

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

MARCH 13, 1989

- 7:30 p.m. MEETING CONVENES
1. Agenda
 2. Minutes: February 13, 1989
February 27, 1989
- 7:40 p.m. 3. Land Use Issues - Comprehensive Plan
Mayor Dunn, Councilmen Graves & Hunt
- 8:30 p.m. 4. Apostolic Bible Church Rezoning (continuation)
- 9:00 p.m. 5. Public Hearing Development Stage Plan
with rezoning - Robert Engstrom Companies
- 9:30 p.m. 6. Public Hearing Impervious Surface amendment
7. Other
 8. Adjourn

AGENDA ITEM 3: LAND USE ISSUES--LAKE ELMO PLANNING COMM.

THE FOLLOWING MOTION IS PLACED BEFORE THE PLANNING COMMISSION AS THE BASIS FOR COMPLETING THE COMPREHENSIVE PLAN AND REVISING THE PERMITTED FUTURE LAND USE FOR THE CITY:

1. In accordance with the cover letter written to the Met Council by Bob Overby, we will rewrite the text of the Future Land Use Map to correspond to the action of the City Council in December of 1986. (At this time, land that was proposed by the PZ to revert to Ag from the current RR, was retained in RR, except for land inside the Lake Jane Well Advisory District.)
2. Add language to permit the future R-1 zoning of 19.2 acres for the proposed Packard Park 3rd Addition and 51 acres for the proposed "Forest" P.U.D.
3. Have the descriptive maps updated by the County.
4. Add a section on the potential damage to the City and the Regional Park Reserve by the proposed siting of the dump.
5. Include a written description to permit additional land to be rezoned R-1 with the following conditions required to be met:
 - a. Lots in area to be rezoned must be either heavily forested, on a lake of over 10 acres, in existing G-B, or within 1/4 mile of the Freeway.
 - b. Application must be for at least 6 contiguous acres, except for lakeshore lots.
 - c. Soils must be predominantly of the highest classification defining suitability for septic systems.
 - d. Land must be outside the Airport Safety Zone and any State or County designated well advisory district.
 - f. More intensive development of the land would not contribute to any problems caused by existing high water conditions.
 - g. Safe access to the property can be achieved from existing roads.
6. Show as an Alternative Floating Zone, RE-2 1/2 and RE-5. This will be shown on a map included with the Comp Plan. No rezoning to the RE districts would be permitted until a number of conditions were met. These are listed as follows:
 - a. The ordinances have been put into place for the zoning district requirements, road design simplification, rural landscaping, and park dedication.
 - b. The soils classification for the land is determined to be generally suitable for on site septic systems.
 - c. The land is outside the Airport Safety Zone and any County or State designated well advisory district.
 - d. More intensive development of the land would not contribute to problems caused by existing high water conditions.
 - e. Safe access to the property can be achieved from existing roads.

Steve DeLapp
March 13, 1989

APPROVED

LAKE ELMO PLANNING COMMISSION MINUTES

FEBRUARY 27, 1989

Chairman Enes called the Planning Commission meeting to order at 7:30 p.m. in the City Council chambers. Present: Enes, DeLapp, Bucheck, Dick Johnson, Dave Johnson, Stevens, Kunde, Haacke, John, Conlin, Johnston (arrived 7:50 p.m.), and City Administrator Morrison.

1. Agenda

Add: Other: Landscape/Architectural Stds.

M/S/P Haacke/Johnson - to approve the February 27, 1989 Planning Commission agenda as amended. (Motion carried 9-0)

2. Minutes: February 13, 1989

Commission member Ann Bucheck asked for clarification from Councilman Hunt on his explanation on the RE Zoning Plan that was submitted by Planner, Mike Black.

M/S/P Stevens/DeLapp - to postpone consideration of the February 13, 1989 Planning Commission minutes until clarification on Residential Estates zoning is received by Councilman Hunt. (Motion carried 6-2-2 Dave Johnson, Enes: not appropriate for them to change verbatim minutes; Abstain: Bucheck, Haacke).

