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AGENDA

LAKE ELMO PLANNING COMMISSION

JULY 24, 1989

6:30 p.m. I-94 Freeway Corridor Sub-Committee Meeting

7:30 p.m. MEETING CONVENES

1. AGENDA
2. MINUTES: July 10, 1989
3. ARCHITECTURAL STANDARDS
4. SUB-COMMITTEE REPORTS
 - a. I-94 Freeway Corridor Ord.
 - b. RE Ordinance
 - c. Comprehensive Plan
5. OTHER
6. ADJOURN

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PLANNING COMMISSION AGENDA

JULY 10, 1989

- 6:30 p.m. I-94 Sub-Committee Meeting
- 7:30 p.m. MEETING CONVENES
1. Agenda
 2. Minutes: June 26, 1989
- 7:45 p.m. to
8:15 p.m.
3. Concept Plan: Preliminary Plat,
Packard Park 3rd Addition
 4. 1989 Comprehensive Plan: Discussion/
Recommendation to Council
 5. Other
 6. Adjourn

APPROVED

LAKE ELMO PLANNING COMMISSION MINUTES

JULY 10, 1989

Chairman Enes called the Planning Commission meeting to order at 7:30 p.m. in the City Council chambers. Present: Enes, Conlin, Johnson, Stevens, Bucheck, DeLapp, Johnston (arrived 8:20 p.m.). Absent: John, Haacke, Dave Johnson, Kunde.

1. AGENDA

Add: Architectural Standards, P.J. Custom Auto

M/S/P Bucheck/DeLapp - to approve the July 10, 1989 Planning Commission agenda as amended. (Motion carried 6-0).

2. MINUTES: JUNE 26, 1989

M/S/P DeLapp/Conlin - to approve the June 26, 1989 Planning Commission Minutes as amended. (Motion carried 6-0).

3. CONCEPT PLAN: PRELIMINARY PLAT FOR PACKARD PARK 3RD ADDITION
GENE PELTIER

Bruce Folz, representing Gene Peltier presented the preliminary plat for Packard Park 3rd Addition, as on file in the City office. The protective covenants will be the same as in the 2nd Addition. The existing house on Lot 1, Block 2 will remain, but the out buildings will be removed.

Questions were raised about ponding and potential water problems. Folz responded that application was made to VBWD; either it meets their criteria or it doesn't. Same for the engineering review; the plat is reviewed by the City Engineer who will determine whether it meets City standards.

Dick Johnson questioned access to Lake Elmo Avenue. Folz responded the County would have to review and approve proposed access.

M/S/P Stevens/DeLapp - to set a public hearing for August 14, 1989 and the Commission requests information be sent out to them 10 days before the meeting. (Motion carried 6-0).

4. 1989 Comprehensive Plan: Discussion/Recommendation to Council

Dick Johnson gave an update on the action of the Council as it relates to completing the Comp Plan.

The Commission discussed the format of the presented plan, which followed the 1979 Comp Plan. Some members expressed their understanding was the March, 1989 format was to be followed.

Councilman Williams stated "Mary and Dick have a predispositon to the

1979 format, Council expected the March, 1989 format to be followed." Resolution No. 89-31 stated "amend the text of the 1989 Comp Plan to reflect the Future Land Use Map."

M/S/P Stevens/DeLapp - to put the Comp Plan text and data in format of March, 1989 Planning Commission draft and include text on RE - I-94 Freeway Corridor - bicycle path - CIP - Transportation - Schools Terminology" and, further, to appoint a subcommittee to accomplish this tasks" (Motion carried ~~6-0-1/Abstain/Conlin~~ // 4-2-1: Enes, Dick Johnson, Abstain: Conlin)

Steve DeLapp and Ed Stevens volunteered to perform this task.

5. P & J Custom Auto

The Commission questioned the legality of the P&J Custom Auto in Howard Gelb's building. Building Official Jim McNamara has set up a meeting with Mr. Gelb to discuss what businesses are located in his building.

6. Architectural Standards:

Discussion centered on adoption and enforcement of the City's architectural standards. Ann Bucheck referred to the Licensing Board of Architects, Chapter 1800-1805, May 25, 1988, See law on commercial bldgs.

7. Sub-Committee Update

(Amended)

Rita Conlin reported that no one showed up for their meeting except for Sub-committee member, Steve DeLapp. The next meeting date for the I-94 Sub-Committee will be July 24th at 6:30 p.m.

8. Resignation Letter

Al Kunde has submitted his resignation from the Planning Commission. The Commission recommended a letter of appreciation to Al Kunde.

Meeting Adjourned.

