

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

SEPTEMBER 25, 1989

7:30 p.m. Meeting Convenes

1. Agenda
2. Minutes - September 11, 1989
3. Amended Concept Plan for Large-Lot
Subdivision - Will Stenzel/George Krueger
4. Building request at Oakwood Animal Hospital
Dr. Ray Swanson
5. Other
6. Adjourn

APPROVED

LAKE ELMO PLANNING COMMISSION MINUTES

SEPTEMBER 11, 1989

Chairman Rob Enes called the Planning Commission meeting to order at 8:10 p.m. in the City Council chambers. Present: Enes, DeLapp, Bucheck, Conlin, Dave Johnson, Dean Johnston, Absent: Stevens, John, Dick Johnson, Haacke.

1. AGENDA

Add: "The Forest"

M/S/P DeLapp/Dave Johnson - to approve the September 11, 1989 Planning Commission agenda as amended. (Motion carried 6-0).

2. MINUTES: August 28, 1989

M/S/P DeLapp/Conlin - to approve the Planning Commission minutes as amended. (Motion carried 4-2-0 Abstain: Johnson, Bucheck).

3. PUBLIC HEARING: Rezoning & Large Lot Subdivision; Scott Blasko

At the Planning Commission's August 14th meeting, this application was looked at in concept. The Commission was in favor of the concept of this request, but did express a few concerns: fencing between the site and the adjacent school; landscaping, joint driveway, and Class 5 parking lot versus a paved parking lot.

Chairman Enes called the Public Hearing to order at 8:19 p.m. in the Council chambers.

This is a public hearing to consider the request of Scott Blasko/Finneman Enterprises for a large lot subdivision and zoning district amendment. If the large lot subdivision is granted, the applicant requests a rezoning to Public Facility from the current Rural Residential Zoning to allow for a Golf Driving Range.

Scott Blasko submitted a letter from Howard Jiran, School District 834, stating special fencing would not be required because of the buffer. Blasko submitted a driveway permit approved by Washington County to the applicant for this parcel and Oak-Land School to share a common driveway. Blasko also submitted pictures of what the building (garage) would look like.

There was no one to speak for or against the application.

Chairman Enes closed the public hearing at 8:23 p.m.

If this area is rezoned to Public Facility and he plans on a request change in the future, Ann Bucheck make the applicant aware he should check with the City on what the restrictions will be because additional guidelines will be added for Public Facility Zoning. If this golf driving range does well, Blasko stated he may propose a small mini-golf. Ann called the applicant's attention to a Senior High Party held in June, run by the parents, for students graduating from

High School. Parents clean up the debris, but debris is left out there.

Mr. Blasko indicated the months of operation would be the end of April until September or October depending on the weather. He plans on no lights for the field and a few lights on the corners of the building. A small sign on the side of building stating "Lake Elmo Golf Range" is being considered and maybe a small cedar sign out front. DeLapp felt it appropriate to request tree screening, (3 rows of seedlings) as they requested for Linder's Greenhouse, for the east, south and possibly on the westside in order to keep this compatible with Rural Residential. The Commission suggested Blasko obtain a copy of our lighting and sign ordinance.

Administrator Morrison agreed that more landscaping could be done on the easterly border of the property and had a concern on the exit to Manning because this was an extremely busy street, so you would want to keep the shrubbery back and have maple trees or some type of deciduous trees. Blasko responded he would be willing to plant these trees. There would be someone on duty all the time it was open and that person would be responsible for the building, collection, parking and maintenance of the facility. Blasko would be willing to work something out with the school if there is a traffic problem. As a point of information Morrison explained, if Blasko is planning on using Class 5 for his driveway, he would need a variance from the ordinance.

DeLapp responded he would be happy with a Class 5 parking lot, but the only possible hardship would be on the basis of economics. DeLapp felt there was no possible reason why anybody that puts Class 5 down cannot put 2 inches of bituminous on top.