3. PUBLIC HEARING: Large Lot Subdivision and Rezoning

Chairman Enes opened up the public hearing at 7:40 p.m. in the City Council chambers.

Gilbert Sullwold has proposed to subdivide a 10 acre lot from his 103 acre parcel and donate it to his daughter for the purpose of building a home. The 103 acre parcel is zoned Agricultural and is in Ag Preserve. A subdivision of this type is allowed under state law as long as at least 40 acres remains in Ag Preserve. No other dwelling can be built on the property. The 10+ acre lot needs to be rezoned to RR to allow a lot of that size.

Joel Anez, surveyor, stated there has been obvious usage of drainage and snow plowing up to the fence, and provided a sketch of the fence in relationship with traveled Kimbro Avenue North which indicated the right-of-way did front on Sullwold's property; thereby, creating the necessary frontage on Kimbro Avenue.

Attorney Ray Marshall, explained Mr. Sullwold is going through Title Registration proceedings for the church parcel and assured the City it is only a one 10 acre parcel. (The church parcel is part of this 10 acre parcel which would make it an 11 acre parcel).

Bill Boylan, 10711 50th St. N., stated that his property line was west of Kimbro, therefore, Mr. Sullwold would not have the necessary frontage on a public road for this subdivision. Boylan did not object

to the subdivision, but asked for clarification as to frontage, since he felt he has been paying taxes on all that property.

Chairman Enes closed the public hearing at 8:00 p.m.

M/S/P Dick Johnson/DeLapp - to recommend approval by the City Council for a Large Lot Subdivision and Rezoning of the 10 acre parcel from Agriculture to Rural Residential for Gilbert Sullwold; contingent on the following conditions:

1. Mr. Sullwold taking legal possession of the 1 acre parcel owned by the Church.
2. Satisfactory resolution of property ownership for frontage along Kimbro Avenue.
3. A final survey be provided.
4. The survey should show that the parcel includes the church acre.
5. The warranty deed from Mr. Sullwold to his daughter should include the church acre.

(Motion carried 8-1 Haacke: before recommending approval, the discrepancy in the legal description needs to be resolved; resolution on property ownership for frontage along Kimbro Avenue).

4. Amended Application from Apostolic Bible Church for a Rezoning from Rural Residential to Public Facility.

Chairman Enes opened up the public hearing at 8:20 p.m. in the City Council chambers.

Jeffrey Roos presented an amended Development Application for the Apostolic Bible Church and a sketch plan illustrating the site layout for the church and the potential for each of the remaining 10+ acre parcel to be subdivided into 2 1/2 acre lots in the future.

Mr. Roos explained this reduced application was based on the PZ recommendations and addressed the concern the site will expand beyond the intended church use, yet still gives adequate room for landscaping. All comments made by the Commission at their prior meetings regarding signing, lighting and landscaping have been put into the design process and will be incorporated in the final plans. Roos added, that it was the intent of the church to sell Lots 2 and 3 as soon as possible.

Commission members DeLapp and Bucheck stated this appears to be a Large Lot Subdivision and rezoning and asked what the proper procedure should be for handling this request.

Commission member Steve DeLapp presented his memo, dated 1/25/89, and suggested the following motion:

The Planning Commission has 60 days from the date of the Public Hearing to give its written recommendation on the proposed rezoning to the City Council. During this time Residential Estates zoning will be considered by the Commission and the Council. The future, possible, permitted land use in this site may change during this period. Therefore, the Planning Commission will delay its recommendation on the rezoning request until further information is available in 60 days--whichever is sooner.

Dean Johnston: Each time the applicant has come before the PZ, they have done everything the PZ has asked him to do. Therefore, he would vote against this motion.

David Wortman, 8996 10th St. N., had concerns on increased lighting and traffic which would make 10th Street a 4-lane highway. Mr. Roos responded he would be happy to go over the details with Mr. Wortman and Mr. Seipel.

