

# City of Lake Elmo

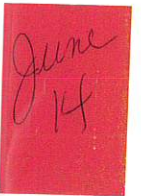
777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

**The Lake Elmo Planning Commission will meet Monday, June 14, 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        May 24, 1999
3. **PUBLIC HEARING**  
Northeast Annexed Area – Comprehensive Plan Amendment
4. **PUBLIC HEARING**  
Eagle Point Business Park  
Development Stage Plan & Preliminary Plat
5. Oakdale Street Extension
6. Other
7. Adjourn



approved

**Lake Elmo  
Planning Commission**

**Meeting Minutes  
Monday, June 14, 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, Gerard, Helwig, Herber, Mandel, Ptacek, Sedro and Sessing. Absent: Commissioners Brass and Lipman. Also present: City Planner Dillerud.

**1. Agenda**

**M/S/P Helwig/Gerard – to approve the Agenda as presented.  
(Motion Passed 7-0).**

**2.**

**M/S/P Helwig/Sessing – to approve the minutes from May 24, 1999, as presented.  
(Motion Passed 6-0-1). Abstain: Herber**

**3. PUBLIC HEARING - Northeast Annexed Area**

Planner Dillerud said the strategy of amending the Regional Blueprint for the entire Northeast Annexed Area remains valid. He said the Planning Commission should be aware that any consideration of Permanent Rural classification for the Northeast Annexed Area and much of the rest of Lake Elmo may not be an easy call for the Met Council, but if Lake Elmo can project a year 2020 population of 12,500 and 4,700 households, their "sector responsibility" would be met. He recommended the Planning Commission adopt a motion recommending to the City council its reaffirmation of RAD land use guiding for the Northeast Annexed Area, except St. John's Church site at PF, and that the City make appropriate application to the Met Council to amend the Regional Blueprint to reclassify those areas now guided "Urban Reserve" to "Permanent Rural."

Commissioner Sedro asked Planner Dillerud if any precedent has been set in this kind of action and Planner Dillerud said, "no", and that currently, there was no zoning in the Northeast annexed Area.

**Chairman Armstrong opened the comment portion of the Public Hearing at 7:13 p.m.**

**Barb Engle  
12058 55<sup>th</sup> Street**

*Ms. Engle said when she first purchased her property the zoning was 1/10 and then changed to 1/5. She said she supports the land use guidance of RAD and permanent rural. She said she would like the zoning to stay the same as it is now, and does not want to see commercial zoning.*

**Nancy Hauth  
5775 Manning Avenue**

*Ms. Hauth said she agreed with Ms. Engle's comments and that she wants to see "open space" preserved. She asked the Planning Commissioners what "they" would want if they lived in this area of the City.*

**Chairman Armstrong closed the Public Hearing at 7:17 p.m.**

Commissioner Ptacek said he was hesitant to "thumb our nose" at the Met Council and wanted it noted that the residents should be aware of what this could lead to.

Planner Dillerud said the City Council directed staff to pursue stopping the sewer project in Oak Park Heights and that a permit was issued to do the work in August of 1998, under false information. He said the Pollution Control Agency issued a permit based on advice of the Metropolitan Council regarding the MUSA. That advice was incorrect and the Metropolitan Council has admitted that. He said staff wanted the PCA permit revoked, but Met Council would not do so.

**M/S/P Armstrong/Gerard – to recommend the reaffirmation of RAD land use guiding in the Northeast Annexed Area.**  
(Motion Passed 9-0).

**M/S/P Armstrong/Sessing – to direct staff to petition the Metropolitan Council to amend the Regional Blueprint to reclassify those areas in the Northeast Annexed Area now "Urban Reserve" to "Permanent Rural."**  
(Motion Passed 9-0).

#### **4.a PUBLIC HEARING – Eagle Point Business Park ~ Site Plan**

Planner Dillerud said this 110+ acre site was rezoned to Business Park by the City Council in August of 1997 in conjunction with the approvals of the Highpointe Health Center site located to the east. He said a Planned Unit Development Concept Plan covering the entire site was approved by the City Council in August of 1998. He said the land is now vacant. He reviewed the PUD process. He said the applicant's submissions are substantially responsive to the submission requirements. He reviewed his staff report, which included building height, permitted uses, conditional uses, building setbacks, parking ratio, parking screening, landscaping, signage, building materials, pathways, lighting and sign height. He said he typically does not suggest multiple Planning Commission meetings to consider an application, but this project is large and complex with several issues raised by staff. He suggested the Planning Commission consider testimony, staff comments and then, by a series of motions, direct staff to either investigate issues further or prepare a draft resolution for consideration at a subsequent meeting, or both.

