

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

JANUARY 14, 1991

7:30 p.m. MEETING CONVENES

1. AGENDA
2. MINUTES: December 17, 1990
3. ELECTION OF OFFICERS
 - A. Chair
 - B. Vice Chair
 - C. Secretary
4. LIMITED BUSINESS (Continuation)
5. Other
6. ADJOURN

LAKE ELMO PLANNING COMMISSION MINUTES

December 17, 1990

Chairman DeLapp called the Planning Commission meeting to order at 7:35 p.m. in the council chambers. Present: DeLapp, John (left 10:30), Johnston, Dick Johnson, Thomas, Conlin, Stevens, Wilfong (left 10:00), Bucheck (arrived 7:45, left 10:15), Enes (arrived 9:00), Administrator Kueffner, Planner Black. Absent: Arkell.

1. AGENDA

M/S/P Johnson/Thomas - to approve the December 17, 1990 Planning Commission Agenda as presented. (Motion carried 8-0.)

2. MINUTES: November 26, 1990

M/S/P Johnson/Conlin - to accept the November 26, 1990 Planning Commission minutes as amended. (Motion carried 7-0, abstain: DeLapp).

3. PUBLIC HEARING: Comprehensive Plan Amendment

Chairman DeLapp opened the public hearing at 7:45 p.m. The Public Hearing was held to consider a request to amend the Lake Elmo 1990 Comprehensive Plan that the property, located in the Southeast 1/4 of Section 3, T29N, R21W, be amended from the future land use of RED to the future land use of RAD. The Public Hearing Notice was published in the St. Croix Valley Press, December 5, 1990, and all property owners within 350 feet were notified.

Cletus Tauer, 5270 Keats Ave., stated he is the subject of the "dip" and he has been working with the Planning Commission and City Council for two years on zoning this area. Mr. Tauer did not agree that this is "spot zoning" since this zoning is consistent with the surrounding area. Also, Mr. Tauer mentioned that 53rd street was always considered a temporary cul-de-sac and would someday be a through road and that is why there is a road easement put through his property. Mr. Tauer stated that there is no good reason to grant this amendment.

Steve Korhel, 5542 Keats Ave., stated the "dip" area came as a complete surprise to area property owners and is an example of favoritism toward one property owner. Mr. Korhel stated the Lake Elmo Comprehensive Plan states the RE zone was created to decrease the density of people on land. Presently the "dip" area is zoned RR - 1 house per 10 acres, the future land use of RE is 3 houses per 10 acres. Mr. Korhel mentioned the 1990 Comp. Plan has not yet been approved by Met. Council, therefore the current zone of RR is still in effect and it is not too late. The Comprehensive Plan states there will be no more R1 zoning (1.5 acres per house) in the City, a new ordinance will be drafted to implement standards for Rural Estate Density (RE), this ordinance will implement the following policies - two of the attributes are: to reduce demands on the soil as compared to R1 density; to minimize population density. In other words take 1.5 acres per residence to 2.5, but it is defeating the principle to minimize by increasing density on the land in this area.

Pete Eggen, 5250 Keats Ave., stated he owns eleven acres in the "dip" area, but the future land use zone of RE doesn't do him any good (need 20 acres) and sees this zone as favoring those that own large acreage.

Karin Schubert, 5222 Keats Ave., stated there is no good reason for rezoning to smaller lots that are surrounded by land that is zoned agricultural - this is not consistent with what the present zoning is. Variances have already been granted for Tauer's property and it seems that for every variance granted two more are required to perpetuate that. Four property owners live in the "dip" area, but only one is in favor of the RE zone. The RE zone in this area is not decreasing density.

Keith Raleigh, 5435 Keats Ave., feels he'll be living with the City in the Country and does not want the increased traffic, that will be generated by this development, going past his house and property.

Steve Korhel stated that he sees three other possible "spot" zones of RED and pointed them out on the Future Land Use Map. City Planner Mike Black disputed this suggestion by stating the City has no plans to consider any more changes to the land use map. Mr. Korhel rebutted by suggesting the City has no plans, but the intentions of the current land owners is different. Karin Schubert added that there were no plans for a housing development in their area either, but look what can happen.

George Dege, 5193 Keats Ave., asked why couldn't this have been discussed, like it is being now, back before Tauer was granted this new zone? If this had been done, most likely, Tauer would not have been granted his request for RED zone based on the amount of opposition.

Vanessa Thatcher, 9320 53rd St. N., offered that the City's forebearer's wanted 1 house per 10 acre lots in this area to keep it rural. Ms. Thatcher had a neighborhood meeting at her house and residents in Fox Fire prefer 53rd Street remain a cul-de-sac. It appears that one person has been shown favoritism.

Terri Lehman, 9355 53rd St. N., wants the cul-de-sac on 53rd Street to remain the way it is for the safety and privacy. Ms. Lehman also added that the road easement to Mr. Tauer's property was put in for emergency access before Fire Station #2 was put in.

Cletus Tauer stated that the land to the north of his property is not Ag anymore and to the west is R1. People in Fox Fire are living in R1 and want to take away his rights to RE zone. Mr. Tauer asked in what way will 20 more homes have a negative impact on them? Also, there isn't any farm land up there any more. The City has improved Keats Avenue for traffic, not for tractors, this should have indicated to people the City's intentions. This "dip" has been there for at least 10 years. Pete Eggen stated that his property was rezoned in 1984. This is pretty often to be rezoning property.

Keith Raleigh accused that Mr. Tauer wanted to leave them with expensive land that they couldn't do anything with.

Karin Schubert stated the little farmers are not going to be able to stay where they are - they'll be taxed out of there. Neighbors in the new housing project will complain that the agricultural odor doesn't appeal to them.

Roger Kolstad, developer for Northern Lakes Div., stated reason #2 on the petition for amendment is erroneous, and that Keats Ave. absolutely will not be blocked off at Hwy 36 due to the (proposed) bridge across the St. Croix River according to MN/DOT's 20 year plan. Steve Korhel stated that according to Mike Lewis, MN/DOT's project manager, the decision to close off Keats or not is not a definite decision.

There were no further comments from the public and Chairman DeLapp closed the public hearing at 8:20 p.m.

Commissioner Stevens felt the area property owners were not notified with enough to be well informed. Commissioner Thomas stated the petitioners have to show that there's something wrong with the Comprehensive Plan. City Planner Black asked the Commission if there is reason to change the Comp. Plan? Commissioner John suggested the Future Land Use Map should show temporary cul-de-sacs that will turn into through streets so property owners aren't misled. Commissioner Bucheck stated the Future Land Use Map has other erroneous lines on it, and agrees with Commissioner Stevens. Commissioner Johnson stated there was a City wide mailing on the Comp. Plan and Future Land Use Map public hearing, and can appreciate the public concerns, but all the members on the Planning Commission put together the RED ordinance and generally feel good about it and comfortable about RED zoning along Hwy 36 and appropriate about the property they zoned. Also, it is very important for the safety and health of the City to have through streets.

M/S/P Dick Johnson/Conlin - to recommend that the City Council deny the Petitioners request to amend the 1990 Lake Elmo Comprehensive Plan, specifically their request to change the future land use designatin on the Future Land Use Map of that portion in the Southeast quarter of Section 3 that is presently shown as RED (Residential Estates Density) to RAD (Rural Agriculture Density) base on the following findings of fact: 1. The Lake Elmo City Council has previously granted the request of the property owner, Mr. Cletus Tauer, to show his property as RED on the Future Land Use Map. 2. The extension of 53rd Street, which is currently an illegal cul-de-sac, but allowed as a "temporary" cul-de-sac has been viewed by the City Council as an improvement to te health, safety, and welfare of the City. 3. That RED zoning is not "spot zoning" in this area because it is contiguous to the Fox Fire development to the west. 4. That the designation of RED for Future Land Use of this area is indeed consistent with proper planning for the City. 5. Proper notificaion was provided for the Public Hearing on the Comprehensive Plan. (Motion carried 6-3, against: Wilfong, Bucheck, Stevens.)

4. ARABIAN HILLS: Rezoning (Continuation)

The City has been advised they cannot officially rezone any property based on its conformity to our Comprehensive Plan until they receive approval from Met. Council.

M/S/P Johnston/Conlin - to bring the rezoning application for Arabian Hills to to the table. (Motion carried 9-0.)

M/S/P Thomas/Johnson - to grant the applicant's request to table the application for rezoning for Arabian Hills until such time it is brought back before the Planning Commission. (Motion carried 9-0.)

5. PUBLIC HEARING: Outdoor Advertising Sign

Chairman DeLapp opened the public hearing at 9:00 p.m. 3M/National Advertising Co. applied for a variance from City Code, Section 505.260 (distance between signs, a variance from Section 505.320 C.2. (size of sign - 672 sf. vs. 200 sf) and a Conditional Use permit for an outdoor advertising billboard at 8910 Hudson Blvd. (Crossroads Collision). The Public Hearing Notice was published in the St. Croix Valley Press on December 5, 1990, and all property owners withing 350 feet were notified. Chairman DeLapp stated he will be abstaining from discussion due to he is presently doing some work for 3M/National.

Joe McCormick, 1422 W. Lake St., Mpls., of 3M/National Advertising, presented himself and the Company, and restated reasons for the requested variances, which are listed in his application letter. Mr. McCormick feels the variance for distance between signs may not be necessary due to the Crossroads Collission sign is an "on premise" sign not an outdoor advertising sign.

Chairman DeLapp closed the Public Hearing at 9:10 p.m.

Commissioner Bucheck is not in favor of billboards, and feels the reason for the City's strict codes is to keep the highway clean. Commissioner Thomas stated the applicatan has not shown a hardship. Commissioner Johnson read the code which states: "advertising signs shall not be closer than 3,000 feet from any other sign on the same side of a street or highway." This requirement is not met. Commissioner Johnson also contacted the County Assessor who said no tax revenue will be generated by this advertising sign. Commissioner John stated the 672 sf. sign would be a quantum leap from the allowed 200 sf.

M/S/P Bucheck/Johnston - to recommend to the City Council that a variance not be given regarding the distance between signs, and a variance not be given regarding a variance from the size of the sign based on the fact there is no hardship due to the land or structures on the property and economic or financial considerations do not constitute a hardship alone. (Motion carried 7-1-1, against: Enes, abstain: DeLapp.)

6. PUBLIC HEARING: Limited Business Zoning Ordinance

Chairman DeLapp opened the public hearing at 9:30 p.m. The public hearing notice was published in the St. Croix Valley press December 5, 1990, and all property owners in the LB district on the Future Land Use map were notified, as well as adjoining property owners, and businesses in the "Old Village" business district. Chairmand DeLapp acknowledged receipt of the City Planner's written report as well as written comments from Jamie L. Olson, Federal Land Co., Countryside Pools, Inc. and Mike Mazzara, made part of the minutes by reference.

Charles Bartholdi, attorney for Federal Land Co., verbally restated his written comments submitted earlier to the Planning Commission.

Kelly Brookman, 3385 Lake Elmo Ave., stated his feelings are expressed best by the second paragraph of a letter to Mary Kueffner from the Lake Elmo Business Assoc. [We believe that, like the City of Woodbury, the City of Lake Elmo should take a reasonable approach in planning along the I-94 corridor in assuming that when economic conditions require, urban services may be needed and available. This planning approach is imperative to ensure that this section of land remains in the Lake Elmo city limits, now and in the future.]