Ed Stevens: Having large lots around a 13.8 acre church parcel does not fit in as well as a church with smaller lots around it.

Ann Bucheck voiced her concern on the amount of lighting and increased traffic in a residential area.

Administrator Morrison advised the Planning Commission to determine if the plans, as submitted, contain sufficient information for the City to determine whether the proposed development is in keeping with the intent and purpose of this Ordinance (Section 301.060 E.3.b.), and the Comprehensive Plan.

Chairman Enes closed the public hearing at 9:10 p.m.

M/S/P Johnston/Haacke - to amend the motion to include delay recommendation on the rezoning request until the March 13th PZ meeting. (Motion carried 8-2 Dave Johnson, DeLapp).

M/S/P DeLapp/Bucheck - the Planning Commission has 60 days from the date of the Public Hearing to give written recommendation on the proposed rezoning to the City Council. During this time, Residential Estates Zoning will be considered by the Commission and the Council. The future, possible, permitted land use in this site may change during this period. Therefore, the Planning Commission will delay its recommendation on the rezoning request until the March 13th Planning Commission meeting. (Motion carried 6-3 Enes, DeLapp, Dave Johnson: he would like to take some action).

The Commission asked the applicants to submit a legal description for their 13.8 acre church parcel and a landscaping plan.

5. PUBLIC HEARING: Preliminary Plat for Kenridge Heights
Applicant: Arlyn Christ

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

Carl Peterson presented the Preliminary Plat for Kenrdige Heights. The northerly 21 acres are zoned R-1 and proposed to be subdivided into 12 lots of at least 1.5 acres in size. The soils within the subdivision are all sandy but may have a high water table. Soil borings and percolation tests will be taken to address the concern on Lots 2,3 and 4, Block 2, and Lot 1, Block 3, if they contain sufficient area for two separate and distinct drainfields.

The applicant is proposing to construct a 24' wide road, where a 32' width is required, based on the hardship a 32' wide road is totally incompatible with the surrounding streets which are 22' wide. Based on the low density of traffic, on esthetics and installation of "no parking signs", the PZ/CC had approved a 24' road in the development, Creekside on DeMontreville.

Peterson added, the reason the street is straight is not because that is what they desire, the reason is because of the dimension of the land to meet the 1 1/2 acre lots gives more distance from the existing home and straight roads permit more backyard for a recreation area.

DeLapp suggested this logic presents why a 32' wide ^{street} subdivision is in Richfield. People in Lake Elmo don't expect to have a little rectangular lot exactly the same as their next door neighbor, and absolutely gives no consideration whatsoever to the contours of the land. This was previously proposed to be platted with an "S" shaped road and indicates that it is not an impossibility. In order to justify a narrower and longer road, we have to say we are changing from an urban setting to a rural setting at that point which is more appropriate to Lake Elmo. If he should vote for a 22' wide long road, he would like it to show some character.

DeLapp found it incredible that a straight road just happens to be the most suitable application to be conducive for adequate sewer and well operating systems, when he has seen a contour plan with a number of sloping sites and soils map that show massive areas of questionable soils running through.

Bob Winter, 8809 36th Street, stated he was not opposed to the plat request, but asked that the City maintain the natural drainage way. He asked the City Engineer to specifically look at the waterway not be restricted when the site plans are reviewed for building permits.

It was noted this land is within the Lake Jane Landfill Well Advisory which requires a well contractor to contact the Minnesota Health Department for special testing for construction methods prior to drilling a well. Peterson advised that the Washington County Health Dept has given their approval on this development.

Concerns were raised on the City's future liability or ramifications if Plat approval is given and the wells become contaminated. It was suggested that covenants can be filed with the Plat stating that Kenridge Heights lies within the Lake Jane Landfill Well Advisory area and the MN Dept. of Health must be contacted by the well contractor for special testing or construction method prior to drilling a well.

