

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

JUNE 27, 1988

- 7:30 P.M. Meeting Convenes
1. Agenda
 2. Minutes - June 13, 1988 (These minutes will be deferred until July 11, 1988)
 3. Public Hearings
 - A. Large Lot Subdivision
Applicants: Will C. Turnbladh
Will & Mary Turnbladh
 - B. Preliminary Plat - Brookfield 3rd Addition
 - C. Preliminary Plat - F.J. Crombie 2nd Addition
 4. Residential Estates
 5. Comprehensive Plan
 6. Other
 7. Adjourn

LAKE ELMO PLANNING COMMISSION MINUTES

JUNE 27, 1988

APPROVED

Chairman DeLapp called the Planning Commission meeting to order at 7:35 p.m. in the City Council chambers. Present: DeLapp, Williams, Bucheck, Hunt, Johnson (Departed 10:50 p.m.), Enes, Stevens (arrived 7:45 p.m.). Absent: Haacke, Kunde, Simpson, Johnston.

1. Agenda

Add: 6A. Results of Municipal Board Hearing, 6B. Sign Ordinance

M/S/P Hunt/Enes - to approve the June 27, 1988 Planning Commission agenda as amended. (Motion carried 6-0).

2. Minutes

These minutes were deferred until July 11, 1988.

3. PUBLIC HEARINGS:

A. Large Lot Subdivision

Applicants: Will C. Turnbladh
Will & Mary Turnbladh

Chairman DeLapp opened up the public hearing at 7:43 p.m. in the City Council chambers.

The surrounding property owners were notified. There was no one to speak for or against the application.

Chairman DeLapp closed the public hearing at 7:44 p.m.

At the June 13th meeting, the Commission reviewed this proposed large lot subdivision in concept. The applicants are requesting a large lot subdivision of 11.5 acres at 11890 50th St. N. (SE 1/4 of the SE 1/4 of Section 1, Township 29N, Range 21).

The proposed lot meets all requirements for a lot in the Rural Residential zoning district. The Commission was glad to see an application for a 10+ acre parcel.

M/S/P Williams/Hunt - to approve a Large Lot Subdivision of a 11.5 acre parcel for Will Turnbladh and Will and Mary Turnbladh at 11890 50th St. N. (SE 1/4 of the SE 1/4 of Section 1, Township 29, Range 21). (Motion carried 6-0).

B. Preliminary Plat - Brookfield 3rd Addition

Chairman DeLapp opened up the public hearing at 7:43 p.m. in the City Council chambers.

All adjoining landowners within 350 feet of the proposed Brookman 3rd Addition were notified. There was no one to speak for or against the application.

Chairman DeLapp closed the public hearing at 7:44 p.m.

Mike Lynskey, Managing Partner, on behalf of the Lake Elmo Business Park Company, submitted a preliminary plat for a 6 lot subdivision to be known as Brookman 3rd Addition.

All the lot sizes exceed the 1.5 acre minimum requirement. All lot frontages exceed the minimum frontage requirements of a public street.

The 39th Street right-of-way will be platted continuously between Lake Elmo Avenue (CSAH 17) and TH 5. The developer has requested that the City Engineer design the street and drainage improvements for 39th Street to avoid duplication of effort. Bruce Folz stated that they have not submitted an application to MnDot for 39th St. and TH5. All costs will be paid by the Developer on a pass-through basis. The City Council approved the developer's request on June 7, 1988. The Planning Commission had a concern with the City Engineer designing and observing his own work.

Marge Williams referred to Section 301.070.D.7.C. District Requirement for General Business dated 11/3/87 and stated that the proposed drainage is not according to Code. Marge suggested that the City Engineer be advised of Section 301.070.D.7. in regard to his Item #5 Drainage in his letter to the Commission dated June 24, 1988 and requested a letter containing his comments. Marge also commented, according to code, we should receive a list of the owners of the Lake Elmo Business Park Company.

M/S/P Williams/Bucheck - to continue the drainage discussion on this item after City Engineer Bohrer reviews the Section of the Code 301.070.D.7 C. District Requirements for General Business. (Motion carried 7-0).

C. Preliminary Plat - F. J. Crombie 2nd Addition

Chairman DeLapp opened up the public hearing at 7:48 p.m. in the City Council chambers.

Veronica M. Crombie and Brian Crombie have requested preliminary plat approval of F.J. Crombie Estates 2nd Addition which is a 23.9 acre tract subdivided into an eleven lot subdivision in the R1 zoning district and 6 outlots for lake access. Also to be considered is a request for a 30 foot variance to the maximum allowed 800 ft. long cul-de-sac within this proposed subdivision and a request for a variance from the 1% ponding rule.

The Planning Commission referred to City Engineer Bohrer's review, 6-24-88, verifying conformance of the preliminary plat with Section 401 of the City Code and the City Engineering Standards.

Lance Crombie, 201 W. Burnsville Pky 130G, asked if this plat fit into the Comprehensive Plan and felt the drainage issue was not adequately addressed. He questioned the ownership of the property and who would pay the Real Estate taxes. He asked that this application be tabled for six weeks based on a intra-family lawsuit pending.

Terry Cartony, 8260 DeMontreville, stated he thought the plat was well planned with very little impact on the environment and met all the requirements of the code. He has talked to Veronica and Brian Crombie in the last 30 days who stated that Veronica sold this property to her son, Brian. Brian assured him that quality homes would be built.

Bruce Johnson, 5750 Highlands Court N., voiced his concern on the water and soil erosion and on the visibility of the houses. He felt a 1 1/2 acre lot would not fit int this area and would give it a "sardine" effect.