Mike Mazzara, 30th St., stated the Lake Elmo Business Assoc. is a committee of the Stillwater Area Chamber of Commerce. At their last meeting there were approx. 14 people attending and there was discussion on the proposed Limited Business District Zone. As a result of this meeting some suggested changes were made to the Planning Commission's version of this ordinance. These suggested changes were copied to the Planning Commission.

Hugh Madson, 11060 32nd St., stated they compared Woodbury's existing business ordinance and Lake Elmo's proposed Limited Business ordinance and they appeared similar, with the exeption of the possibility of urban services. The key is to leave the door open for the future in order to keep property owners from annexing.

Dave Johnson, 11291 30th St., agrees with Mr. Bartholdi, our Comp. Plan has not yet been approved by Met. Council. In addition, Mr. Johnson is not satisfied with the map and feels it is premature to deal with the uses. Considering the freeway, with high traffic, where one would expect to see the highest type of commercial use in retail or office, it is not appropriate to list this type of use under Conditional Uses. Mr. Johnson would like to see, before this commission considers this district any further, an Economic Development Board made of business people, as well as lay citizens, take a look at this area, as well as other areas in Lake Elmo, in depth an tell us what they feel are the highest uses and give us their rationale, and also consider timing and infrastructure.

Chairman DeLapp closed the public hearing at 10:00 p.m.

Commissioner Johnson stated the Planning Commission cannot take any action due to the State Statute regarding Met. Council's review of the Comp. Plan. City Planner Black felt the Planning Commission can discuss this since it's only a recommending body not a governing body. Commissioner John commented there is no proposal to "place into effect" this ordinance simply discussing it. Mr. Black added that is our job, to try to work with the local business community, with property owners, and other interested citizens in adopting reasonable Limited Business zoning regulations. Commissioner Thomas clarified the City Attorney has decided the Planning Commission can conduct and conclude this public hearing. Commissioner John stated they have received some strong and relevant feedback in detail. Commissioner John also stated citizens in general may get upset if they find out we've adopted an ordinance directed solely to the considerations of the business people and not the general public, and at some stage we'll have to establish what the whole City of Lake Elmo wants which may require a City-wide publication of a public hearing to avoid conflicts as in the past.

M/S/P Conlin/Thomas - to table the Limited Business Zoning Ordinance. (Motion carried 5-4.)

M/S/P Johnson/Conlin - to discuss agenda item #8 before item #7 so the applicant for Fox Fire Manor understands the interpretation of the City for lot size in the RE Zoning Ordinance. (Motion carried 9-0.)

7. RESIDENTIAL ESTATES ORDINANCE REVIEW

City Planner Black stated the RE Ordinance, as it exists right now, clearly states we cannot use the park land set aside as part of the density calculation.

The consensus of the Planning Commission was that the gross density include park land dedication as part of the 20 acre minimum and still have 6 lots per 20 acres with the 2.5 acre minimum per lot. Also park dedication fee ordinance desperately needs to be looked at.

8. CONCEPT REVIEW: Fox Fire Manor

Larry Liles and Scott Peterson, developers for Pacesetter Property Management, Inc., presented a concept plan to be called "Fox Fire Manor", legally described in part as Section 3, Township 29N, Range 21W. A 40 acre parcel owned by Carl Brogren. Carl Brogren's homesite is approx. eight acres of this parcel leaving 32 acres to develop. Also, Chuck Nelson, Northern Lakes Diversified, is currently working on another concept plan to the east of Brogren's property, and has offered to work with Mr. Liles in order to create continuity between the two developments. The Planning Commission and City Planner Black offered comments to Mr. Liles and Mr. Peterson regarding streets, lots, topography, etc.

M/S/P Johnston/Thomas - to adjourn the Planning Commission meeting at 11:00 p.m. (Motion carried 7-0.)

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: January 14, 1991

AGENDA TOPIC: Election of Officers.

ITEM
NO. 3.

According to our municipal code, the Commission shall hold an annual meeting the Second Monday of January in each year. The meeting shall be devoted to the election of officers and other such business as may be scheduled.

For those of you that don't know, the Council has not yet made appointments to fill the term of Steve DeLapp, Ann Bucheck and Karen Johnston, all of whose terms expired December 31, 1990. The Council chose rather to accept applications for these seats until January 31, 1991.

The Council has not ruled out reappointing the members whose terms expired, but wants to see if there was any other interest in the community.

The Council did take action to promote Debra Wilfong from 1st Alternate to fill out the unexpired term of Dick Johnson who was elected to the Council. This term expires December 31, 1991.

Since the Council meeting, where all of this transpired, the City has received a notice of resignation from Jim Arkell. Jim's term runs thru December 31, 1992, and according to the code, Lonny Thomas will move up to serve out this term.

The action required at this meeting is to elect a Chair, Vice Chair and Secretary.

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: January 14, 1991

| | |
|---|----------------|
| AGENDA TOPIC: Limited Business (continuation) | ITEM NO. 4. |
|---|----------------|

At your December 17, 1990 public hearing on this proposed ordinance, there was quite a bit of comment from the public, and the Commission chose to table action until it could digest the testimony presented. The concerns and comments provided by the public are included in your minutes.

The concerns raised that our Comprehensive Plan has not been approved by the Met Council are factual. However, there are no rules written (or unwritten) that says the City cannot proceed in preparing the ordinances that will implement our Comp. Plan. Where we must be careful is in not rezoning anything to LB (or RE) until final approval of the Met. Council.

I was asked to pass on the article tht is enclosed from the Corporate Report, Minnesota regarding retail glut in the Twin Cities.

I was also asked to pass on the attached tax information on commercial business. The tax information shows the tax capacity rate on business that currently exists in Lake Elmo, and that are proposed in the LB zoning district.

Also included is the tax capacity for Kangaroo storage (located on Highway 36 in Stillwater) because there has been discussion about allowing storage in the new district.

If anyone wants additional information, please feel free to call me.

LB - Limited Business District(A) Purpose

The purpose of the Limited Business District is to establish a comprehensive planned framework for development along I-94. The City has determined that it is in the best interest of the City and the region to responsibly manage growth in this district. It is the intent of this district to promote a high quality of business design and development that produces a positive visual image and minimizes adverse impacts from traffic congestion, noise, odor, glare and similar problems. Specific development goals within the district include the following:

- (1) To encourage a high quality development standard for structures within the district properties, which are among the most visible in the City.
- (2) To protect the natural environment, in accordance with City Ordinances.
- (3) To limit development to comply with the capacity of regional and local road systems.
- (4) To limit development by setting stringent requirements for on-site sewer systems in order to avoid a need for expansion of the Metropolitan Urban Service Area line and sanitary sewer facilities.
- (5) To establish permitted, accessory and conditional uses in order to stimulate local economic prosperity along the interstate corridor and within the Metropolitan Rural Service Area while closely monitoring the magnitude of development so not to prematurely demand the expansion of local governmental services.

(B) Permitted Uses Permitted uses are as follows:

- (1) Clinics for human care including medical, dental, osteopathic, chiropractic and optometric offices.
- (2) Finance, insurance, real estates, investment offices banks (with no drive-up windows).
- (3) General offices including administrative, executive, and corporate headquarters.
- (4) Professional offices providing services such as legal, engineering, architectural, accounting, auditing and bookkeeping.
- (5) Travel and employment agencies.

(C) Conditional Uses Conditional Uses are as follows:

- (1) Banks and financial services with drive-up windows.
- (2) Health clubs including tennis, racketball, aerobics, weight lifting, swimming, weight loss clinics (all facilities to be housed inside).
- (3) Limited retail uses including:
 - (a) retail sales clearly accessory to the permitted principal use of the land, for example: the compounding, dispensing or sale of drugs, prescription items, patient or proprietary medicine, sick room supplies, prosthetic devices or items relating to any of the foregoing when conducted in the building occupied primarily by medical, dental, osteopathic, chiropractic or optometric offices.
 - (b) The retail sale of commodities marketed to the local area such as:
 - (1) Greenhouses and nurseries, landscaping services, flowers and floral accessories.
 - (2) Art sale and gallery.
 - (3) Furniture, home furnishings and related equipment.
 - (4) Vineyard and winery produce and sale.
 - (5) Sporting goods, skiing, bicycles, motorcycles, snowmobiles, boats and fishing gear (all storage restricted to inside).
- (5) Full service restaurants where food is served to a customer and consumed while seated at a counter or table.
- (6) Golf courses, Club houses, Golf sales, Driving ranges.

(D) Permitted Accessory Uses

Permitted accessory uses shall include required off-street parking, loading areas and signs as regulated in this ordinance. Only accessory structures which are clearly incidental and subordinate to the business will be permitted.

(E) Minimum District Requirements

- (1) Lot Area: 3.5 acres
- (2) Minimum Lot Width: 300 feet
- (3) Minimum Lot Depth: 400 feet
- (4) Building setback from property lines:
 - (a) Front 100 feet
 - (b) Side 50 feet
 - (c) Side (street) 100 feet
 - (d) Rear 50 feet
 - (e) any line adjacent to a residential zone 150 feet
- (5) Parking setback from property lines:
 - (a) Front 50 feet
 - (b) Side 50 feet
 - (c) Side (street) 50 feet
 - (d) Rear 50 feet
 - (e) any line adjacent to a residential zone 100 feet
- (6) Maximum Building Heights: 35 feet
- (7) Maximum Lot Coverage by all structures: 25%
- (8) Maximum area to be covered by buildings, parking lots, driveways and other hard surfaces:

| <u>Lot size</u> | <u>Covered Area</u> |
|--------------------------------|---------------------|
| Up to 4 acres | 45% of lot size |
| Larger than 4 acres to 8 acres | 35% of lot size |
| Larger than 8 acres | 25% of lot size |

- (9) Sewer Discharge: No sewer discharge shall exceed a ratio of 3.0 SAC units per 3.5 acres. SAC units shall be determined according to Section 309 h. and i.
- (10) Minimum Building Floor Size: 4,000 square feet

(F) Special District Requirements

Due to the high visibility of the Limited Business zone, the following architectural, parking, landscaping, lighting and glare standards shall be in addition to other existing standards in the zoning code relating to the same:

(1) Architectural Standards

- (a) It is not the intent of the City to restrict design freedom unduly when reviewing project architecture in connection with a site and building plan. However, it is in the best interest of the City to promote high standards of architectural design and compatibility with surrounding structures and neighborhoods. New building proposals shall include architectural plans prepared by a registered architect and shall show the following:
- (1) Elevations of all sides of the buildings.
 - (2) Type and color of exterior building materials.
 - (3) Typical general floor plans.
 - (4) Dimensions of all structures.
 - (5) Location of trash containers and of heating, cooling and ventilation equipment and systems.
- (b) ~~Unadorned prestressed concrete panels, concrete block and unfinished metal shall not be permitted as exterior materials.~~ The City may at its sole discretion allow architecturally enhanced block or concrete panels.
- (c) All rooftop or ground mounted mechanical equipment and exterior trash storage areas shall be enclosed with materials compatible with the principal structure.

(2) Parking

All drives and parking lots shall be constructed with concrete or blacktop, and with concrete curb and gutters. Where appropriate, sidewalks may be required.

Parking lot landscape areas, including landscape islands shall be reasonably distributed throughout the parking lot area so as to break up expanses of paved areas.