Arlyn Christ explained that new homes have been built in the area with wells that are deeper into the uncontaminated aquifer and sealed. When he built his home, he maintained his old well because it was still good.

M/S/ Johnson/Haacke - to postpone action on the Kenridge Heights Preliminary Plat until such time the PZ receives a legal opinion on the liability of the wells and Washington County Health Dept. comments on wells in this area

Commission members Haacke and Bucheck wanted to wait two weeks but asked the two directives be issued.

Johnson/Haccke - withdrew their motion.

M/ DeLapp the Planning Commission recommends to the City Council that the subdivision plat known as Kenridge Heights be approved; knowing that the applicant has to determine on his own that the land can be properly sewerred and the water can be provided, and notice be given to any potential buyer of the land to contact the County to determine the conditions surrounding the land and a variance be granted for a longer than permitted road, reason being the City chose to zone that land R-1 and the basis being the configuration of the land is you can't make a loop or a horseshoe, you have to go all the way in; otherwise; you have to leave a 10 acre chunk at the end of the land which is not R-1 anymore.

Dean Johnston: we are violating practice of giving the application due consideration for two weeks after the public hearing has been held.

M/S/P DeLapp/Johnston - to recommend approval by the City Council for the Kendridge Heights Preliminary Plat contingent on:

1. request comments from the Washington County Health Dept. on wells in thid area suitable for an R-1 development, and
2. request a legal opinion from our City Attorney on the liability of the wells.

and the Planning Commission recommends to the City Council that the applicant's request for variances to road length and width be approved with conditions:

1. The configuration of the land zoned R-1 is not conducive to a horseshoe or loop road and a through road would be more dangerous and less desirable to the future property owners in this subdivision.
2. The applicant agrees to redesign the road to have an "S" shaped layout which is compatible with the sloping contours of the site and the proposed narrower road. A curving, narrower road is more compatible with a rural residential setting than a 32 foot wide, 1,100 foot long straight street serving a very small population.

- b. It does in scope parallel the Comp Plan in keeping a rural environment
- c. A good plan that would compliment our city.
- d. It is not an R-1 development because lot size is larger than 1 1/2 acres, the gross average lot size is 2.85 acres.

(Motion carried 7-2 Dave Johnson: appears to be spotzoning, inconsistent with our comp plan; Dean Johnston: needs clarification on the enforcability of the comp plan)

7. Discussion: Residential Estates

Commission member Steve DeLapp provided the PZ copies of his version of Residential Estates Zoning. ~~In order to prevent the Council receiving a copy of Steve's RE Zoning Plan, the staff was not permitted copies, but will receive them in two weeks.~~ (Amended)

Chairman Enes asked that all PZ comments on the Plan and the zoning map be submitted for discussion for the March 13th meeting.

8. Comprehensive Plan

Ann Bucheck has talked to Anne Hurlburt from the Met Council and stated she would review the LE Comp Plan. Ann would also be willing to review the Residential Estates Zoning Plan.

M/S/P Johnston/Kunde - to adjourn the Planning Commission meeting at 11:45 p.m. (Motion carried 9-0).

LAKE ELMO PLANNING COMMISSION MINUTES

APPROVED

FEBRUARY 13, 1989

Chairman Enes called the Planning Commission meeting to order at 7:30 p.m. in the City Council chambers. Present: Enes, David Johnson, Kunde, Stevens, DeLapp, Dick Johnson, Conlin. Absent: Haacke, Bucheck, John, Johnston.

1. Agenda

Add: 8A.(1) Continue Discussion on Subcommittees, 8A.(2) Lee Hunt's comments on RE, 8B. Letter to Oakdale about Joint Meeting, 8C. Question on legal Jurisdiction on Subcommittees and on status of Morton/Engstrom Dev.

M/S/P DeLapp/Stevens - to approve the February 13, 1989 Planning Commission agenda as amended. (Motion carried 7-0).