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.
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DRAFT

LAKE ELMO PLANNING COMMISSION MINUTES

JULY 24, 1989

Chairman Enes called the Planning Commission meeting to order at 7:35 p.m. in the City Council chambers. Present: Enes, Stevens, DeLapp, Bucheck, Haacke, Conlin, Dave Johnson, Dick Johnson, Wyn John. Absent: Johnston.

1. AGENDA

Add: Packard Park, Delete: 4b. RE Ordinance

M/S/P Bucheck/Stevens - to approve the July 24, 1989 Planning Commission agenda as amended. (Motion carried 8-1: Dave Johnson: he was opposed to adding anything to this agenda because time was needed to work on the Comp Plan).

2. MINUTES: July 10, 1989

M/S/P Johnson/DeLapp - to approve the July 10, 1989 Planning Commission Minutes as amended. (Motion carried 6-3-0: Abstain: John, Haacke, Dave Johnson).

3. Architectural Standards

Ed Stevens asked for clarification from the PZ, if it was their intent to further discuss architectural standards or were these standards complete and to be sent to the City Council.

M/S/P Haacke/Conlin - to not look further into architectural standards. (Motion carried 9-0).

Mike Lynskey commented that he felt the cast-in-place concrete panels were reasonable and acceptable for buildings in a General Business Zone.

4. SUB-COMMITTEE REPORTS

a. I-94 Freeway Corridor Ordinance

Rita Conlin reported a meeting was held, composed of committee members, Conlin, Dave Johnson, DeLapp, and an interested propertyowner, Will Stenzel. Discussion centered on business that would lower taxes and have a low impact to the residential area around it.

The next I-94 Freeway Corridor Sub-Committee meeting was set for 6:30 before the PZ meeting.

b. RE Ordinance

This item was deleted.

c. Comprehensive Plan

The Planning Commission reviewed the first thirty-three pages of the Comprehensive Plan submitted by the Sub-Committee. The Commission found

only a few minor word changes or typographical errors. Mayor Dunn complimented the Sub-Committee on doing a fantastic job; the plan had good ideas and represented all of our citizens.

Rita Conlin noted her name was on this committee, but she was not in attendance at the second meeting and only worked a couple of hours on this plan.

Wyn John provided verbage for clarification on Residential Estates Zoning (2 1/2 acres vs. 5 acres).

M/S/P John/Stevens - to approve the verbage submitted by Wyn John on clarification of Residential Estates Zoning in the Comp Plan. (Motion carried 9-0).

Dick Johnson suggested adding the Future Land Use Map on Section 32 & 33.

The consensus of the PZ was to approve Pages 1-33 of the Comprehensive Plan. Dave Johnson expressed the Plan was all right, with the exception of RE, he does not support RE.

Chairman Rob Enes called a meeting for Monday, August 7th, to discuss the remaining pages of the Comprehensive Plan.

OTHER:

In regard to the Public Hearing scheduled for Packard Park, Ann Bucheck made the following motion:

M/No Second/ Bucheck/No Second - if the reports from the Engineer, VBWD, DNR are on Packard Park are not received 10-days before the Public Hearing, it will be tabled until the reports are received.

M/S/P Johnson/Haacke - to adjourn the Planning Commision meeting at 10:15 p.m. (Moiton carried 9-0).

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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 buildings;
 - d) location and proposed screening of trash containers, heating, air conditioning and ventilation systems;
 - e) detailed description of the building rainwater drainage system;
 - f) plans for lighting and signage, in compliance with standards set forth in the City Code.
- (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 (for a maximum of 50%, or less, of the building)
- (3) Quonset huts and pole buildings are not allowed. 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 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. Standards shall be in compliance with those set forth in Section 1500 of this Code, the Building Code and rules and regulations of the Minnesota Pollution Control Agency.

Subd. 4. Performance Standards. Uses 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. These standards shall be considered "excessive" when they either exceed or deviate from the limitations set forth in the following performance specifications:

Source: Ordinance No. 82-18
Effective Date: 9-17-82

A. Noise. Noise shall be measured on any property line of the tract on which the operation is located. Noise shall be muffled so as not to become objectionable due to intermittence, beat frequency, shrillness or intensity. The sound pressure level shall be measured with a sound level meter and on an associated octave band analyzer, both of which are manufactured according to current specifications

prescribed by the American Standards Association. Measurement shall be made using the flat network of the sound level meter. At the property line, the sound pressure level of noise radiated from a facility shall not exceed the values given in the following Table:

Octave Band Frequency (Cycles Per Second)	Decibel Level
20- 75	65
75- 150	60
150- 300	55
300- 600	46
600- 1,200	40
1,200- 2,400	34
2,400- 4,800	31
over 4,800	28

Construction work that emits a noise audible at the property line is allowed only during the hours of 7:00 o'clock A.M. through 7:00 o'clock P.M., Monday through Saturday. Sundays and legal holidays are excluded. The City Manager may, upon good cause being shown, vary these days and hours in writing.

