

City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

The Lake Elmo Planning Commission will meet Monday, January 25, 1999, at 7:00 p.m. in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota.

AGENDA

1. Agenda
2. Minutes January 11, 1999
3. PUBLIC HEARING: Northeast Annexed Area – Comprehensive Plan Amendment
4. Tana Ridge – Amended Concept Plan
5. Emerson/Forliti – Concept Plan
6. Fields of St. Croix/PHASE TWO – Concept Plan
7. 1999 Planning Commission Workplan
8. Other
9. Adjourn

Jan
25-99

**Lake Elmo
Planning Commission**

APPROVED

**Meeting Minutes
January 25, 1999**

Chairman Armstrong called the meeting to order at 7:00 p.m. in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota. Present: Commissioners Berg, Brass, Gerard, Helwig, Lipman, Mandel, Ptacek, Sedro and Sessing. Absent: Commissioner Herber. Also present: City Planner Dillerud.

1. AGENDA

M/S/P Lipman/Helwig – to approve the Agenda as presented.

2. MINUTES January 11, 1999

Table until comments are received from Commissioners voting against adoption of Resolution PZ 99-04, a zoning ordinance variance to lot aspect ratio; Abbot/Friederichs, Collopy Hills.

3. PUBLIC HEARING: Northeast Annexed Area – Comprehensive Plan Amendment

City Planner Dillerud said that at its January 11, 1999, meeting the Planning Commission tabled the Public Hearing regarding the Northeast Annexed Area until the property owners within the geographic area for which a Land Use Plan is being considered, could be notified. He said staff had done so, and up until just about a half-hour before the meeting, no property owner had responded. He said he received a FAX from Stillwater Investment Corporation in response to the notice seeking input on land use options #1 and #3. (FAX attached). He said he had a copy of the Oak Park Heights Comprehensive Plan that demonstrates plans for Lake Elmo's 200 acres of land as well as their own, along with another 1400 acres of land in Baytown. He said the Oak Park Heights Land Use Plan from their Comprehensive Plan in the area south of 55th Street almost exactly reflects the developer's plans that he saw about 5 months ago.

Chairman Armstrong opened the Public Hearing for comments at 7:10 p.m.

Nancy Hoff

5775 Manning Avenue North

She asked what a viable option for the area would be, and stated that she is against any commercial development in this area.

Planner Dillerud said there had been discussion by the Commission concerning unsewered commercial in that area, similar to what currently exists in the Kern Business Center.

Tom _____

5757 Manning Avenue North

He said he recently moved back to the Lake Elmo area and feels strongly about the philosophy Lake Elmo has regarding maintaining a rural atmosphere.

Barb _____

55th Street/Manning Avenue No.

She said she would like to see this area remain in 5-acre minimum zoning or cluster housing zoning. She said she was concerned about what kind of development may occur under the powerlines and asked that there be a buffer to separate her property from development if it results in anything other than residential

Chairman Armstrong closed the comment portion of the Public Hearing a 7:16 p.m.

City Planner Dillerud said at some point, Lake Elmo has to draw the line, i.e. metro sewer or no metro sewer. He said the only "in-between" is the cluster developments. He said the Met Council has taken exception to the OP approach because of the permanent open space aspects. He said with respect to the Stillwater Investment plan, he does not know the correct mathematical calculations, but he said he did review the Oak Park Heights Comprehensive Plan for the area, and it allows for approximately 500 units. He said there is no way Lake Elmo is going to take their ½ acre minimum and match it against the Oak Park Heights Plan. He said the City Council has made it clear that they do not want regional sewer, and finds no "middle ground" at this time. He said Met Council is not really interested in commercial development anyway, that they are more concerned with residential.

M/S/P Berg/Gerard – to recommend Land Use Option #2, classify the north 2/3 of the annexed area RAD, (Rural Agricultural) and the southerly 1/3 AG (Agricultural), except the existing church. (Motion Passed 8-1). Opposed: Ptacek; he feels recommending this option may create further hostility with Oak Park Heights and may give Met Council more reason to support the Oak Park Heights plan.