2. Minutes: January 23, 1989

M/S/P DeLapp/Kunde - to approve the January 23, 1989 Planning Commission minutes as amended. (Motion carried 6-0-1 Abstain: Dave Johnson)

Steve DeLapp asked for clarification on the amended note 1-9-89 PZ Minutes. DeLapp stated his comment was based on the two years he was Chairman of the PZ, there wasn't a single time when he was ever informed of a variance request. He did not know the PZ Chairman should be informed of variances until he did a close analysis of the code. He wanted to make sure that this opportunity was given to Rob Enes, PZ Chair, and he be notified in advance of any variances that will be coming up before the Council so he can decide if he wants to bring them before the PZ.

Item 8A:

Councilman Hunt briefed the Commission in regard to the RE Zoning Plan that was submitted by Planner, Mike Black. This plan was a culmination of work by staff, Pat Morrison, City Engineer, City Attorney, Mary Kueffner, Councilmembers Chuck Graves and Rose Armstrong and Planning Commission members Lee Hunt and Ann Bucheck. Their goal was to determine the philosophy of Residential Estates, what areas should be designated, and their reasoning (areas that already had some traffic into them, some road development, areas desirable for development--not just put it anywhere that could be developed.)

This committee handed their recommendation on RE zoning to the Council for their review, took under advisement that this should go to the committee of 4 people, to include the city professional for final disposition, which would have been at that time a brief statement of goals, and turn that over to a professional planner for his first cut. Councilman Hunt added that Mike Black's Residential Estates Zoning proposal came from the comments generated by that committee. (Amended) ~~interpretation of RE was the final result of what this committee had asked of the planner.~~ This was not expected to be the final draft,

but be submitted to the PZ for their review for changes or corrections, and then onto the City Council for review.

(Amended PZ 3-13-89)

As a member of a sub-committee that met during the summer and fall of 1988, Ann Bucheck felt that the report completed by Mike Black did not mirror the sub-committee's views. There were many parts of his report which she and other members of the sub-committee disagree. Ann added, that the report on RE, submitted by Commission member Steve DeLapp on 2-27-89, closely reflected the sub-committee's discussion and her views.

In regard to Item 8C., Councilman Hunt clarified the City Council merely reviewed what the PZ had done and accepted their subcommittee explanations. No motion or resolution was made.

3. Concept for Preliminary Plat and Rezoning
Applicant: Arlyn Christ

Carl Peterson, Carl Peterson & Assoc., provided a concept plan of R-1 zoned property (generally located at northwest quadrant of Minnesota Trunk Highway 5 and Jamaca Avenue North) that applicant, Arlyn Christ, has recently purchased. This is a two-part application: preliminary plat application, 12 single family lots, 1.5 acres or larger, for this portion and a rezoning request/plat application for the southern portion of property from current zoning of RR to proposed zoning of R1 to match zoning of northern portion of property.

Carl Peterson pointed out some of the restrictions on this property: Hwy 5 has no access so driveways or roadways cannot be put in the proposed plat, there are existing homes, a 125' wide NSP easement, a storm sewer easement with an odd configuration of 40' wide.

They have proposed that the right-of-way be included entirely through this site and the cul-de-sac will become temporary that could be extended later if needed. There is also a 40' strip of storm sewer easement that is available that a right-of-way easement could be put on (this would make one-half of a street) if the Husnick property wanted to develop.

The RR land seems to be trapped inbetween R1 areas and is very hard to get into that area and serve it with large lots without spending much money on streets to get to it.

Steve DeLapp pointed out the property to the west could be asked if they have any interest in developing their property because if the PZ is going to consider this a temporary road, the implication is that it is going somewhere, it would be nice to know where.

Another consideration, based on the sewer problems we have had, 1 acre should be set aside for septic systems. The code specifically states sewage treatment systems and each component shall not be located within utility or drainage easements, or within dedicated public or private rights-of-way.