Lou Skarda, who will be building this summer in this area, felt this was a good concept and is in favor of this plat. He has talked to Brian who assured him of a committment for good quality homes which would only enhance this area to live in.

Ed Gores, 5737 Highlands Trail Ct. N., voiced his concern on the problem of erosion and on how this plat would affect the visual appearance.

Bruce Folz stated that Brian Crombie would build some of the houses. There would be covenants with architectural requirements set up by an Architectural Control Committee. The owner of the property would appoint the Committee. Folz would submit the covenants to the City.

The City Administrator stated that through a Developer's Agreement restrictive covenants could be included as a condition of the agreement.

Bruce Folz explained that the variance request to the 1% Rule was requested because it would only be 1.24 acre feet of additional runoff. If they would be required to pond, they would end up destroying the wooded area. Lee Hunt felt there were other ponding options that could be looked at.

The Commission referred to Molly Shodeen's letter from the DNR dated June 23, 1988 in which she stated that the DNR does not feel that the creation of a bunch of small non-conforming lots meets the intent of our shoreland ordinance. They recommended that the land area west of DeMontreville Trail be platted along with the riparian lots or that the area be platted as one large outlot containing 1 centralized dock for day use by the residents. The Commission had a problem with the amount of outlots and the possibility of many docks. Bruce Folz stated he would withdraw the lakeshore outlots out of the plat.

In regard to the variance to the length of the cul-de-sac, Bruce Folz asked the Commission to define the rules and he will shorten the cul-de-sac accordingly.

M/S/P Bucheck/Enes - to continue the public hearing to the Planning Commission meeting on July 11th in order to receive the comments from the VBWD and to receive a copy of the proposed protective covenants. (Motion carried 6-1<Johnson: He saw no value in continuing the public hearing unless there was some new input from the public>).

D. Rezoning from Rural Residential to Agricultural and Conditional Use Permit for Greenhouses.

Chairman DeLapp opened up the public hearing at 9:30 p.m. in the City Council chambers.

Linder's Greenhouse submitted a concept plan to construct greenhouses on Ag zoned land south of 15th Street at the June 13th Planning Commission meeting. The Commission asked the applicant to supply additional information regarding impact from traffic and lighting.

Sue Dunn, 11018 Upper 33rd St., stated she lived by Seiferts Nursery for many years and she could not have had such good neighbors. Sue felt a greenhouse was a good use for this land.

Rose Armstrong, 8291 15th St.N., explained that the City has not turned down any Ag rezoning request. The City Council had approved the Residential Estates zoning in theory, but they had a problem of where it would be going in the City.

Chairman DeLapp closed the public hearing 9:48 p.m.

Rob Linder referred to City Engineer Bohrer's letter dated June 24th, in which Bohrer stated he would be willing to work with the Linders to size the outlet and construct the pond. Linder had no problem with staying within the weight limits when road restrictions are on; they don't plan on any artificial lighting and if they did, they would comply with the ordinances. The visibility will be very low and they would put up a 4'x8' plywood sign. Linder added they are a user of pesticides, but the Linders have a license to apply them and are only applied to the top of the product--not to the soil and further that their usage was less than farmers. They submitted the projected growth plan at the request of the PZ and this proposal may never be seen in his lifetime.

Marge Williams felt this would be considered spotzoning since it would be a high-intense Ag use in a designated RE zoning area. She felt it was a more intense commercial operation than an Ag Use and the sign was unnecessary.

Dave Johnson felt it was inconsistent with where the city was heading, which was to RE zoning in that area. This was not his idea of saving our "open space"--looking over 585,000 sq.ft. of building.

The City Administrator stated that the Linders submitted their application based on our present Comprehensive Plan which supports Ag use and this application is an Ag use. The Commission should look at this applicant as RR zoning (1 house per 10 acres) versus Ag zoning with a CUP.

The Commission wanted to discuss further: staged growth, screening, lighting, ponding and traffic.

M/S/P Williams/Johnson - based on the advice of our City Attorney to wait two weeks on a rezoning request, a decision will be tabled until the July 11th Planning Commission meeting. (Motion carried 5-2<Enes: we will not learn anything new by dragging this out, Stevens: this is an example of why we cannot get onto items we have to do.>).

4. Residential Estates

The City Administrator reported that the City Council would like to: take out the landscape requirements and see road requirements and standards remain as they currently exist. Also the question remained as to where do we really want RE zoning in the city. Some Commission members felt there was too much area included in the RE Zoning, and suggested limiting the number of lots in a given year. Other members felt we had to have some kind of minimal landscaping standards and suggested setting up a Forestry Committee to enforce the landscape requirements.

A meeting to discuss RE Zoning will be set for Wednesday, July 6th, between Commission members Ann Bucheck, Lee Hunt and Council Members Chuck Graves, Rose Armstrong, and City Administrator Morrison.

5. Sign Ordinance

City Administrator Morrison reported that a small committee composed of business people and commission members discussed the sign ordinance and felt architectural standards would be appropriate and discussed sign quality versus size. Further consideration will be given to this Ordinance by the Commission.

6. Comprehensive Plan

M/S/P Hunt/Enes - to discuss the Comprehensive Plan on July 11th and before every Planning Commission meeting from 6:30-7:30 and continue this until the Comp Plan is finished. (Motion carried 6-0).

M/S/P Bucheck/Enes - to adjourn the Planning Commission meeting at 11:35 p.m. (Motion carried 6-0).