(3) Landscaping

All yard area shall either be landscaped green areas or open and left in a natural state. Yards to be landscaped shall be landscaped attractively with lawn, trees and shrubs in accordance with a plan prepared by a landscape architect. Areas left in a natural state shall be kept free of litter, debris and noxious weeds. Yards adjoining any residential zone shall contain a buffer area consisting of berming, landscaping and/or fencing for the purpose of screening noise, sight, sound and glare. A reasonable attempt shall be made to preserve as many existing trees as is practical and to incorporate them into the site plan.

Where areas abut residential districts, a buffer area of a minimum depth of 100 feet will be required. Such a buffer area shall be completely constructed and approved by the City prior to all final City inspections for construction on site. Prior to the issuance of a building permit or

commencement of any improvements on site, the owner shall provide the City with a financial security for a minimum of 24 months, approved by the City Attorney, to assure construction of the buffer area.

(4) Lighting and Glare

Plans for new developments shall include a lighting plan denoting the location, type and height of lighting fixtures and the illumination patterns shown on a site plan. Glare whether direct or reflected, such as from floodlights or high temperature processes, and as differentiated from general illumination, shall not be visible at any property line.

(5) Traffic

No use shall be allowed unless the property owner provides a road plan acceptable to the City, which shall demonstrate, at a minimum, that the proposed use and resulting traffic will not adversely affect the then existing traffic of the City. All private roads must comply with existing City Ordinances, with construction and maintenance being the sole responsibility of the property owner.



DEC 17 1990

copied to

PZ

12-17-90

Bill
MB.

December 14, 1990

Ms. Mary Kueffner, Administrator
Lake Elmo Planning Commission
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

Dear Mary,

The Lake Elmo Business Association, a committee of the Stillwater Area Chamber of Commerce, has spent considerable time reviewing the Planning Commission's recommendation on the proposed Limited Business (LB) Zoning district along the I-94 corridor.

We believe that, like the City of Woodbury, the City of Lake Elmo should take a reasonable approach in planning along the I-94 corridor in assuming that when economic conditions require, urban services may be needed and available. This planning approach is imperative to ensure that this section of land remains in the Lake Elmo city limits, now and in the future.

Enclosed is a revised copy of the proposed Limited Business (LB) Zoning District. Changes are indicated by bold face type. We strongly encourage the Planning Commission to review our input, and consider adopting our recommendations.

Sincerely,

Mike Mazzara
Chair, Lake Elmo Business Association
State Bank of Lake Elmo

LB - Limited Business District

(A) Purpose

The purpose of the Limited Business District is to establish a comprehensive planned framework for development along I-94. This district may be used as a transitional district until such time as urban services are needed and available. The City has determined that it is in the best interest of the City and the region to responsibly manage growth in this district. It is the intent of this district to promote a high quality of business design and development that produces a positive visual image, and minimizes adverse impacts from traffic congestion, noise, odor, glare and similar problems. Specific development goals within this district include the following:

- (1) To encourage a high quality development standard for structures within the district properties, which are among the most visible in the City.
- (2) To protect the natural environment, in accordance with City Ordinances.
- (3) To ~~limit~~ ^{ALLOW} development ^{WHICH COMPLIES} to ~~comply~~ with the capacity of regional and local road systems.
- (4) REMOVE
- (5) To establish permitted, accessory and conditional uses in order to stimulate local economic prosperity along the interstate corridor and within the Metropolitan Rural Service Area while closely monitoring the magnitude of development so not to prematurely demand the expansion of (remove: local) governmental services.

(B) Permitted Uses Permitted uses are as follows:

- (1) Clinics for human care including medical, dental, osteopathic, chiropractic and optometric offices.
- (2) Finance, insurance, and real estate, investment offices, banks. (remove: with no drive-up windows.)
- (3) General offices including administrative, executive, and corporate headquarters.
- (4) Professional offices providing services such as legal, engineering, architectural, accounting, auditing and bookkeeping.

(5) Travel and employment agencies.

(C) Conditional Uses Conditional uses are as follows:

(1) Banks and financial services with drive-up windows.

(2) Health clubs including tennis, racquetball, aerobics, weight lifting, swimming, weight loss clinics (all facilities to be housed inside.)

(3) Limited retail uses including:

(a) retail sales clearly accessory to the permitted principal use of the land, for example: the compounding, dispensing or sale of drugs, prescription items, patient or proprietary medicine, sick room supplies, prosthetic devices or items relating to any of the foregoing when conducted in the building primarily occupied by medical, dental, osteopathic, chiropractic or optometric offices.

(b) The retail sale of commodities to be marketed to the local area such as:

(1) Greenhouses and nurseries, landscaping services, flowers and floral accessories.

(2) Art sale and gallery.

(3) Furniture, home furnishings and related equipment.

(4) Vineyard and winery produce and sale.

(5) Sporting goods, skiing, bicycles, motorcycles, snowmobiles, boats and fishing gear (all storage restricted to inside.)

Table-C

(c) Other retail sales marketed toward the automobile traffic and of an impulse nature such as gasoline sales, convenience store and deli foods may be allowed as part of the overall larger development and where said use is clearly subordinate to other permitted land uses.

(5) Full service restaurants where food is served to a customer and consumed while seated at a counter or table.

(6) Golf courses, club houses, golf sales, driving ranges.

(D) Permitted Accessory Uses

Permitted accessory uses shall include required off-street parking, loading areas and signs as regulated in this ordinance. Only accessory structures which are clearly incidental and

Taxes:

subordinate to the business will be permitted.

(E) Minimum District Requirements

- (1) Lot Area: 3 acres
- (2) Minimum Lot Width: 200 feet
- (3) Minimum Lot Depth: 300 feet
- (4) Building setback from property lines:
 - (a) Front 50 feet
 - (b) Side 20 feet
 - (c) Side (street) 50 feet
 - (d) Rear 30 feet
 - (REMOVE: (e) any line adjacent to a residential zone 150 feet)
- (5) REMOVE
- (6) Maximum Building Heights: 60 feet
- (7) REMOVE
- (8) Maximum total lot coverage of all impervious surface 50 percent
- (9) Sewer Discharge: Must comply with city ordinances.
- (10) REMOVE

(F) Special district requirements

Due to the high visibility of the Limited Business zone, the following architectural, parking, landscaping, lighting and glare standards shall be in addition to the other existing standards in the zoning code relating to the same:

(1) Architectural Standards

- (a) It is not the intent of the City to restrict design freedom unduly when reviewing project architecture in connection with a site and a building plan. However, it is in the best interest of the City to promote high standards of architectural design and compatibility with surrounding structures and neighborhoods. New building proposals shall include architectural plans prepared by a registered architect and shall show the following:

- (1) Elevations of all sides of the buildings.
- (2) Type and color of exterior building materials.
- (3) Typical general floor plans.

- (4) Dimensions of all structures.
- (5) Location of trash containers and of heating, cooling and ventilation equipment and systems.
- (b) The exterior surfaces of all buildings shall be faced with brick, stone, architectural concrete (blocks), precast concrete, glass or equivalent.
- (c) All rooftop or ground mounted mechanical equipment and exterior trash storage areas shall be enclosed with materials compatible with the principal structure.

(2) Parking

All drives and parking lots shall be constructed with concrete or blacktop, and with concrete curb and gutters. Where appropriate, sidewalks may be required.

Parking lot landscape areas, including landscape islands shall be reasonable distributed throughout the parking lot area so as to break up expanses of paved areas.

(3) Landscaping

All yard area shall either be landscaped green areas or open and left in a natural state. Yards to be landscaped shall be landscaped attractively with lawn, trees and shrubs in accordance with a plan prepared by a landscape architect. Areas left in a natural state shall be kept free of litter, debris and noxious weeds. Yards adjoining any residential zone shall contain a buffer area consisting of berming, landscaping and/or fencing for the purpose of screening noise, sight, sound and glare. A reasonable attempt shall be made to preserve as many existing trees as is practical and to incorporate them into the sight plan.

REMOVE next paragraph (i.e. Where areas abut residential districts, a buffer area of a minimum depth of 100 feet will be required., etc.)

(4) Lighting and Glare

Plans for new developments shall include a lighting plan denoting the location, type and height of lighting fixtures and the illumination patterns shown on a site plan. Glare whether direct or reflected, such as from floodlights or high temperature processes, and as differentiated from general illumination, shall not be visible at any property line.

(5) REMOVE (Traffic)

Sale Class Properties

| | 1990 | | Total |
|-------------------------|-----------|----------|---------|
| | Value | Capacity | Value |
| Dorsalis 37034-2400 | 705,100 | 3361806 | 3120546 |
| Lampert 37034-2550 | 500,000 | 2324000 | 2236222 |
| Dolan 37034-2600 | 559,600 | 2625576 | 2522730 |
| Motel 37034-2050 | 140,700 | 505972 | 288848 |
| North County 37033-2050 | 125,800 | 430548 | 437460 |
| Collisier 37033-2025 | 94,100 | 282300 | 294966 |
| Brookman 37013-2200 | 244,900 | 1033194 | 1095000 |
| Brookfield II 37100- | 617,600 | 2919056 | 2787666 |
| Professional Plaza | 507,000 | 2359420 | 2258604 |
| New Land - Est. value | 1,500,000 | 7384000 | |

Stillwater Property

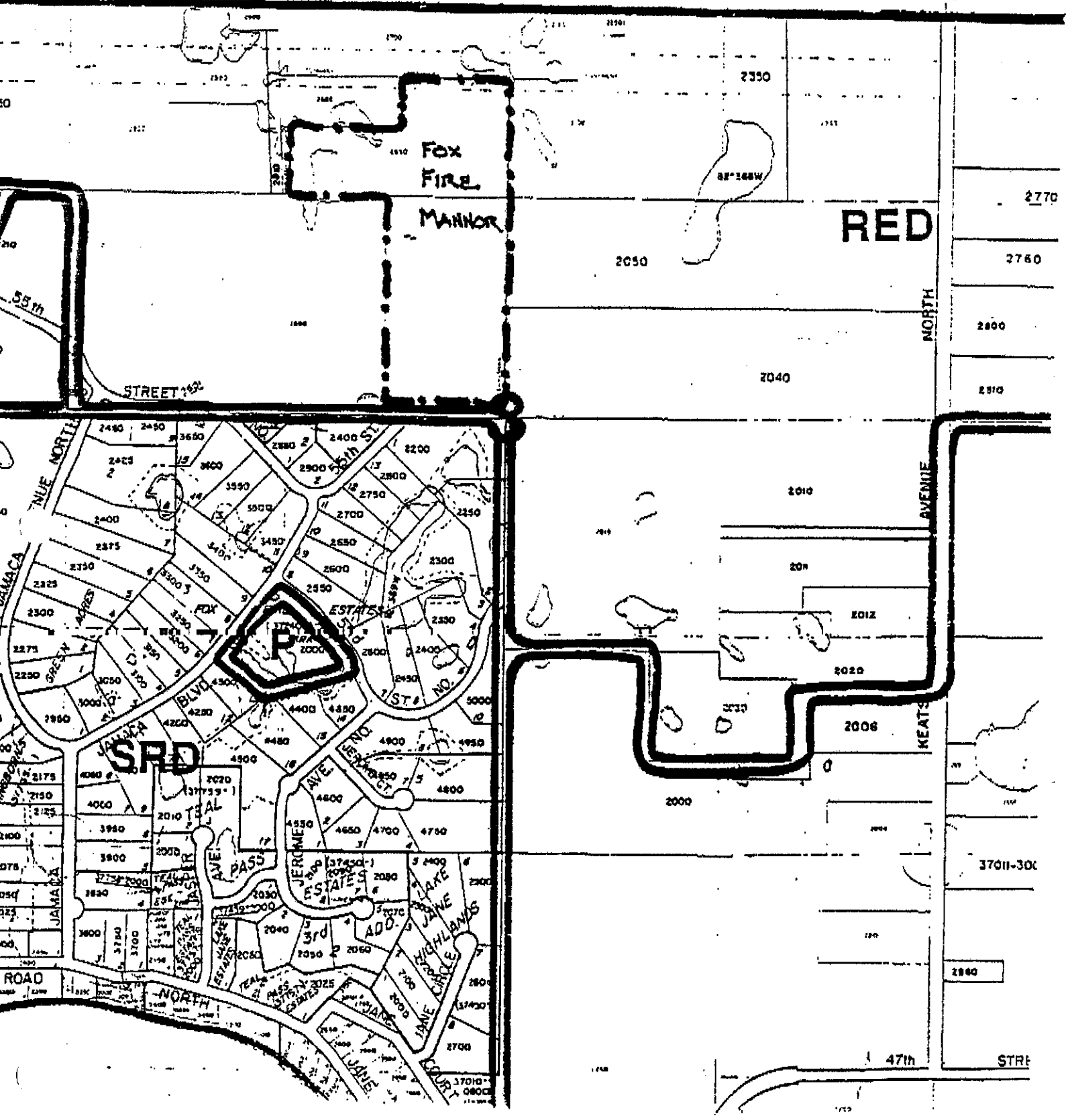
| | | | |
|----------------------|--------|---------|---------|
| Kangaroo Storage | 790000 | 3791400 | 3809918 |
| Ever Valley Athletic | 677000 | 3219620 | 3452390 |