The PZ made a motion in September to recommend to the City Council that developers would require to pay a park dedication fee of 10% of the overall land area and maintenance free preserve where feasible, or where not feasible 10% of the undeveloped land market value. This was altered by the Council to be restructured in all zoning districts by resolution with requirements being increased to 10% of overall land area or the per unit charge on residential platting \$450 a lot, with the option to be determined by the Council. Without knowing what the Council wants, this makes it very difficult for an applicant to proceed with a plan. The PZ definition of a park was a maintenance free nature preserve, not a place with swings.

Enes asked about contaminated wells because of the close proximity of this plat to the Lake Jane Landfill. Christ stated the area from the east to the north is in the well advisory area which would require a special well, with cost of \$4000, that would take it down below the contaminated aquifer and seal. The area to the south is not in the well advisory area. Christ added, if we want to eliminate the stigma of that entire area, the best way to do that is to develop it with adequate wells. This will help restore property values to homes that have been previously damaged.

Land Use:

Dick Johnson stated the planner has recommended this area as RE Zoning for future land use. Christ reminded the PZ he does not have the capability of RE zoning now and only can work with R1 zoning and feels this land would be suitable for this use.

Steve DeLapp handed out copies of Resoluton 83-56 which states areas the City does not want rezoned to R1 until 1990. Steve felt this Resolution cannot be just thrown away. The City and Met Council agreed on this.

Ed Stevens felt approving this rezoning and plat would be considered fast development contrary to what the expressed desires of the election. This would set a precedent.

Administrator Morrison stated the Council directed the Building Official to check into how many R-1 lots are left in the City.

DeLapp felt the configuration of land does not make it suitable for a loop road. The applicant could apply for a reasonable variance for length of cul-de-sac based on quality of life, not monetary hardship.

Dick Johnson voiced his concern on the length of the cul-de-sac with the vehicles getting in and out.

Morrison stated the police and fire dept did not like the long length of the cul-de-sac because of safety reasons.

Dave Johnson did not have a problem with the proposed R1 zoning in this location and felt a variance for the road could be worked out. He hated to see RE zoning inbetween small patches of R1 zoning and felt a precedent had been set for R1 zoning in this area.

The concept of the existing R-1 properties for the Preliminary Plat was generally given preliminary approval as indicated below. Dependent upon the preliminary plat design submitted, variances may be needed for street width and length of cul-de-sac.

Enes: In favor of the application, but make sure soils are suitable.

Dick Johnson: Concern on length of cul-de-sac for safety reasons, that adequate drainage and ponding is taken care of on site, do we have the ability, without Met Council approval, to rezone lands to R1 contingent on Comp Plan be amended. Generally in favor.

Rita Conlin: In favor of the development.

Ed Stevens: Not in favor of rezoning land from RR to R1. Running out of R1 lots does not carry any merit. The voters in the last election indicated they would like to go slow in development.

Al Kunde: Concern on lots 5 & 6 on being buildable sites. In favor.

Dave Johnson: Supports this proposal. R1 zoning should run contiguous, should not have spotzoning. The application should be put on hold until it is decided on what areas should be R1 or RE.

DeLapp: Not appropriate to comment on concept plan. Handed out cc 8-16-83 minutes on R1 zoning; Resolution 83-56 was approved.

M/S/P Dick Johnson/Dave Johnson - to set a public hearing for February 27th for consideration of a Preliminary Plat application for the north section; the hearing for the rezoning of the balance of the property (indicated as an Outlot in Concept materials) from RR to R1 be scheduled for the March 27th meeting in order for the PZ to determine the overall impact of R-1 development, particularly in view of the recommended R-1 expansion as set out in the RE study. (Motion carried 7-0).

4. Concept for Rezoning and Large Lot Subdivision Applicant: Gilbert Sullwold

Gilbert and Lilla Sullwold provided a concept plan for a rezoning and large lot subdivision. Sullwold proposes this rezoning and subdivision so that his daughter, Lucy, can build a home on a ten acre parcel from his 103 acres which has appropriate frontage on Kimbro Avenue. This property is currently zoned Agricultural and also is in Ag Preserves. The staff provided information on an application in 1985 that was almost identical to this one.

