. (Motion carried 8-0).

9. Review restriction on the maximum size of accessory structure in the Rural Residential zoning district.

At the June 5, 1988 City Council meeting an application was before the Council for a variance to the maximum size allowed for an accessory structure in the Rural Residential zoning district. The applicants were proposing an 18,000 square foot building where 2,000 is allowed. The Council has charged the Planning Commission with reviewing this restrict and make a recommendation as to whether or not this restriction is reasonable.

The Commission found this proposal desirable, but they had a concern on what happens to this building when it is sold or when they no longer can afford raising horses. The Commission felt this variance request was too excessive for 20 acres; therefore the following motion was made.

M/S/P Williams/Bucheck - to recommend to the City Council to maintain the maximum size of accessory structure in the Rural Residential Zoning district. (Motion carried 7-1<Haacke: Barb liked this proposal and felt we should figure out how we could provide this.>).

M/S/P Enes/Bucheck - to adjourn the Planning Commission meeting at 10:08. p.m. (Motion carried 8-0).