for 1990 tax capacity for commercial use 3% of 1st 100,000
5.06% of over 100,000

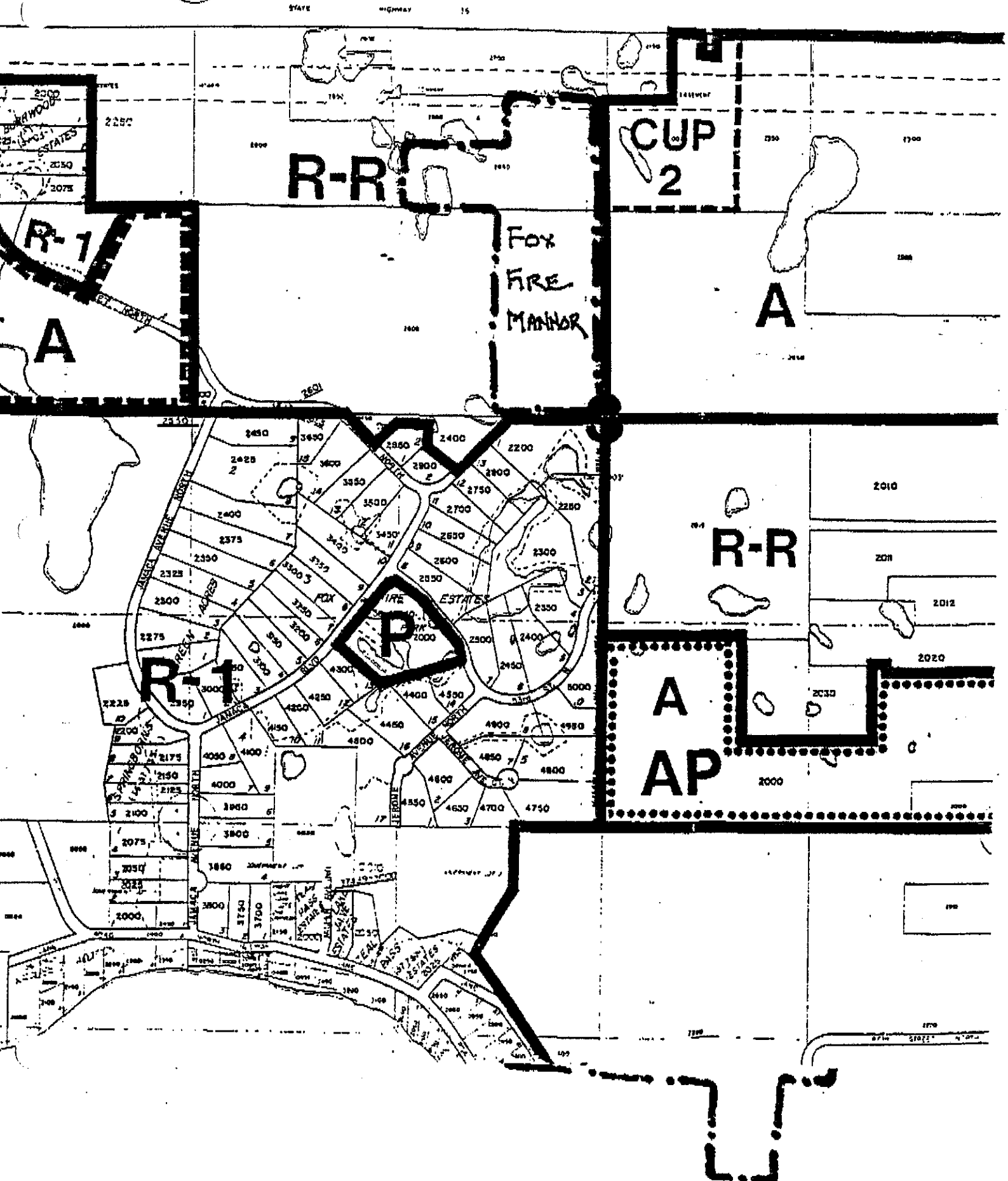
for 1991 tax capacity for com in 3.2% 1st 100,000
4.95% over 100,000

FUTURE LAND USE MAP

STATE HIGHWAY 36

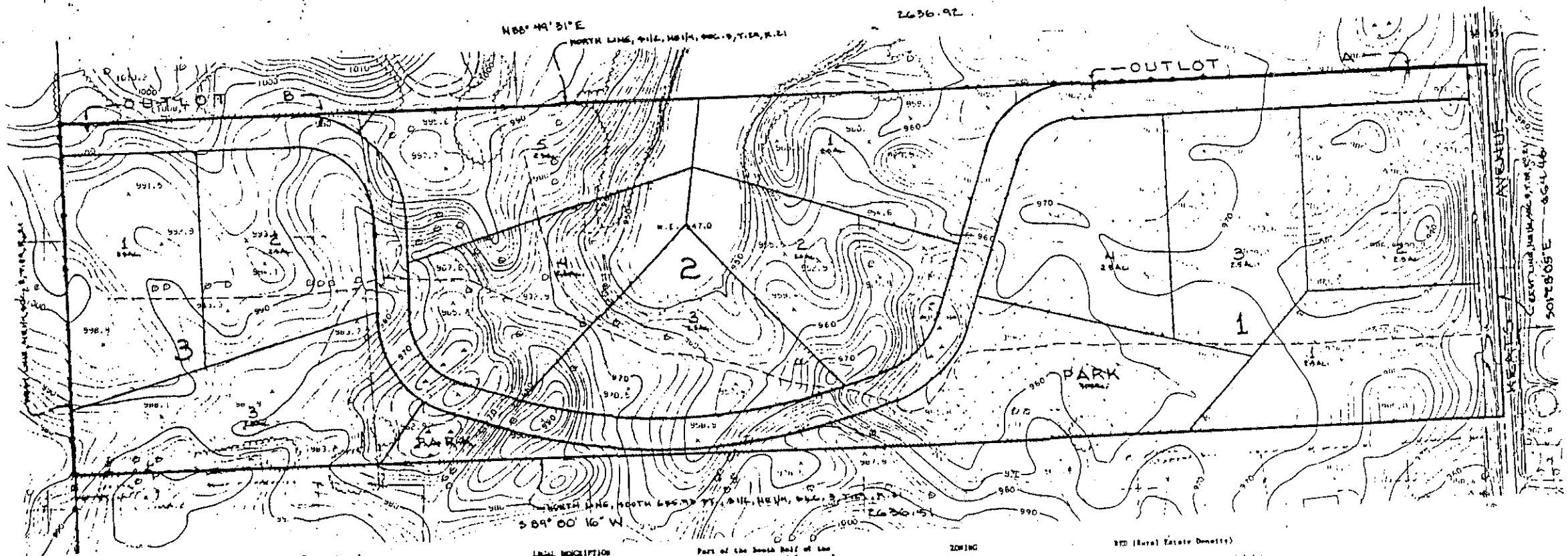


ZONING MAP



CONCEPT PLAN

ROLLING HILLS OF LAKE ELMO



OWNER & DEVELOPER
ARCHITECT & DESIGNER
PROJECT ENGINEER

Bulawa Properties, Inc.
 Charles B. Bulawa, President
 6374 North Shore Trail
 Forest Lake, Minnesota 55025

Earth Surveying, Inc.
 6003 Jefferson St. S.E.
 Columbia Heights, Minnesota 55421
 Phone (612)786-9769
 Fax (612)786-7662

Quentin E. Wood
 270 Sylvan Lane
 Fridley, Minnesota 55432
 Phone (612)534-0434

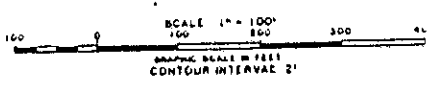
LEGAL DESCRIPTION

Part of the South Half of the Northwest Quarter of Section 3, Township 21, Range 21, lying northerly of the south 855.83 foot strip, as shown at a right angle to the South line of said Northwest Quarter, subject to a roadway easement for existing Lake Avenue over the west 23.00 feet thereof. All in Washington County, Mn.

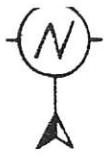
ZONING
TOTAL LOTS
TOTAL BOUNDARY AREA
DENSITY
DATE

RFD (Rural Estate Density)
 12 Single Family residential lots
 70.97 Acres (Gross)
 1 Unit/3.33 Acres
 JAN. 25, 1991

DATE OF PHOTOGRAPHY 5-07-89



PORTRION OF E 1/2 OF SEC 3 T20N R21W
 WASHINGTON CO., MN.



(22)

(21)

SECTION

099

50 th

LAKE ELMO AVE. N.

37012-3200
(1)

37012-3100
(1)

37012-3050

01

01

MINN. STATE DNR DIV. OF WATERS
Protected Wetlands Area 82-390W

925

099

1320

100

200

100

200

118

LAKE

ELMO

AVE.