M/S/P Bucheck/Johnston - to recommend approval by the City Council for granting an 18 acre large lot subdivision of the property legally described as the SE 1/4 of the NE 1/4, Section 36, T29N, R21W to Scott Blasko/Finneman Ent. based on the following Findings of Fact:

- (1) The proposed lot has the required 300' of frontage on a public road;
- (2) Washington County requires this parcel and Oak-Land School share a common driveway. The City has issued a permit to the applicant for use of this common driveway.
- (3) The proposed parcel exceeds the 10 acre minimum lot size required in the RR Zoning District and is within the 4:1 lot size ratio.
- (4) The remaining property is a conforming RR lot;
- (5) The applicant pay a park dedication fee of \$450 for the newly created lot. (Motion carried 6-0).

M/S/P Bucheck/Dave Johnson - to recommend City Council approval of a rezoning of the above subdivided 18 acre parcel from Rural Residential to Public Facility to Scott Blasko for the purpose of allowing a Golf Driving Range based on the following Conclusions:

- (1) This is an appropriate use of the land;
- (2) This venture will be serving the community's needs;
- (3) We have received supportive statements from Howard Jiran of ISD 834 school district for this type of venture;
- (4) The applicant has stated that he will be planting one row of deciduous trees, 20 foot separation, on the East side; 3 rows of evergreens, 8' spacing, on the South and West side;
- (5) The applicant has been advised regarding lighting and sign requirements and will meet our City Code regarding lighting and signage;
- (6) The applicant does have more than 10 acres for PF Zoning.
(Motion carried 6-0).

4. Approval of the Development Plan for "The Forest", Morton/Engstrom

The applicant provided soil borings that were requested by the PZ at their June 26, 1989 meeting. The City Engineer's review of the soil borings by Dale Eklin was handed out to the Commission.

Steve DeLapp felt the concept was one that would be very viable both there and applicable to many other portions of the city. DeLapp indicated the Commission should recommend to the Council, based on Bohrer's report on the soil perking, that the development go in the way Engstrom designed it. The hardship on the basis of the roads would be for the general design, based on the fact that it is an existing wooded site and the hardship would be regrettable to have to lose all the trees that are there. The lot design was proposed based on a careful analysis of contours of the land and the exact siting of it was on a personal walkthru basis. It was reasoned and it is not based on general standards that would apply to some other part of the City. Ann Bucheck and Steve DeLapp noted they liked the way the road was designed with centerislands.

Willard Morton indicated the Homeowners Association would maintain the islands and the entrance sign which will be a large rock with brass letters. In regard to the centerislands, Morton had talked to Bohrer about a possible crossover for safety reasons. Morton explained they would like to mine dirt out of Outlot A and create duck and goose ponds. They have hired Eklin to determine what kind of soils are there in order to clear it with the DNR to see if they can mine dirt out to create ponds with a walking path. Included within that would be a 20 foot easement down along Lot 8 and 9.

Amended 9-25-89:

Ann Bucheck pointed out that Mr. Engstrom would not be able to build on those lots that needed fill for at least one year.

M/S/P DeLapp/Johnston - to recommend to the City Council approval of the Development Plan for "The Forest" and the rezoning of the 51 acres from Ag to R1 and recommends support of the road layout based on this is an existing wooded site and it would be regrettable to lose trees and the lot design was based on careful analysis of contours of the land. The Commission recommends support of Outlot A being private and part of the Homeowner's Association. (Motion carried 6-1: Dave Johnson: He was in favor of the plan except he would like to see this platted so the road could go straight through with the potential for extension to adjacent property on the west).

5. Council Directives/Actions on Architectural Standards

At their September 5th Council Meeting, the Council requested the Commission's rationale on their proposed glass standard (maximum of 50% of building or less).

The rationale given by the Commission was ~~glass is~~ not appropriate for a rural setting. all glass buildings are (Amended) 9/25

M/S/P DeLapp/Johnston - to adjourn the Planning Commission at 9:30 p.m. (Motion carried 6-0).