Before he introduced the three Concept Plans, (Tana Ridge, Emerson/Forliti and Fields of St. Croix Phase Two) Planner Dillerud said the Parks Commission considered the three Concept Plans at its January 12, 1999 meeting. He discussed the functional classifications of parks, specifically the "neighborhood park" and "community playfield." He said that he and the developer's representative both suggested the park be a true neighborhood park. The Parks Commission unanimously recommends:

1. That the amount of land to be dedicated be increased to 14.5 acres;
2. That the developer(s) install the improvements shown on the developer's park sketch plan (tot lot, ball diamond and soccer field, at the developers sole expense;
3. That the park design include not less than 20 asphalt off-street parking spaces-15 at the south end and 5 at the north end;
4. That the signs be constructed and installed before lot/homes are shown to perspective purchasers, at the developer's expense, at both the south and north ends of the park site, advising potential home buyers that this is to be a City Park-clearly implying activities/facilities for, and park visitors from, all geographic areas of the City.

4., 5., 6. Tana Ridge (Zintl), Emerson/Forliti, Fields of St. Croix-Phase Two Concept Plans

Chairman Armstrong asked the Planning Commissioners for their comments regarding the three proposed Concept Plans.

Mandel: Said he feels the Wetland Treatment System is a concern, if it could indeed accommodate 88 new sites. He said the 1/3 acres lots were too small.

Sedro: She said she would like the developer(s) to come up with a better plan for the open space.

Sessing: He said he was concerned about the 1/3 acre lot size, but felt the total concept was good for the city.

Lipman: He said he had concerns about the 1/3 acre lot size, sideyard setbacks, and the village greens that allowed for density bonuses.

Armstrong: He said he would like more consideration regarding the road situation; the Wetland Treatment System handling 88 sites, and, he

said he would like to see the Preliminary Plat show no less than ½ acre lots.

Helwig: He said he had concerns regarding the 1/3 acre lots, he wanted to know if the wayside stand would be produce from outside the development. He said he was uncomfortable with the transfer of the Smith property and, with the strain on the environment caused by 88 new private wells.

Berg: He said he supported the idea of the Wetland Treatment System and the smaller lots because they allow for more open space. However, he would like to see more variation in the lot sizes.

Ptacek: He said he disagrees with looking at these three proposals together. He said he feels they should stand alone regarding their calculations.

Gerard: He said he sees the future of these three proposals tying into the "Village City Center." He said he thinks the Wetland Treatment System is an improvement over private septic systems.

Brass: She said she was concerned about the parking access to the park. She said she would like to see these three developments "play off" one another better. She said she had concerns about the Wetland Treatment System handling 88 new sites and that she did not like the 1/3 acre lot size or the idea of the "net" calculation for bonuses.

M/S/P Gerard/Berg – to recommend approval of the Concept Plan for Tana Ridge subject to the following conditions:

- 1. The Development Stage Plan shall include a proposal to legally guarantee that the open space and public park surplus (subject to Parks Commission recommendations) and the common waste water treatment system, all of which require common actions with adjacent OP projects, will be accomplished completely and in a timely manner, as proposed by the Concept Plan.**
- 2. Compliance with the requirements of the City Engineer's Review letter of January 5, 1999, except with respect to the public park parking recommendation.**
- 3. Subject to and Parks Commission recommendation regarding the proposed Public Park. Any Parks Commission recommendation that substantially differs from the Amended Concept Plan voids this approval recommendation.**
- 4. Any modifications to the Emerson/Forliti or Fields 2nd Concept Plans that results in adjustments to the aggregate Park or OP open space calculations shall void this recommendation**
- 5. Setbacks and lot size are not approved by the Stage.**

(Motion Passed 8-1). Opposed: Ptacek; He said Tana Ridge Development does not independently meet the requirements of the public park calculations.

M/S/P Armstrong/Sessing – to recommend approval of the Emerson/Forliti Concept Plan subject to the following conditions:

- 1. The Development Stage Plan shall include a proposal to legally guarantee that the open space and public park surplus (subject to Parks Commission recommendations) and the**

2. common waste water treatment system, all of which require common actions with adjacent OP projects, will be accomplished completely and in a timely manner, as proposed by the Concept Plan.
3. Compliance with the requirements of the City Engineer's Review letter of January 5, 1999, except with respect to the public park parking recommendation.
4. Subject to and Parks Commission recommendation regarding the proposed Public Park. Any Parks Commission recommendation that substantially differs from the Amended Concept Plan voids this approval recommendation.
5. Any modifications to the Tana Ridge or Fields 2nd Concept Plans that results in adjustments to the aggregate Park or OP open space calculations shall void this recommendation
6. Setbacks and lot size are not approved by the Stage.
7. The public roadway from Highway 5 be re-designed to reduce the disruption of the open space.

