

APPROVED

LAKE ELMO PLANNING COMMISSION MINUTES

JUNE 26, 1989

Chairman Enes called the Planning Commission meeting to order at 7:32 p.m. in the City Council chambers. Present: Enes, DeLapp, Haacke, Dick Johnson, Conlin, John, Stevens (arrived 8:35 p.m.), Tom Prew of TKDA, and Administrator Morrison. Absent: Bucheck, Kunde, Johnston, Dave Johnson.

1. AGENDA

M/S/P Haacke/Johnson - to approve the June 26, 1989 Planning Commission agenda as presented. (Motion carried 6-0).

2. MINUTES: June 12, 1989

M/S/P DeLapp/John - to approve the June 12, 1989 Planning Commission minutes as amended. (Motion carried 5-0-1: Abstain: Haacke)

3. PUBLIC HEARING: Large Lot Subd., Laura Buggert
Owner: Modernistic Die Co.

Chairman Enes called the public hearing to order at 7:35 p.m. in the City Council chambers.

Linda Besk, realtor representing Laura Buggert, has made application for a 10 acre Large Lot Subdivision from a 110 acre tract of property. The property is zoned Rural Residential and legally described, in part, as the East half of the Southwest Quarter of Section 12, Township 29 N, Range 21W, Washington County, Minnesota. Besk stated, at this time, the applicant is only interested in building one homesite on this property. He realizes he has to come before the City to request additional splits of ten acre parcels.

Debbie and Neil Krueger, 4452 Lake Elmo Avenue N., asked what his intent was. Besk answered that, at the present time, he intends to only build one home on a 10-acre homesite and has been put on notice and knows he has to come to the City for additional lot splits.

Gail Smith asked how easy could this be rezoned to Industrial. The Commission responded "Impossible", but noted this area had been designated RE, 2 1/2 acre parcel on our Future Land Use Map.

Margaret Jewel, representing her dad who owns property next to this parcel, asked who does the final certified survey. Besk answered a final survey will be done by Georgi-Schmidt & Assoc., Inc., Roseville, MN.

George Krueger, 11491 50th St. N., owns property to the north, found his west line was 24 feet off. Gail Smith stated she has talked to the surveyor about the monuments being wrong because one of the stakes ended up in the middle of their driveway.

Chairman Enes closed the public hearing at 8:10 p.m.

Steve DeLapp asked if the applicant was aware of this area has been designated an RE, 2 1/2 acre, on the Future Land Use Map and if there are road improvements, he would be assessed on the basis on the number of eligible lots that can be derived on 110 acres. Morrison added the assessment for 2 1/2 acre would take place only after the actual platting goes through. They are not assessed on the basis of the Future Land Use Map. Besk responded that he was aware of the implications of the RE zoning. This would be his choice to address this once he becomes the owner.

Based on no variance requested, this was a legal large lot subdivision and is zoned Rural Residential, the following motion was made:

M/S/P Dick Johnson/DeLapp - to recommend approval by the City Council for a Large Lot Subdivision request by Laura Buggert/Modernistic Die, Inc., for a subdivision of a 10 acre parcel from a 110 acre tract of property, legally described, in part, as the East half of the Southwest Quarter of Section 12, Township 29 N. Range 21W, Washington County, MN and to include payment of a park dedication fee of \$450. (Motion carried 6-0).

4. DISCUSSION/RECOMMENDATION:

Rezoning from Ag to R1 and approval of Development Plan for The Forest

(Continued 6/12/89)

The Public Hearing was closed at the Planning Commission's June 12th meeting; however, this case was continued to allow PZ members time to review the City Engineer's memo. The applicant was requested by staff to review the concerns addressed in Mr. Bohrer's memo, with him prior to the June 26th meeting. As of Friday (6/23), Mr. Engstrom nor Mr. Morton had contacted Larry Bohrer.

Tom Prew, TKDA, advised the Commission that there seems to be a number of heavy soils that perk slowly. It is possible if a drainfield was put in, it could seep out and downhill into the wetlands. Prew added, based on the existing contour maps there would be some very steep slopes in excess of the 8% that is the upper limit. As of now, a grading plan has not been submitted.

Steve DeLapp left the meeting and contacted Willard Morton, by telephone, who stated they expect to have soil tests run in the next three days. When they get the results back, he will call Larry Bohrer to meet with him to review the concerns before the next PZ meeting.

M/S/P John/Johnson - to postpone consideration on The Forest until further information (such as: engineer's report, soil borings, grading plan) has been submitted in order for the PZ to make a valid judgement. (Motion carried 6-0).

5. RECOMMENDATION: Architectural Standards

Administrator Morrison provided a guideline recommendation for architectural standards for all zoning districts, except single family residential homes. (See Appendix A).

