



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

The Lake Elmo Planning Commission will meet Monday, March 8, 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 February 22, 1999
3. **Public Hearing:** Prairie Hamlet
Development Stage and Final Stage Open Space Plans
Amendment to Conditional Use Permit
4. **Public Hearing:** Amendments to the Open Space Ordinance
5. Other
6. Adjourn

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**City Of Lake Elmo
Planning Commission**

APPROVED

**Meeting Minutes
Monday, March 8, 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 and Sessing. Absent: Commissioners Herber, Mandel, Ptacek and Sedro. Also present: City Planner Dillerud. (*Commissioner Lipman arrived at 7:20 p.m. and Commissioner Gerard arrived at 7:30 p.m.*).

1. AGENDA

Commissioner Sessing added discussion regarding future Planning Commission topics (5.a)

**M/S/P Sessing/Helwig – to approve the Agenda, as amended.
(Motion Passed 5-0).**

2. MINUTES

**M/S/P Helwig/Sessing – to approve the minutes from the February 22, 1999 meeting, as presented.
(Motion Passed 4-0-1). Abstain: Berg.**

3. Public Hearing: Prairie Hamlet Open Space Development

Planner Dillerud reviewed the historical developments that occurred regarding the Prairie Hamlet project. He said that the developer's consultant has requested an amendment to the Conditional Use Permit which would allow the two family structures to be single-family attached units, rather than duplexes. He said that since the plat configuration would also be changed by an affirmative action on the request to amend the CUP, both the Development Stage/Preliminary Plat and the Final Plat would require amendment as well, to be consistent with the amended CUP. He noted that a variance was also necessary since most of the single family attached lots resulting from the foregoing amendments would be less than the OP Ordinance minimum of ½ acre. He said the developer proposed to increase the number of units from 17 to 18. He said one new single family detached lot is proposed to be created from existing Outlot C. He said the developer is requesting a variance to the front setback requirements from 30 feet to 10 feet for one lot. The proposal is to locate the structure 20 feet from the lot line on lot 1.

Roger Tomten

Representing Prairie Hamlet OP Development

Mr. Tomten stated he generally concurred with the points presented by the Planner's Report. Mr. Tomten then suggested that the developer would be willing to substitute a single family detached structure for the proposed duplex on the lot immediately west of Outlot C if the City would permit creating a new single family detached lot from a portion of Outlot C. Mr. Tomten also stated that the backup wetland treatment site was not in Outlot C, but elsewhere in the open space outlots.

Chairman Armstrong opened the comment portion of the Public Hearing at 7:30 p.m.

Sherry Pederson
9896 57th Street North

She expressed her concern regarding the reduced lot size, which she feels does not meet the requirements of the OP Ordinance. Her suggestion was to take the four duplex lots and create two new single family lots from them. She said she was concerned about reducing the size of Outlot C, in that it was her understanding that Outlot C was meant to act as a back-up for the Wetland Treatment System.

Len Juran
9784 57th Street

Mr. Juran said he was concerned about the reduced size of the lots where the proposed duplexes would be located. He said he was concerned about the variance to the setback requirements regarding the proposed lots for the single family attached units.

Chairman Armstrong closed the comment portion of the Public Hearing at 8:00 p.m.

M/S/P Helwig/Sessing – to recommend allowing a maximum of 16 lots within the Prairie Hamlet Open Space Development.
(Motion Passed 7-0).

M/S/F Sessing/Lipman – to recommend a resolution denying the application to amend the Conditional Use Permit to substitute single family attached dwellings for duplexes in the Prairie Hamlet OP Development.
(Motion Failed 3-4).

M/S/P Lipman/Berg – to recommend a resolution that allows substitution of single family attached dwellings for duplexes in the Prairie Hamlet OP Development.
(Motion Passed 5-2).

M/S/P – Armstrong/Gerard – to recommend removal of the single family attached dwelling from Lot 4 and add a unit to Lot 5, the result being 17 for the overall density of Prairie Hamlet.
(Motion Passed 6-1).

M/S/P Armstrong/Helwig – to table the variance request until the March 22, 1999 Planning Commission meeting.
(Motion Passed 7-0).

4. Public Hearing: Open Space Ordinance

Chairman Armstrong opened and closed the comment portion of the Public Hearing at 8:40 p.m., NO COMMENTS.

The Planning Commissioners discussed further amendments to the Open Space Ordinance and made the following motions:

M/S/P Armstrong/Sessing – to recommend the following changes to Section E. Buffer Zones

1. Buffer zones of at least one hundred (100) feet shall be required between all residential structures and agricultural uses within an Open Space Development.
2. No road shall be allowed within the two-hundred (200) foot buffer.

(Motion Passed 7-0).

M/S/P Helwig/Armstrong – to recommend the following change to Section H.2 Densities:

At a minimum, trails shall be at least six (6) feet in width, and surfaced with paving. (Delete woodchips).

(Motion Passed 6-1).

M/S/F Lipman/Helwig – to recommend removal of Section H.2 (Densities).

(Motion Failed 2-5).

M/S/P Lipman/Brass – to recommend removal of Section H.3. One (1) additional unit per twenty (20) gross acres of land for the development of a village green.

(Motion Passed 5-2).

M/S/P Brass/Lipman – to recommend removal of ‘duplexes’ as a permitted use in the Open Space District.

(Motion Passed 7-0).

M/S/F Brass/Lipman – to recommend removal of “townhouses” as a permitted use in the Open Space District.

(Motion Failed 3-4).

M/S/P Sessing/Armstrong – to recommend amending Subd. 45 Use Regulations A.10 Permitted Uses Townhouses (no more than 25% in any development).

(Motion Passed 6-1).

M/S/P Sessing/Lipman – to recommend the City Council adopt the amendments to the Open Space Ordinance.

(Motion Passed 7-0).

5.a Other

Commissioner Sessing requested “coming attractions”, final plat resolutions and City Council actions be included in the Planning Commission agenda packets.

Chairman Armstrong adjourned the meeting at 9:40 p.m.

Respectfully submitted, Cynthia Young-Planning Secretary

To : City of Lake Elmo

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CITY OF LAKE ELMO

Subject: Prairie Hamlet

Reasons for Voting Against the Approval of Changing
from Duplexes to Single Family Attached.

1. The lot sizes do not meet open space Code
for minimum lot size $\frac{1}{2}$ acre each side
2. The Final plat approval had a very specific
statement by our City Attorney that the Duplex
lots could no longer be subdivided.

This allows the subdivision to happen.

The owner just took the long way around
to have single family attached on $\frac{1}{4}$ acre lots
because of a marketing problem. This is not
a city problem.

If this is changed I think that we would
be allowing any developer to come in and be able
to put single family attached on $\frac{1}{4}$ acre each side

And we would have a hard time to
Turn them down.

3. By using ~~the~~ Duplexes this was the
only way to fit the Density Allowed in the
very small Area & Leaving 11 Acres for himself.

4. I Think the City Council should ReLook
At the Figures for openspace & Density since
the owner changed at the Final Plat
to keep 11 Acres out of the openspace which
was openspace in concept & Preliminary Plat stage

Things to Consider

Thank You

Rodney Sessing

Rodney Sessing

Thanks Lyn