#### **Dale Glowa**

##### **Sr. Vice President – United Properties**

Mr. Glowa said United Properties has owned this parcel for many years and the market has matured and thus, the application for development. He said United Properties has extensive experience in Planned Unit Developments, such as Parker's Lake in Plymouth, Burnhaven and Centennial Lakes. He said several members of the Eagle Point Business Park design team (comments following) would be present architectural guidelines, standards, calculations, street plans and sign design.

#### **Jon Pope**

##### **Pope Associates – Architects/Designers**

Mr. Pope said the overall plan for Eagle Point Business Park is to create a concept that is cohesive in design and to allow flexibility of mixed-use building types. He discussed the building mass, façade design, building materials, doors and windows and screening. He presented drawings that illustrated proposed green space, prototypical sections that illustrated landscaping height at installation and maturity, streetscape design and berming.

#### **Daniel Zelke**

##### **Enviroscience**

Mr. Zelke presented drawings of a fully developed street plan, sanitary sewer and watermain, grading limits and discussed erosion control. He presented the preliminary ponding study and runoff calculations. He said there is a stream flowing southward through the property, which passes under I-94 via a culvert and eventually drains into Wilmes Lake in Woodbury to the South. He said this stream and its drainage area are now a part of the South Watershed Management District. He said there is a small landlocked

pond in the southeast of the property, east of Hudson Blvd. and northwest of East Metro Health facility. He discussed the design of the storage ponds and presented photographs of two decorative culvert options.

The applicant presented the exterior sign designs that included primary project identification, secondary and tenant pylon signage.

Commissioner Helwig asked Mr. Pope if the proposed landscaping plan underneath the power lines had been accepted by NSP. Mr. Pope said all plant materials had been accepted by NSP. Commissioner Ptacek noted that the buffer may be moved to the interior of the project and not underneath the lines, as NSP typically will clear-cut anything planted below them.

**Chairman Armstrong opened and closed the comment portion of the Public Hearing at 8:29 p.m. NO COMMENTS.**

The Commissioners discussed the following topics and stated their concerns:

**Business Park structure height** – the developer does not want a limit on height.

**Primary landscaping** – there is an issue with plantings underneath the NSP lines.

**Conditional Uses** – the Planning Commission wants more information as to specific businesses.

**Minimum lot area** – Planning Commission recommendation is minimum 3.0 acres

**Minimum Building Setbacks & Minimum Building Foundation** - there was some concern expressed regarding 50' and 6,000 square feet, respectively.

**Signage** – the pylon signage is unacceptable.

**Storm Water Control** - the Planning Commission wants more information from the DNR regarding the ponds

**Lighting Height** – the Planning Commission wants to see the performance standards for the 35' height proposed.

**Break – 9:40 – 9:55**

#### **4.b PUBLIC HEARING: Eagle Point Business Park ~ PRELIMINARY PLAT**

**Chairman Armstrong opened and closed the Public Hearing for comments regarding the Preliminary Plat of Eagle Point Business Park at 10:00 p.m. NO COMMENTS**

*(Commissioner Herber exit at 9:40 p.m.)*

**M/S/P Armstrong/Helwig – to table the Eagle Point Business Park Site Plan/Preliminary Plat until the June 28, 1999 Planning Commission meeting.  
(Motion Passed 8-0).**

#### **4.c Site Plan Review – United Properties/Higher Dimension Research (HDR)**

City Planner Dillerud said this site is a portion of a much larger concept covering approximately 20 acres of the Eagle Point Business Park. He said this entire area may constitute a Higher Dimension Research "campus" of three separate buildings totaling 150,000 square feet. He said the current site plan application is for a single building of 50,000 square feet on a site of 4.77 acres. He said no review or City approval for the balance of the overall building/20+ acre campus is intended or implied at this time. He said in this case, the HDR site plan is part of the Eagle Point PUD. He reviewed the applicant submission requirements, parking, exterior surfaces, landscaping, lighting, dimensional standards, wastewater flow and signage (items 1-7 staff report 6-14-99). He recommended no action be taken on this issue until after the PUD Plan and Preliminary Plat for Eagle Point Business Park is approved by the City Council.

**David Diamond**  
**Leonard Parker Associates**  
**(Representing HDR)**

Mr. Diamond presented drawings that illustrated the pre-schematic exterior elevations and sections of HDR.

Planner Dillerud said he wanted the applicant to supply him with the photometric plan before the June 28, 1999 Planning Commission meeting.