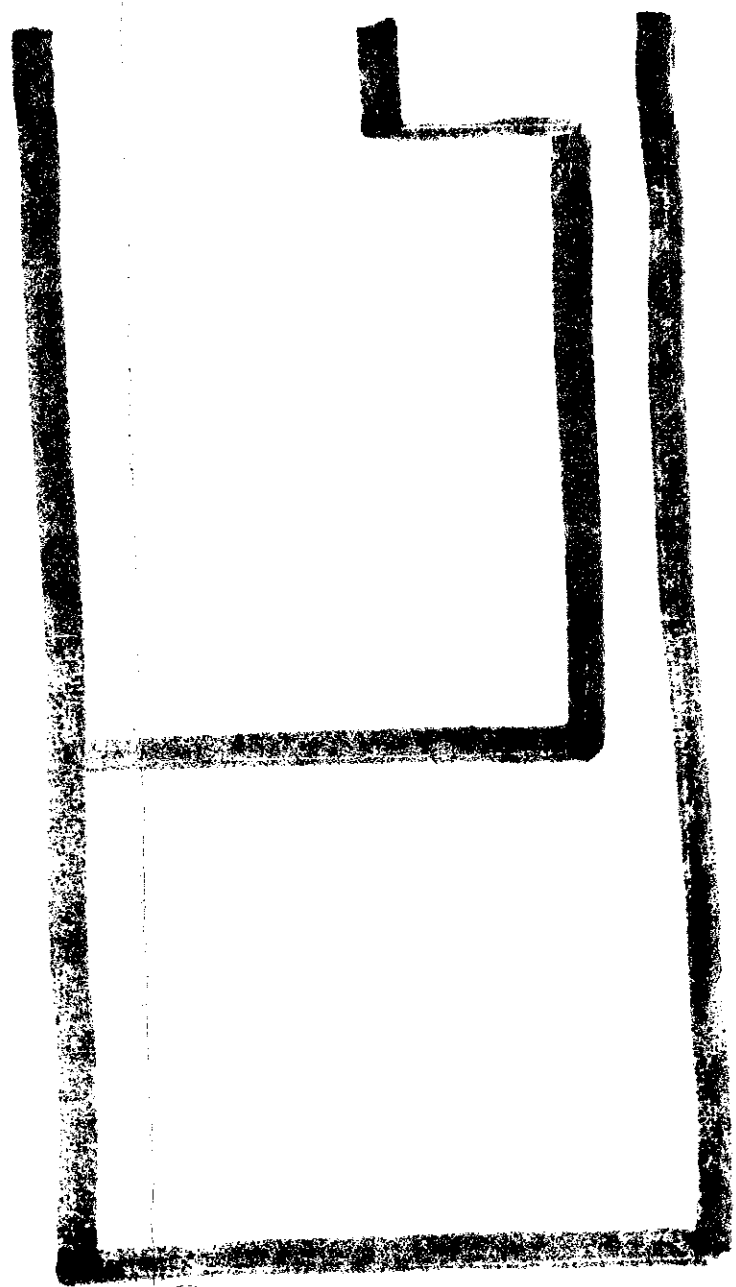
N.

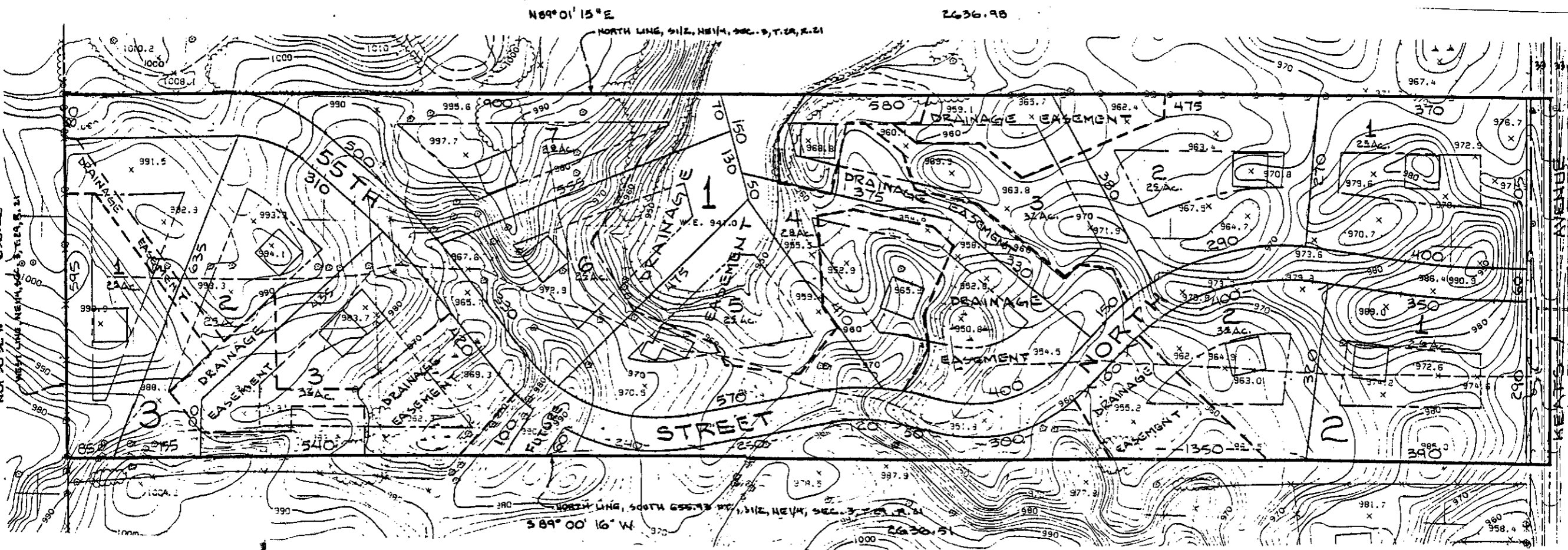
3200



3050

50 ft





PRELIMINARY PLAT OF:

ROLLING HILLS OF LAKE ELMO

OWNER Nelson Properties, Inc.
Charles R. Nelson, President
6579 North Shore Trail
Forest Lake, Minnesota 55025

SURVEYOR Kurth Surveying, Inc.
4002 Jefferson St. N.E.
Columbia Heights, Minnesota 55421
Phone (612)788-9769
Fax (612)788-7602

PROJECT ENGINEER Quentin K. Wood
270 Sylvan Lane
Fridley, Minnesota 55432
Phone (612)574-0454

ZONING RED (Rural Estate Density)

TOTAL LOTS 12 Single Family residential lots

TOTAL BOUNDARY AREA 39.97 Acres (Gross)

DENSITY 1 Unit/3.33 Acres

DATE July 30, 1991

LEGAL DESCRIPTION

Part of the South Half of the Northeast Quarter of Section 3, Township 29, Range 21, lying northerly of the south 655.93 feet thereof, as measured at a right angle to the South line of said Northeast Quarter. Subject to a roadway easement for existing Keats Avenue over the east 33.00 feet thereof. All in Washington County, Mn.

SKETCH PLAN FOR THE JOHN M. DAY FARM ADDITION

Located in the W1/2 of the NW1/4 of Sec. 12, T29N, R21W, Wash. Co., MN.

Plan prepared for: The Estate of John Day c/o Margaret Juhl, Pers. Rep.
620 West Maple St., Stillwater, Minnesota 55082 tel (612)439-4251

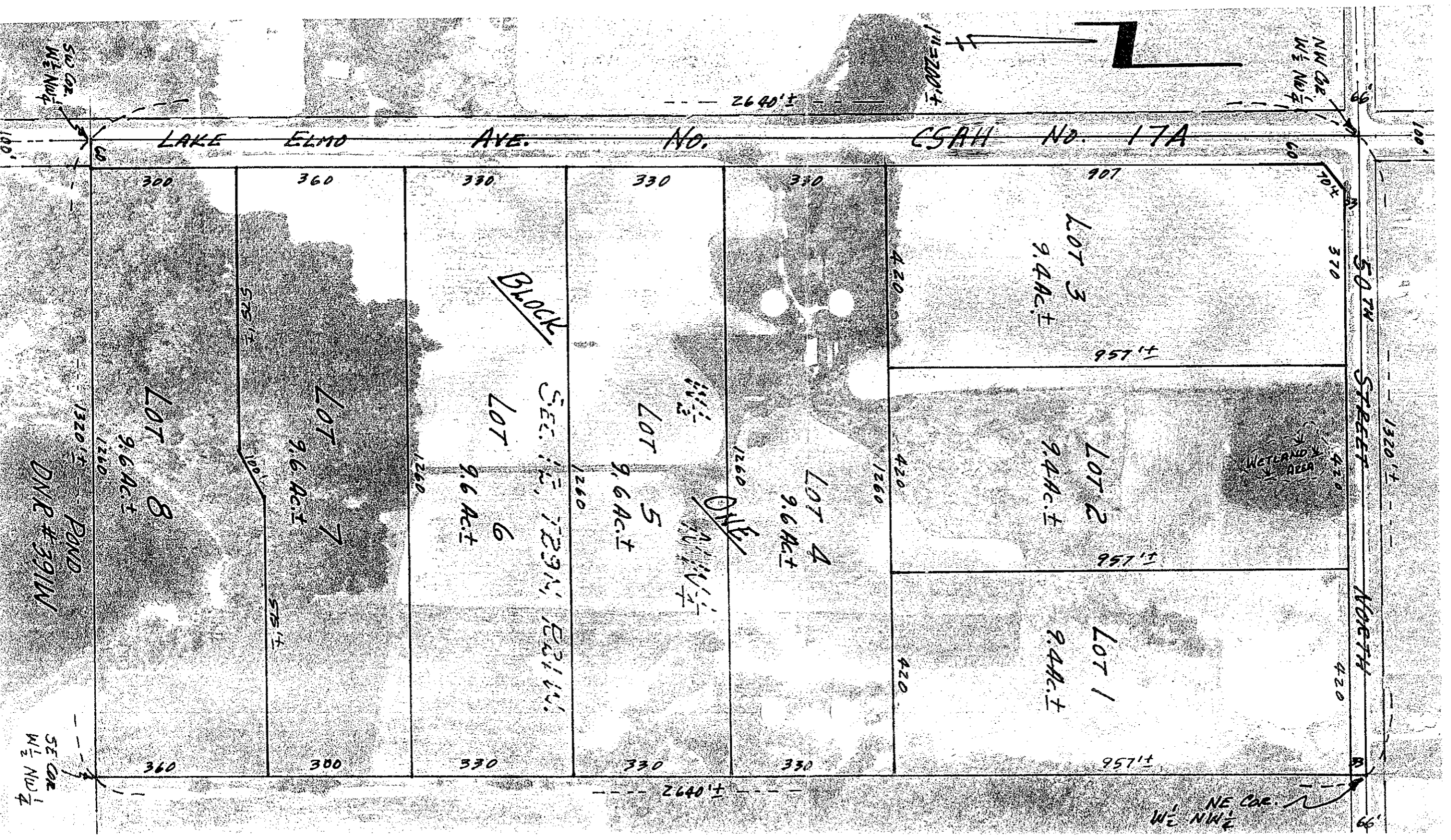
Notes: Areas and distances shown are scaled from an aerial photo and are approximate.
Sketch plan prepared by Stack Land Surveying, 9090 No. Fairy Falls Rd., Stillwater, MN. 55082
Road r/w, drainage and utility easements to be dedicated on the final plat.
Overall Parcel contains 80 Acres, subject to existing road r/w's. Exist. Zoning RR.

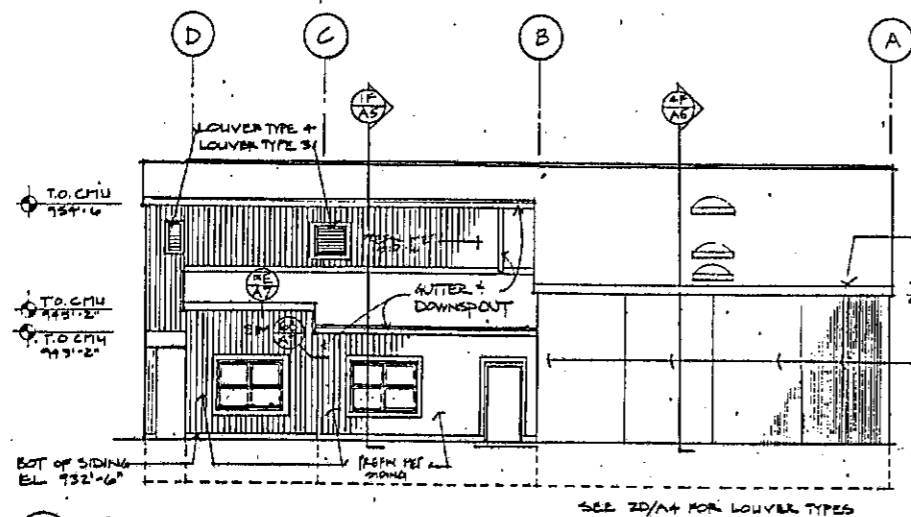
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Minnesota.