(Motion Passed 9-0).

M/S/P – Gerard/Helwig – to recommend approval of the Fields of St. Croix-Phase Two Concept Plan subject to the following conditions:

1. Applicant commitment as to the type(s) of residential units proposed for the Phase III Residential grouping.
2. Extension of a public street westerly from the north cul-de-sac on the west side to connect with the public road serving Emerson/Forliti.
3. A determination of the validity of the 17 dwelling units proposed for transfer from the Fields-Phase I. If the transfer is not concurred in , an amended Concept Plan will be required prior to approval.
4. Compliance with the recommendations of the City Engineer's Memo of January 4, 1999.
5. Th Development Stage Plan shall include a proposal to legally guarantee that the open space and public park surplus (subject to Parks Commission recommendations) and the common waste water treatment system, all of which require common actions with adjacent OP projects, will be accomplished completely and in a timely manner, as proposed by the Concept Plan.
6. Subject to any Parks commission recommendation regarding the proposed public park. Any Parks Commission recommendation that substantially differs from the Amended Concept Plan voids this approval recommendation.
7. Any modifications to the Tana Ridge or Emerson/Forliti Concept Plans that results in adjustments to the aggregate Park or OP open space shall void this recommendation.
8. Setbacks and lot size are not approved by the Stage.
9. The roadway be re-designed to reduce the disruption of the open space.

(Motion Passed 8-1). Opposed: Ptacek; He said the Concept Plan for the Fields of St. Croix-Phase Two does not independently meet the requirements of the Open Space calculations.

7. 1999 Planning Commission Work Plan

City Planner Dillerud said the City Code directs the Planning Commission to develop an annual work plan, including a list of projects, points of interaction on projects and programs and goals for the following year. He addressed each of the following for 1999:

Comprehensive Plan Update, Capital Improvement Program, Zoning Ordinance/Map, Subdivision Ordinance, Non-conforming Uses and Signage & Outdoor Lighting.

He suggested the sole initial focus, apart from application matters, should be completion of the Comprehensive Plan update.

8. Other

Recording Secretary Cynthia Young reminded the Commissioners of the Volunteer Appreciation Banquet at the Lake Elmo Banquet Hall, Friday, January 29, 1999, beginning a 6:00 p.m. and of an upcoming workshop to discuss the Public Facilities Ordinance, Tuesday, February 9, 1999 at 7:00 p.m. at City Hall.

Chairman Armstrong adjourned the meeting at 9:10 p.m.

Respectfully submitted, Cynthia Young-Recording Secretary

STILLWATER INVESTMENT CORPORATION

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January 25, 1999

Charles E. Dillerud,
City Planner
CITY OF LAKE ELMO
3800 Laverne Avenue North
Lake Elmo MN 55402

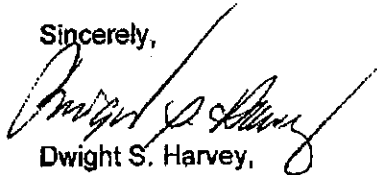
Dear Mr. Dillerud:

In response to your letter of January 12, 1999 seeking input on Options 1 through 3 being considered for the revision of the City's Land Use Plan, this letter is to notify you that Stillwater Investment Corporation objects to all three options for the property owned by us.

Of the options offered, Option 2 would be a step in the right direction for our property as it would allow for future urbanization. As you accurately point out in your letter, the Metropolitan Council has classified our property as part of the Urban Reserve in the Regional Blueprint Plan. With Regional Sewer available nearby (City of Oak Park Heights), we believe our site should be permitted to be urbanized immediately. While Option 2 would allow urbanization in the future (how far in the future is not clear), we would be immediately seeking zoning substantially different than what is being strictly proposed in Option 2. Rather, with regional sewer so readily available, we believe an immediate combination of office, commercial, multi-family and single-family uses would be more in character with the Metropolitan Council's designation. Those zoning classes are not contained in your Options.

Should you need clarification of our position, please call either John Arkell or me at (651) 439-2414.

Sincerely,



Dwight S. Harvey,
President

Cc: John Arkell