Lucy Sullwold pointed out that her Grandad had given 1 acre of land to the Luthern Church which had become tax forfeit. Her family has paid the back taxes and their attorney is now working on the title registration process.

Dick Johnson asked what was the reasoning for the odd shape of the parcel. Lucy responded that her Dad would like a passageway to get back into the property for use by their cows or whenever he may need it.

Unless the Ag zoning cannot be rezoned for legal reasons, the Planning Commission was in favor of the concept plan.

M/S/P DeLapp/Dick Johnson - to set a public hearing for February 27, 1989 for Gilbert Sullwold for a large lot subdivision and rezoning, if required. (Motion carried 7-0).

5. Comprehensive Plan: Marjorie Williams

Steve DeLapp distributed copies of the Comprehensive Plan, dated February 13, 1989. The Commission suggested the maps for the Comp Plan be professionally done by Washington County.

In order to try to adhere to the timetable approved earlier, two Comp Plan Subcommittee meetings were called: Saturday, February 18th 9:00 a.m. and Friday, February 24th 6:30 p.m. at City Hall. Depending on how much work it would be to update the data base to 1989, the Subcommittee will make a recommendation as to what data base to use, 1986 or 1989.

6. Residential Estates Zoning

After much discussion on the rationale R1 zoning should be contiguous, there cannot be spotzoning, and our ordinances and Future Land Use Map should coincide, the Commission suggested each member comment on the size of lots and where RE areas should be.

The City Council had directed the PZ to submit their written comments on RE Zoning to the City Administrator by March 16th. The Administrator suggested, in order to receive comments and make this deadline, the hearing on this should be held by the PZ on March 13th.

M/S/P Kunde/Stevens - each member of the PZ should submit, for the next PZ meeting, their view of the Planner's recommendation/study for RE zoning district standards and RE zoning designation on the map. (Motion carried 7-0).

7. Impervious Surface Coverage

At the February 7th meeting, the City Council gave formal direction for the PZ to review and make a recommendation to the City Council on the proposed ordinance amending Section 301.070 relating to impervious surface standards in the General Business District.

Steve DeLapp advised the Commission that you don't set the percentage of impervious surface coverage without consideration of the architectural and landscaping standards, which should go hand-in-hand. Therefore, the following motion was made:

M/S/F DeLapp/Stevens - to recommend the City Council hold off consideration on the impervious surface ordinance until the PZ has correlated the impervious surface coverage/architectural/landscaping standards and vote on a complete package. (Motion failed 2-5 Kunde, Conlin, Enes, David Johnson, Dick Johnson).

Mike Lynskey, Managing Partner for the Lake Elmo Business Park, expressed his frustration with the inability to proceed with his project without knowing the percentage of impervious coverage. Lynskey added that the Lake Elmo Bank has proceeded with their final plans based on the 45% impervious surface coverage which Council approved.

M/S/P Dave Johnson/Dick Johnson - to accept the impervious surface coverage standards as set forth in the proposed ordinance and recommend the City Council direct the City Attorney/staff to draft a set of improved landscaping/architectural standards. (Motion carried 6-1 DeLapp: too much coverage for a rural town).

8B. Letter to Oakdale about Joint Meeting

Steve DeLapp suggested the City Administrator set up a joint meeting between the Oakdale and Lake Elmo Planning Commission to talk about issues they have in common. This was suggested 1 1/2 years ago, but a meeting was never set up.

8C. Morton/Engstrom Development Application

The City Administrator reported the PZ had reviewed the Morton/Engstrom concept plan and is scheduled to be on the February 27th PZ agenda.

M/S/P Dave Johnson/Dick Johnson - to adjourn the Planning Commission meeting at 11:10 p.m. (Motion carried 7-0).