Bonett M. Stack

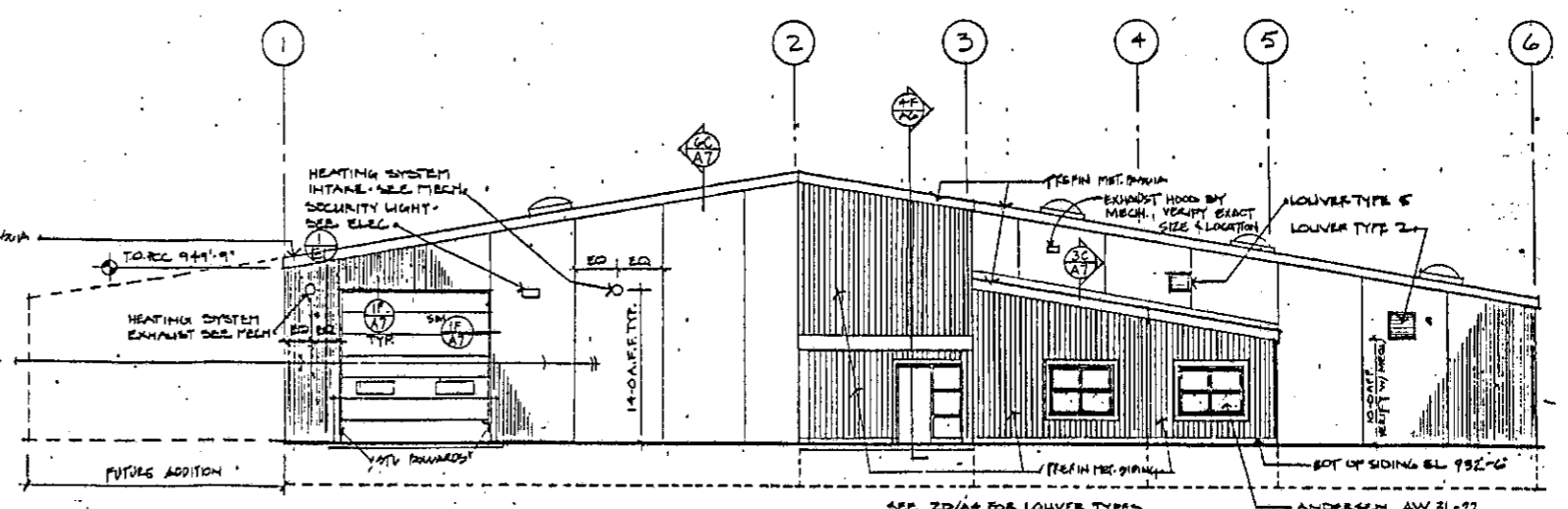
Date: Feb. 21, 1991

Reg. No. 13774

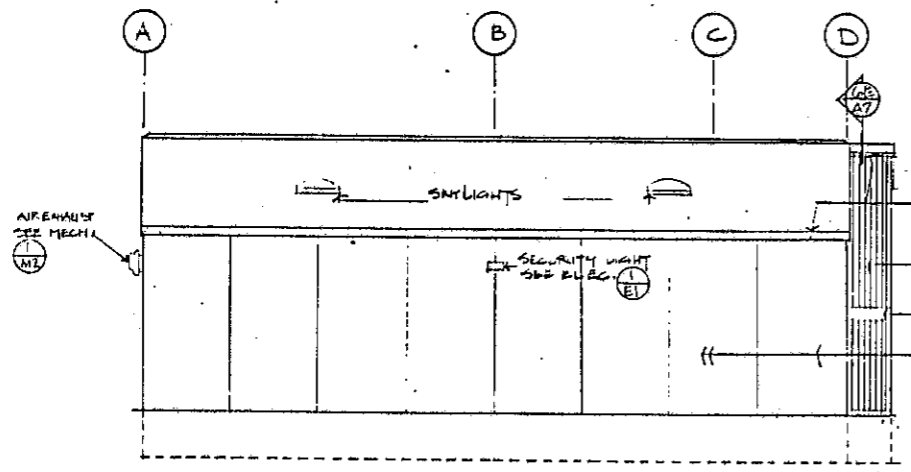




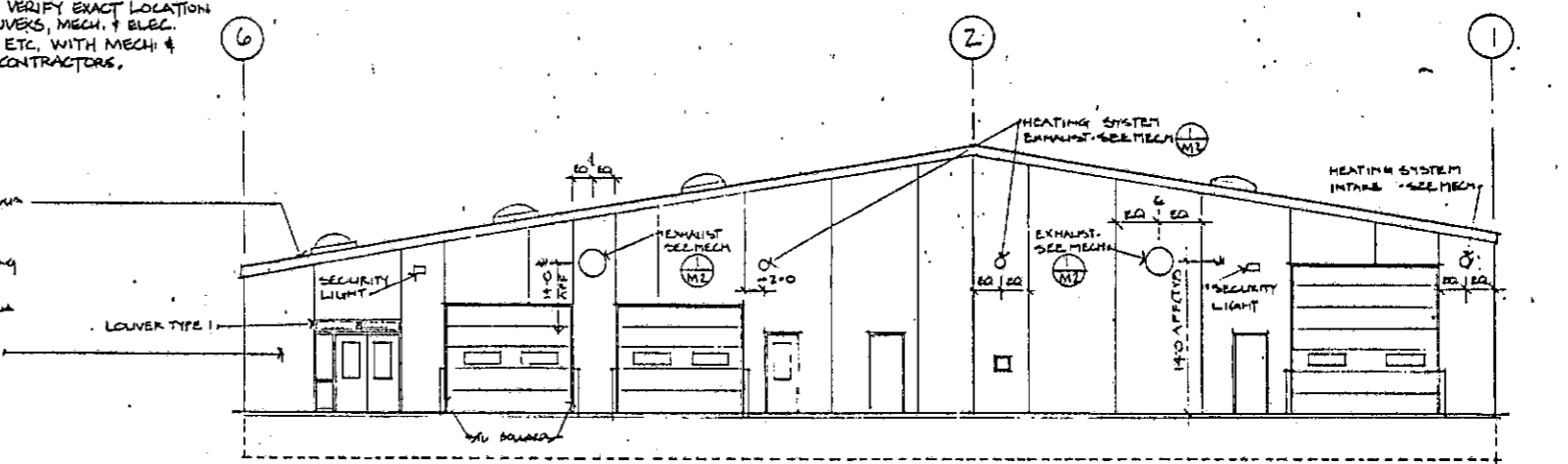
1D EAST ELEVATION
AS 1/8" = 1'-0"



3D SOUTH ELEVATION
AS 1/8" = 1'-0"

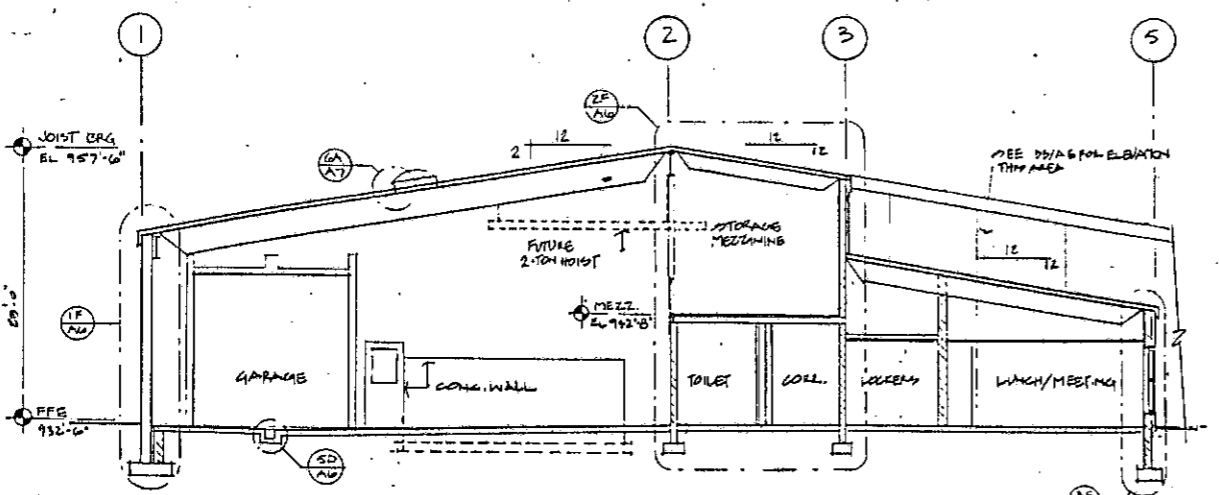


1D WEST ELEVATION
AS 1/8" = 1'-0"

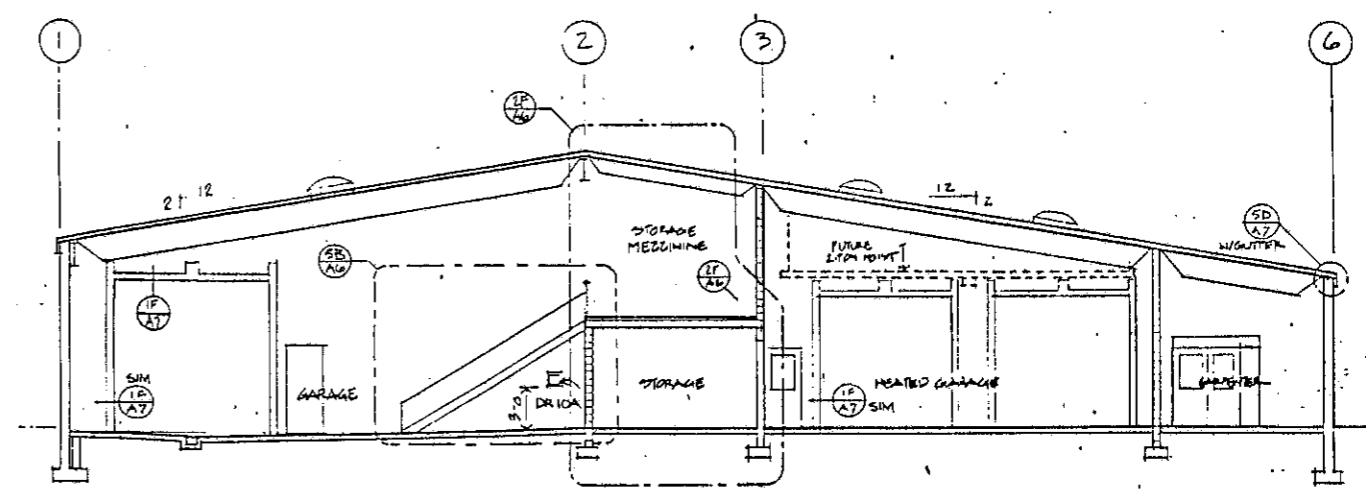


5D NORTH ELEVATION
AS 1/8" = 1'-0"

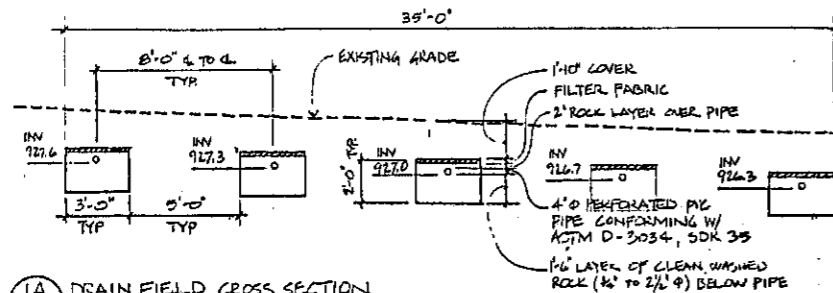
NOTE: VERIFY EXACT LOCATION OF LOUVERS, MECH. + ELEC. ITEMS, ETC. WITH MECH. + ELEC. CONTRACTORS.