Steve DeLapp advised the Commission that wood does not generate as much revenue as brick. Wood would be appropriate in the "Old Village", but not for a commercial business and referred to Standards received from Eden Prairie and Woodbury which require brick. Steve suggested deleting wood as permitted exterior building finish and insert it in the "Historical District".

Chairman Enes requested the following word change on Item (1): Architectural plans shall be "approved" (rather than prepared) by a registered architect. DeLapp responded this is a violation of the state law--An architect has to take credit for every commercial building that is put up in the State of MN. Rob Enes stated he would look into this.

Wyn John asked how does the City address water runoff from buildings.

Administrator Morrison has reviewed the standards from the following cities: Eden Prairie, Eagan and Woodbury.

M/S/P Stevens/DeLapp - to approve Item (4) Select detailed standards from the Cities the Administrator has reviewed (Woodbury, Eagan, Eden Prairie) that are beneficial or necessary for controlling undesirable businesses. (Motion carried 7-0).

M/S/P DeLapp/Haacke - to approve Item 3 as presented. (Motion carried 7-0).

M/S/ Haacke/DeLapp - to approve Item 2 as presented.

M/S/F DeLapp/Dick Johnson - to amend the motion to include: on the basis of the value of wood and the kinds of things we are anticipating going in, when we have an Historical District for the Old Village, we restrict wood at that time to this District and not permit wood outside residential areas along major highways. (Motion Failed 2-5: Stevens, Haacke, Enes, John, Conlin)

M/S/P Haacke/DeLapp - to approve Item #2 as presented. (Motion carried 7-0).

M/S/P Dick Johnson/John - to approve Item #1 as amended: Include Item (e) detailed description of the Building Rainwater Drainage System and Item (f) plan must follow on lighting and signage standards according to the City Code. (Motion carried 7-0).

In regard to Item 4, the City Administrator will select the most restricted standards out of the three cities provided to her.

6. CITY ATTORNEY OPINION RE: MINUTES

The PZ received the requested memo from the City Attorney addressing

City Council minutes adoption procedures.

Ed Stevens stated, "it was contrary to good practice to say that one person who puts down what he or she thinks was said becomes the original statement and everything else that differs somehow is subject to be shown as an amendment that was added later on by the body that regulates the discussion. Until the body, for which the Secretary does the writing is the one to decide what the minutes should be, but if everybody else thinks it should be the other way--so be it".

Dick Johnson stated, "if something is erroneous in the minutes, the body can vote to remove this".

M/S/P Haacke/John - to continue the Planning Commission minutes adoption procedure "As-IS" (Approved minutes are mailed with deletion marks and insertions noted). (Motion carried 5-1-1 DeLapp: Steve did not think it was proper to amend something that has not been approved in the first place; Abstain: Stevens: Ed did not want to be opposed to what the body apparently wants, but does not think it is proper. Whatever he has said, it should not be construed as a criticism of the Secretary--because if he had to write the minutes he would not be able to do nearly as well a job as she is doing).

7. STATUS REPORT:

Conveynor Chair, Rita Conlin reported the I-94 Freeway Dev. Subcommittee met and will be investigating standards from Woodbury and Eden Prairie. Conlin stated the committee was open to suggestions and extends an invitation to the business people. The I-94 Freeway Dev. Subcommittee will meet at 6:30 p.m. before the next Planning Commission meeting on July 10th.

The RE Subcommittee did not meet. Tentative meeting dates are Tuesday or Thursday after the July 10th PZ meeting.

Rob Enes attended the Washington County meeting of June 20th with the communities bordering I-94. The intent of the meeting was to set up standards to enhance the drive thru from Wisconsin.

Steve DeLapp had talked to a landscaping representative from MnDOT who stated, if we are interested in starting a program for landscape beautification for I-94, they have to receive a letter indicating this from the City.

8. OTHER

Comprehensive Plan:

Administrator Morrison advised the Commission that the Council, at their last meeting, directed Deputy City Clerk Mary Kueffner to complete the updating of the Comp Plan. The text of the Plan will be mailed to the City Council and Planning Commission by June 30, 1989. The City Administrator will send the draft of the text of the Comp Plan to the Metro Council Planning Staff for their review as to format. The PZ will hold a public hearing on Monday, July 24th on the adoption of the text and future land use map portion of the Comp Plan

and forward its recommendation to the City Council no later than August 15, 1989.

A few of the Commission members voiced their disapproval in not having standards set for the RE and I-94 Freeway Business Dev. Zoning before a public hearing is held. Administrator Morrison stated there would be general guidelines and generic type statements as to RE and the I-94 Freeway Bus. Zoning. Dick Johnson, Chair of Comp Plan Subcommittee, stated he suffered no embarrassment in putting forth a Comp Plan that didn't spell out the standards. These standards are being developed and the public is welcomed to participate in developing these standards. All the Comp Plan states "this is the direction the City is going in."

Future Park Needs:

Wyn John reported that he has meet with Nancy Hansen, Chair of the Parks Commission, and they have developed (6 points) for the future park needs in the City of Lake Elmo. (See Appendix B.)