Source: Ordinance No. 72-84
Effective Date: 4-5-84

B. Vibration. No activity or operation shall at any time cause earth vibrations perceptible beyond the limits of the immediate site on which the operation is located.

C. Dust and Dirt. Solid or liquid particles shall not be emitted at any point in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to a stack temperature of 500 degrees Fahrenheit and 50% excess air.

D. Smoke. Measurement shall be at the point of emission. The Ringelman Smoke Chart published by the United States Bureau of Mines shall be used for the measurement of smoke. Smoke not darker or more opaque than No. 1 of said chart may be emitted, provided that smoke not darker or more opaque than No. 2 of said chart may be emitted for periods not longer than four minutes in any 30 minute period. These provisions, applicable to visible grey smoke, shall also apply to visible smoke of a different color but with an equivalent apparent opacity.

E. Odor. No activity or operation shall cause at any time the discharge of toxic, noxious or odorous matter beyond the limits of the immediate site where it is located in such concentrations as to be detrimental to or endanger the public health, welfare, comfort or safety or cause injury to property or business.

F. Glare. Glare, whether direct or reflected, such as from spot lights or high temperature processes, and as differentiated from general illumination, shall not be visible beyond the limits of the immediate site from which it originates.

G. Wastes. All solid waste material, debris, refuse or garbage shall be kept within a completely enclosed building or properly contained in a closed container designed

for such purpose. All liquid wastes containing any organic or toxic matter shall be discharged either into a public sanitary sewer or treated in a manner prescribed by the City. The rate of liquid waste discharge into the City sanitary sewerage system shall not exceed 200 gallons per site acre per hour between the hours of 9:00 o'clock A.M. and noon. Use for the dumping or storage above ground or under the surface of chemical waste and other hazardous waste products will not be permitted because of the potential hazards that may be created to public health, safety and welfare in all Districts.

Subd. 5. Performance Standards - Tests.

A. By Owner. In order to assure compliance with the performance standards set forth above, the Council may require the owner or operator of any permitted use to have made such investigations and tests as may be required to show adherence to the performance standards. Such investigation and tests as are required to be made shall be carried out by an independent testing organization as may be agreed upon by all parties concerned, or if there is failure to agree, by such independent testing organization as may be selected by the Council after 30 days notice. The costs incurred in having such investigations and tests conducted shall be shared equally by the owner or operator and the City, unless the investigation and tests disclose noncompliance with the performance standards, in which event the entire investigation or testing cost shall be paid by the owner or operator.

B. By City. The procedure above stated shall not preclude the City from making any tests and investigations it finds appropriate to determine compliance with these performance standards.

Subd. 6. Site Plans. The provisions of this Subdivision shall apply to all zoning districts with the exception of R1 single family. The site plan shall be prepared and signed by a landscape architect, or professional site planner with educational training or work experience in land analysis and site plan preparation. The specialized and complex aspects of land analysis requires the expertise provided by the site planning professional. The site planner must be an early participant in the development process to provide accurate and detailed analysis of the proposed development site. The basic natural inventory data must be used by the design team members to produce an appropriate site plan. The proposed site plan shall include the following provisions: (1) Detailed natural land analysis which documents existing physical features such as: vegetation, soil types, slopes, hydrologic system, wildlife, and geology. The existing physical features should be presented as a composite at the same scale as the final site plan or included on the final site plan sheet; (2) Proposed construction of all alterations of the site; (3) Exact structure siting and building elevations; (4) Manmade features that

influence the site, such as utility easements; (5) other considerations appropriate to particular sites as specified by the City staff.

Subd. 7. Review. The City Manager or his designated representative shall review all proposals to determine if they comply with the provisions of this Section, and in addition with the previous approved site plans. If he is of the opinion that a particular proposal does not so conform he shall refer the matter to the Board of Appeals for a decision.

Source: Ordinance No. 82-13
Effective Date: 9-17-82

SEC. 11.04. LIMITATION ON USES. Uses in each District established in this Chapter shall be limited to those permitted uses authorized, and then only under the standards and conditions which are also stated herein.

Source: Ordinance No. 72-84
Effective Date: 4-5-84

(Sections 11.05 through 11.09, inclusive, reserved for future expansion.)