1F BUILDING SECTION (LOOKING NORTH)
AS 1/8" = 1'-0"



4F BUILDING SECTION (LOOKING NORTH)
AS 1/8" = 1'-0"



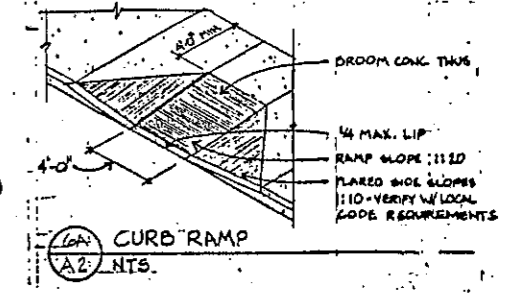
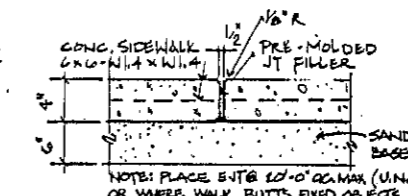
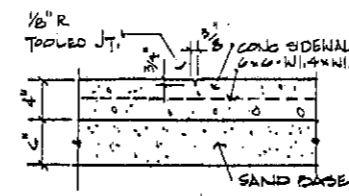
SANITARY SEWER SYSTEM DESIGN DATA

1. 24 HOUR DAILY LOAD
450 GAL SEWAGE PER 24 HOURS
(-PROXIMATION OBTAINED FROM WASHINGTON CO PUBLIC WORKS)

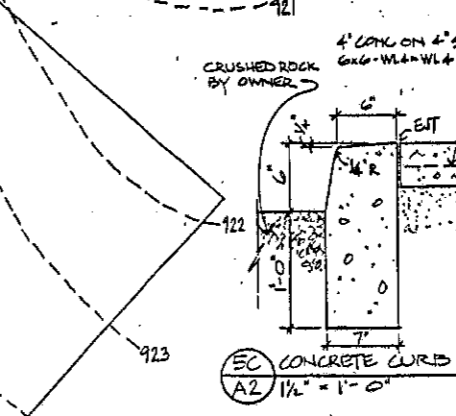
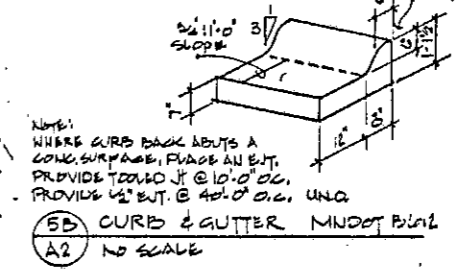
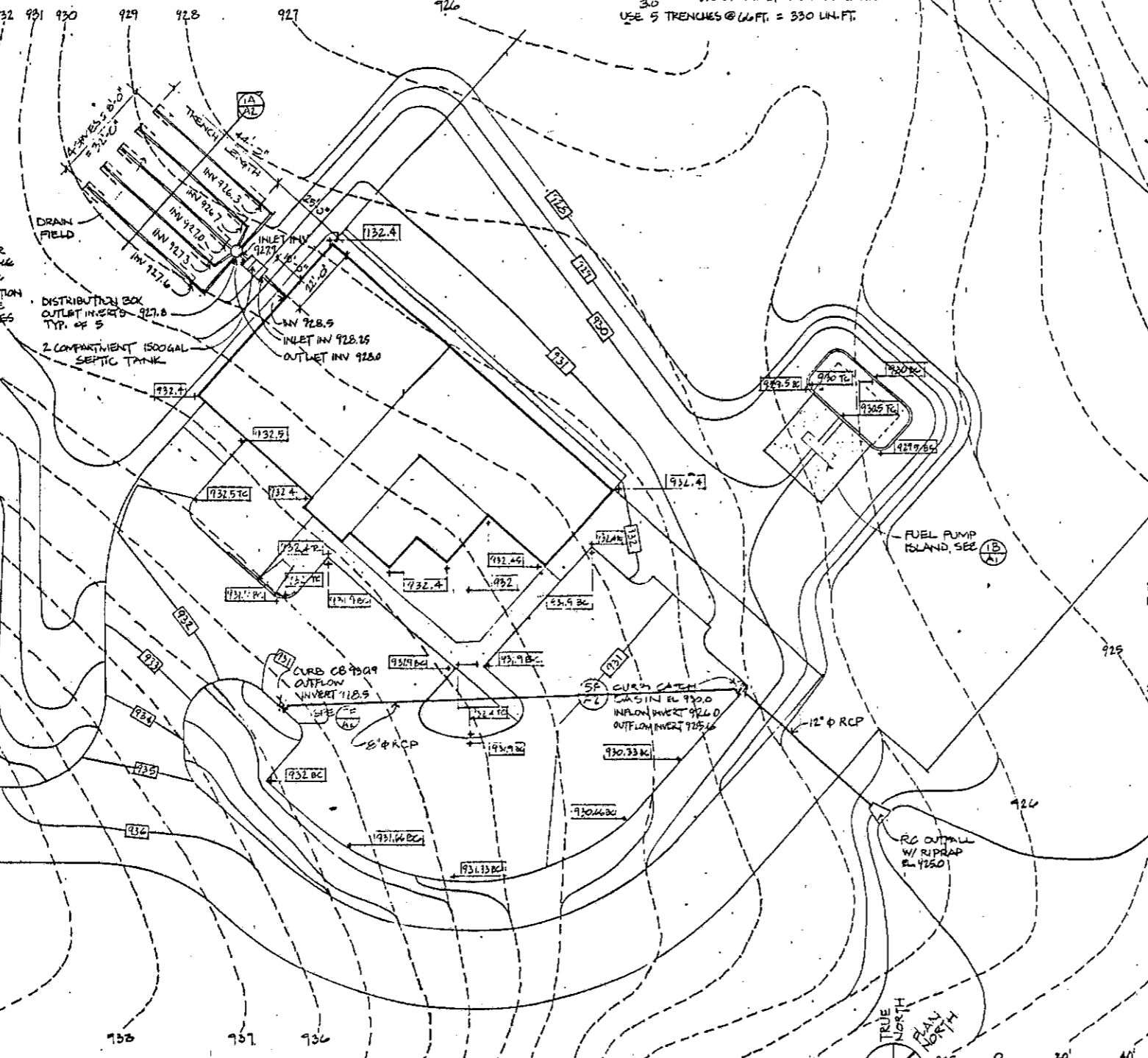
2. SEPTIC TANK DESIGN
PER MPCA CHAPTER 7080.0130, SUBP 2, B.
MINIMUM LIQUID CAPACITY, Q: $\frac{450 \text{ GAL}}{24 \text{ HRS}} = \frac{Q}{24 \text{ HR}}$
 $Q = 175 \text{ GALS}$

PROVIDE 1500 GAL, 2 COMPARTMENT TANK PER WASHINGTON COUNTY PUBLIC WORKS DEPT. TANK TO BE PREFABRICATED UNIT.

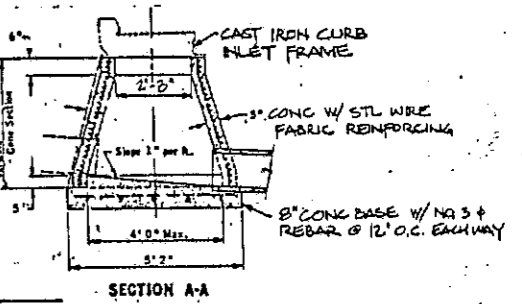
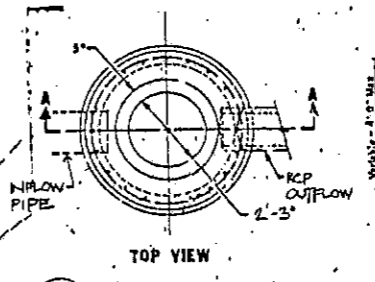
3. DRAIN FIELD
PERCOLATION RATE = 41 TO 48 MINUTES PER INCH (SEE REPORT BY EARTHSCIENCE DATED OCTOBER 20, 1989)
2.20 SQ. FT. PER GAL. REQUIRED $2.20 \times 450 = 990 \text{ SQ. FT.}$
USE 36 INCH WIDE TRENCH.
 $\frac{990 \text{ SQ. FT.}}{3.0} = 330 \text{ LIN. FT. OF TRENCH REQUIRED}$
USE 5 TRENCHES @ 66 FT. = 330 LIN. FT.

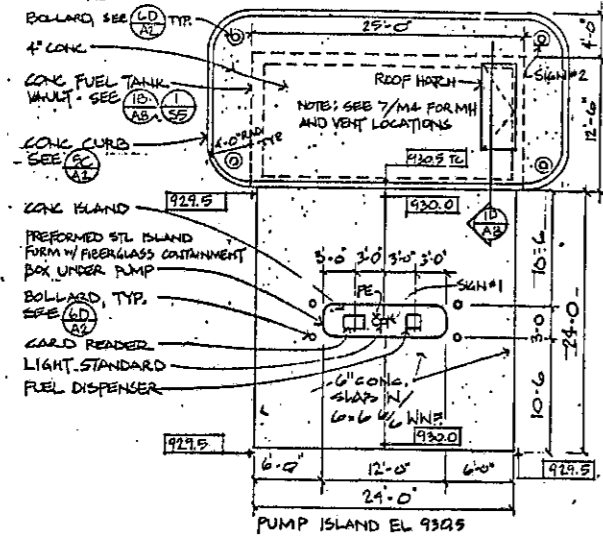


NOTES:
1. STAKE DRAIN FIELD BEFORE START OF CONSTRUCTION. NO GRADING OR EQUIP. ALLOWED IN STAKED AREA. VERIFY EXACT LOCATION.
2. SEPTIC TANK TO BE PREFABRICATED, 2 COMPARTMENT UNIT W/ A TOTAL LIQUID CAPACITY OF 1500 GAL. SEPTIC TANK. DRAIN FIELD TO BE CONSTRUCTED & INSTALLED IN COMPLIANCE W/ ALL APPLICABLE PROVISIONS OF MINN. RULES CHAPTER 7080. INDIVIDUAL SEWAGE TREATMENT SYSTEMS.
3. PERFORATED DISTRIBUTION PIPES SHALL HAVE ONE OR MORE ROWS OF HOLES 1/2" IN DIAMETER SPACED @ 36" O.C.