VBWD Letter:

Ed Stevens referred to the VBWD letter to Dick Beam and requested a letter of support from the Commission to our MN Senators and Representatives.

M/S/P Stevens/Dick Johnson - In view of accidental ruptures of pipelines which have occured in Minnesota, the Lake Elmo Planning Commission supports the proposals made by the VBWD in their letter of June 17, 1989 to the Director of the Office of Pipeline Safety in Washington D.C., (Their proposals to be stated). We urge you to review pipeline standards and, if possible, revise them to include the proposals of the VBWD. (Motion carried 7-0).

M/S/P DeLapp/Haacke - to adjourn the Planning Commission meeting at 9:45 p.m. (Motion carried 7-0).

ARCHITECTURAL STANDARDS: All structures within all districts, except Agriculture, Rural Residential, R-1 and Residential Estates shall be developed in accordance with the following design standards:

(1) Architectural Plans shall be prepared by a registered architect and include:

- a) elevations of all sides of the building;
- b) a typical floor plan and scaled dimensions of all elevations;
- c) type and color of exterior building materials
- d) location and proposed screening of trash containers, heating, and air conditioning and ventilation systems.

(2) The exterior building finish shall consist of material comparable in grade and quality to the following:

- a) face brick
- b) natural stone
- c) wood, provided the surfaces are finished for exterior use and wood of proven exterior durability is used such as cedar, and redwood.
- d) masonry stucco
- e) cast in-place concrete, but not tilt-up and precast panels;
- f) glass (maximum of 50% of building, or less)

(3) Quonset huts and pole buildings are not permitted. No building shall be constructed with a main exterior surface of sheet aluminum, asbestos, iron, steel, corrugated aluminum, untreated block or similar products. Metal like materials are only acceptable as trim. No structural metal roofs incorporating visible metal exteriors are permitted.

(4) Restrictions, controls and design standards. Uses, as determined by the City Council, which because of the nature of their operation are accompanied by an excess of noise, vibration, dust, dirt, smoke, odor, noxious gases, glare or wastes shall not be permitted.

LAKE ELMO PARKS COMMISSION

FUTURE PARK NEEDS IN THE CITY OF LAKE ELMO

1. PARKS WILL BE NEEDED IN THE N.E., S.W., AND S.E. OF THE CITY IN THE FUTURE, AS THESE AREAS ARE COMPARATIVELY UNDEVELOPED AT PRESENT.
2. WHEN A DEVELOPER PRESENTS A PROPOSAL TO THE CITY, A DONATION OF LAND AND FINANCE, TO BE DESIGNATED FOR PARK PURPOSES, MUST BE INCLUDED AS PART OF THE PROPOSAL.
3. THE LAND AREA SET ASIDE FOR PARK USE SHOULD BE CAPABLE OF BEING MADE INTO A PARK AT MINIMUM COST TO LAKE ELMO. IT CAN BE SUITABLE FOR A SPORTSFIELD, OR MAY BE WETLAND OR APPROPRIATE FOR A NATURE RESERVE. THE LAND SO DESIGNATED MUST BE AGREED AS SUITABLE FOLLOWING A MEETING OF THE DEVELOPER, PLANNING AND PARKS COMMISSIONS.
4. THE AREA NORTH OF THE AIRPORT, SUBJECT TO BUILDING RESTRICTIONS, COULD BE CONSIDERED FOR A POSSIBLE ATHLETIC COMPLEX, SOMETIME IN THE FUTURE.
5. PARKS SHOULD BE A MINIMUM OF 5 ACRES IN SIZE. WHERE A DEVELOPMENT HAS AN AGREED AREA DEDICATED FOR PARK PURPOSES, CONSIDERATION SHOULD BE GIVEN FOR THE DEFINITION OF CONTIGUOUS PROPERTY, IN THE EVENT OF IT BEING PART OF ANOTHER DEVELOPMENT, AS ALSO BEING PARKLAND.
6. THE PARKS COMMISSION RECOGNIZE THE DESIRABILITY OF CREATING BIKE AND NATURE TRAILS THROUGH THE CITY. SPECIFIC PLANS FOR THESE AMENITIES WILL FOLLOW.

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 26, 1989

7:30 P.M. MEETING CONVENES

1. AGENDA
2. MINUTES: June 12, 1989
3. PUBLIC HEARING: Large Lot Subd., Laura Buggert
Owner: Modernistic Die Co.
4. DISCUSSION/RECOMMENDATION:
Rezoning from Ag to R1 and approval of
Development Plan for The Forest
(Continued 6/12/89)
5. RECOMMENDATION: Architectural Standards
6. CITY ATTORNEY OPINION RE: MINUTES
7. STATUS REPORT: RE Subcommittee,
I-94 Freeway Dev. Corridor Subcommittee
8. OTHER
9. ADJOURN