**M/S/P Armstrong/Ptacek – to table the HDR site plan pending recommendation on the Eagle Point Business Park Concept and Preliminary Plat.**  
**(Motion Passed 8-0).**

#### **5. Helmo Avenue Extension**

Planner Dillerud said that during the 1995 review of the plat for Lake Elmo Heights 3<sup>rd</sup> Addition, the City of Oakdale raised an issue regarding a street connection that would connect Helmo Avenue with Stillwater Blvd./Ideal Avenue. He said Oakdale requested that Lake Elmo include a street easement as a requirement of the Lake Elmo Heights 3<sup>rd</sup> Final Plat to accommodate a future construction project for the street extension. He said the Final Plat was approved with a general public utilities easement on the west side of the plat, but the findings indicate the City of Lake Elmo desired to remain a participant in the design and construction of the process of the road in the future.

Chairman Armstrong said he is opposed to the traffic impacts this would have on Lake Elmo.

Dave Lessard, resident of Oakdale, said he was opposed to this extension because it would disrupt a stand of oak trees and also that he had concerns regarding an existing wetland, which is part of the proposed project.

Charles Houck presented a letter to the Planning Commission (attached).

**M/S/P Berg/Helwig – to recommend the City Council deny the use of the easement based upon the following findings:**

- 1. The result would indicate an increase in traffic volumes.**
- 2. Disruption of an established stand of oak trees.**
- 3. Concerns regarding an existing stream on the easement and the adjacent wetland.**

**(Motion Passed 8-0).**

**Chairman Armstrong adjourned the meeting at 10:40 p.m.**

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**Respectfully submitted, Cynthia Young-Planning Secretary**

Submission for the Lake Elmo Planning Commission  
regarding the Prairie Ridge Project in Oakdale,

by Charles H. Houck  
7963 Stillwater Blvd., Oakdale

1. There is a **creek** which runs almost exactly on the proposed course of the Helmo connector road, starting about 150 feet South of Stillwater Blvd. The location of the creek is not represented correctly on the developer's map. It drains a watershed of over two hundred acres, to the developed area to the south and west in Oakdale, and runs to the east into Lake Elmo, down the ditch on the south side of Stillwater Blvd. for about 1/5 mile, and then northeast across Stillwater Blvd., and eventually to Eagle Point Lake. This creek was formerly dry for portions of the year, but for the past seven years it has almost never stopped running, summer or winter. In the winter, it can spread out into a large sheet of ice in the low area of Lake Elmo Heights III, just east of the Houck parcel.
2. The first 200 - 300 feet of the existing treeline on the Oakdale – LE Border going south from Stillwater Road would have to be removed for the Helmo right-of-way, including a huge cottonwood tree which may be the biggest tree in Washington County, and also numerous large oaks and other species. These trees are right on the boundary line of the two cities, on the Houck parcel. The creek course / treeline in both cities is a major wildlife corridor, which would be bisected by the proposed connector road.
3. The Westward vista for the residents of Lake Elmo Heights III, in particular the more northerly homes) would be adversely affected by the removal of the treeline, which currently masks off the higher density residential area to the west in Oakdale. The heavily traveled road would also disturb the tranquillity of the area for residents of both cities.
- 4 The natural course of the creek follows the proposed street right-of-way almost exactly for about 200 feet. Most likely the creek would have to be piped into a large concrete culvert (and it would have to be **large**, because a huge amount of water comes down the creek in time of flood or snowmelt). Piping the creek however, would change the ecology in the wetland area in Lake Elmo just east of the Houck parcel - the trees and the wildlife depend on the water the creek brings.

Submission for the Lake Elmo Planning Commission  
regarding the Prairie Ridge Project in Oakdale, p. 2

5. The Oakdale Development Director has stated they estimate the traffic load on the proposed Helmo through the Brochman parcel to be 3000 vehicles per day. I suspect the true traffic count would be well in excess of that. The speed limits are unstated, but I would estimate the speed at which traffic would actually flow to be 45-55 mph. The existing Helmo Avenue to the west in Oakdale, to which the proposed connector would link Ideal Avenue, would also see a significant increase in both traffic loads and average speeds.
6. The Helmo road extension would come right through our 2.6 acre parcel, taking a little less than an acre for right of way, and bringing the right of way within three feet of our existing home, making it unlivable. We are however considering the possibility of building a house on the back of our L-shaped lot, back as far as possible from both Stillwater Blvd and the new Helmo Avenue. We are considering this because we want to stay in the area, and we know it would be very difficult to find an equivalent property without going out a great distance, or paying a huge price that we can not afford.

I am making this submission so that the Lake Elmo Planning Commission can make an appropriate recommendation to the Lake Elmo City Council. I consider the action of the City of Oakdale in going forward with this project to be ill-considered, but realize that they had no good alternatives, having been boxed into this situation by **earlier** ill-considered decisions. I think there is only a slight chance that this project will not happen, and for me and my wife, the worst scenario would for the matter to go back into limbo again.

Charles H. Houck  
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