NOTES:
1. INFORMATION RELATIVE TO EXISTING SITE CONDITIONS AND TOPOGRAPHY WAS TAKEN FROM DRAWINGS SUPPLIED BY THE OWNER. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION.
2. GRADING LIMITS SHALL CONCLUDE WITH "BUILDING CONSTRUCTION LIMITS" SHOWN ON SHEET A1.



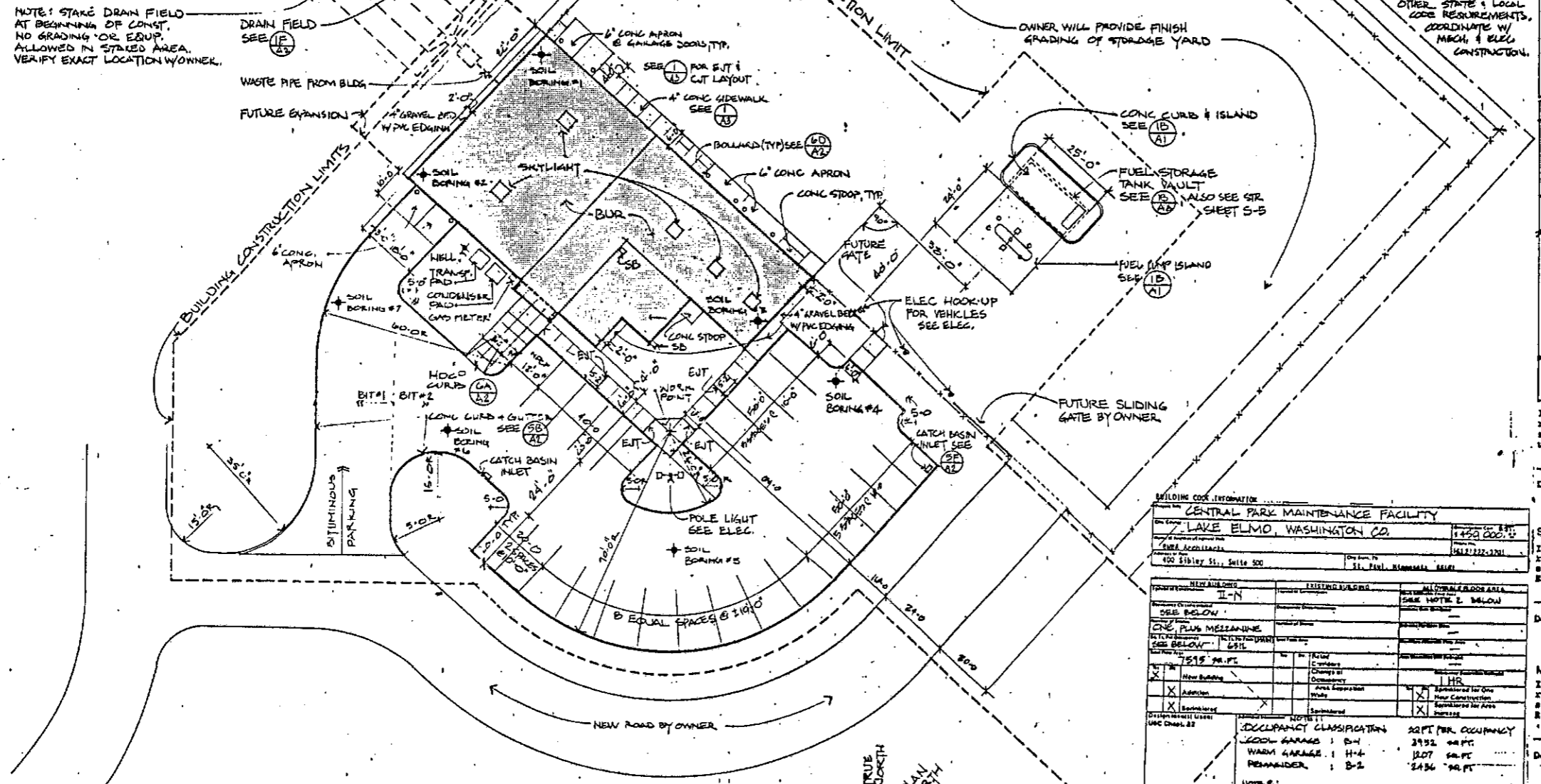


1B FUEL PUMP ISLAND
 A1 1/8" = 1'-0"

- NOTES:
 1. SIGN #1 TO READ: "NO SMOKING - SHUT OFF MOTOR." MOUNT ON LIGHT POLE.
 2. SIGN #2 TO READ: "CAUTION - CHECK FOR FLAMMABLE VAPORS BEFORE ENTERING VAULT" MOUNT ON BOLLARD.
 3. SIGNS #1 & 2 BY OWNER.

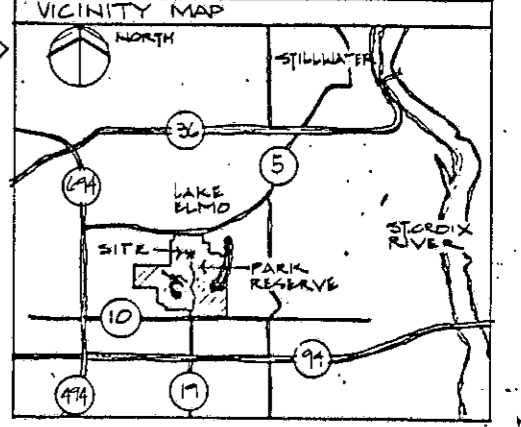
- NOTES:
 1. SEE SA/A2 FOR SIDEWALK EJT. DTL MAX SPACING 20'-0" O.C. U.N.I.O.
 2. SOL BORING LOCATIONS ARE APPROXIMATE. SEE GEOTECHNICAL REPORT.
 3. LOCATION OF WORK POINT AND ORIENTATION OF PLAN NORTH TO BE DETERMINED BY COUNTY PUBLIC WORKS DEPT.
 4. FOR SITE GRADING AND ELEVATIONS SEE 17.
 5. PROVIDE A 4" POTABLE WATER WELL FOR MAINTENANCE BUILDING PURPOSES AND NOT MORE THAN 25 EMPLOYEES. WELL TO BE APPROXIMATELY 120 FEET DEEP WITH BLACK STEEL WELL CASING. PROVIDE 3/4" H.P. 10 GALLON PER MINUTE SUBVERSIBLE PUMP EQUIVALENT TO GPM MODEL # 10607. 150 GALLON PRESSURE TANK WITH 1/2" DISCHARGE UNIT. SPOOL TYPE BRANCHED TO WHITEHART, IER. CO. MODEL NO. S24. 1" GALVANIZED DROP PIPE FOR PUMP. 1" TYPE K COPPER FROM WELL TO BLDG. AND RUBBER COVERED SUBVERSIBLE PUMP WIRE. COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MINN. WATER WELL CONST. CODE, CHAPTER 4725, AND ALL OTHER STATE & LOCAL CODE REQUIREMENTS. COORDINATE W/ MECH. & ELEC. CONSTRUCTION.

NOTE: STAKE DRAIN FIELD AT BEGINNING OF CONST. NO GRADING OR EQUIP. ALLOWED IN STAKED AREA. VERIFY EXACT LOCATION W/ OWNER.



1F SITE PLAN / ROOF PLAN
 A1 1" = 30'-0" FLOOR ELEVATION 932.5

| SHEET INDEX | |
|-------------|--|
| A1 | SITE PLAN / ROOF PLAN |
| A2 | GRADING PLAN / SEPTIC SYSTEM / DETAILS |
| A3 | BUILDING FLOOR PLAN |
| A4 | MEZZ. PLAN - SCHEDULES, DOORS & FRAMES - INT. ELEVATIONS |
| A5 | EXTERIOR EL - PBDG SECTIONS |
| A6 | SECTIONS - DETAILS |
| A7 | MISC DETAILS |
| A8 | FUEL STORAGE TANK VAULT |
| S1 | FOUNDATION PLAN |
| S2 | MEZZANINE FRAMING PLAN / DETAILS |
| S3 | ROOF FRAMING PLAN |
| S4 | STRUCTURAL DETAILS |
| S5 | FUEL STORAGE TANK VAULT |
| S6 | STRUCTURAL NOTES - DETAILS |
| ME1 | MECHANICAL-ELECTRICAL SITE PLAN |
| M1 | FLOOR PLAN - PLUMBING |
| M2 | FLOOR PLAN - HVAC |
| M3 | MEZZANINE PLAN / HVAC ALTERNATE |
| M4 | FUEL STORAGE TANKS |
| E1 | FLOOR PLAN - ELECTRICAL |
| E2 | MEZZANINE PLAN / RISER DIAGRAM |



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.
 Date 1-28-91 Reg. No. 5586

| BUILDING CODE INFORMATION | | | | | | | | |
|---|--|---|--------------------|---------------------|------------------|------------|----------------|------------|
| CENTRAL PARK MAINTENANCE FACILITY | | | | | | | | |
| LAKE ELMO, WASHINGTON CO. | | | | | | | | |
| 14520 2002 | 14520 2002 | | | | | | | |
| 100 Sibley St., Suite 202 | St. Paul, Minnesota 55116 | | | | | | | |
| NEW ADDITIONS | EXISTING BUILDING | REPAIR/ALTERATIONS | | | | | | |
| <input checked="" type="checkbox"/> New Building <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Remodeled | <input type="checkbox"/> Repair <input type="checkbox"/> Alteration | <input checked="" type="checkbox"/> New Construction <input checked="" type="checkbox"/> Remodeled | | | | | | |
| <table border="1"> <tr> <th>USE CLASSIFICATION</th> <th>SQ FT PER OCCUPANCY</th> </tr> <tr> <td>WARM GARAGE: H-4</td> <td>2452 SQ FT</td> </tr> <tr> <td>REMAINDER: B-2</td> <td>2456 SQ FT</td> </tr> </table> | | | USE CLASSIFICATION | SQ FT PER OCCUPANCY | WARM GARAGE: H-4 | 2452 SQ FT | REMAINDER: B-2 | 2456 SQ FT |
| USE CLASSIFICATION | SQ FT PER OCCUPANCY | | | | | | | |
| WARM GARAGE: H-4 | 2452 SQ FT | | | | | | | |
| REMAINDER: B-2 | 2456 SQ FT | | | | | | | |
| <p>NOTE: 1. 1200 SQ FT ACTUAL AREA OF BLDG B-2 OCCUPANCIES OR 11472 SQ FT ALLOWABLE AREA. 2. 1200 SQ FT ALLOWABLE AREA.</p> | | | | | | | | |
| <p>ARCHITECT/ENGINEER: AS THE DESIGN PROFESSIONAL I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION AND REPORT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT/ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> | | | | | | | | |
| <p>FRED SHANK 1-28-91</p> | | | | | | | | |

STRUCTURAL / CIVIL (WELL & SEPTIC)
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.
 Date 1-28-91 Reg. No. 14984

MECHANICAL / ELECTRICAL
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.
 Date 1-28-91 Reg. No. 7220

WASHINGTON COUNTY - LAKE ELMO PARK RESERVE
 CENTRAL PARK MAINTENANCE FACILITY
 ARCHITECT: EVER ARCHITECTS
 400 SAINT PETER STREET
 SAINT PAUL, MINNESOTA 55101
 TEL: 612-232-3201
 FAX: 612-232-3202
 1-28-91
 SHEET NO. 202
 SITE PLAN / ROOF PLAN
 A1