

City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

The Lake Elmo Planning Commission will meet Monday, September 13, 1999 at 6:00 p.m. in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota.

PLEASE NOTE: 6:00 – 7:00 p.m. – Continued Discussion – Comprehensive Plan

7:00 p.m. Agenda

1. Agenda
2. Minutes August 23, 1999
3. **PUBLIC HEARING:**
Tana Ridge Open Space Residential Development
Preliminary Plat & Plan
50th Street North
William Zintl, applicant
4. **PUBLIC HEARING:**
The Fields of St. Croix II Open Space Residential Development
Preliminary Plat & Plan
Highway 5
Robert Engstrom Companies, applicant
5. **Site Plan Amendment**
Creative Office Gardens – Steve Erban, applicant
Highway 5
6. **Minor Subdivision**
Todd Boylan, William & Teresa Boylan, applicants
10711 50th Street North
7. **Minor Subdivision**
Mr. & Mrs. George Krueger, applicants
11491 50th Street North
8. **Minor Subdivision**
Rhonda Smothers, applicant
11459 60th Street (Highway 36)
9. Other
10. Adjourn



Approved

**Lake Elmo
Planning Commission**

**Meeting Minutes
Monday, September 13, 1999**

*(The Planning Commission met at 6:00 p.m. and continued their
discussion regarding the Comprehensive Plan)*

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 (7:20 p.m.), Brass, Helwig, Mandel, Ptacek and Sessing. Absent: Commissioners Gerard, Herber, Lipman and Sedro. Also present: City Planner Dillerud and Councilman DeLapp.

1. Agenda

**M/S/P Helwig/Sessing – to approve the Agenda, as presented.
(Motion Passed 6-0).**

2. Minutes

**M/S/P Helwig/Berg – to approve the Minutes from the August 23, 1999 meeting, as presented.
(Motion Passed 5-0-1) Abstain: Ptacek.**

**3. PUBLIC HEARING: Tana Ridge Open Space Residential Development
Preliminary Plat & Plan 50th Street North William Zintl, applicant**

Planner Dillerud reviewed the site history and existing conditions as stated in his staff report. He presented and reviewed a memo from the City Engineer, dated September 11, 1999. He recommended approval of the OP Development Stage Plan and Preliminary Plat of Tana Ridge, subject to the following conditions:

1. Submission of proposed architectural standards, and Homeowners Association documentation.
2. Compliance with the recommendations of the City Engineer.
3. Submission, and approval by the City Attorney of legal documentation assuring coordination of joint Plan features with the Fields of St. Croix-Phase II.
4. Any modifications to the Fields 2nd Development Stage Plan that results in adjustments to the aggregate Park or OP Preserved open space calculations shall void this approval.

Tim Freeman

Folz, Freeman, Dupay

(Representing applicant)

Mr. Freeman said he can certainly increase the size of the ballfield 50 feet as recommended by the Park Commission; architectural standards will be available before Final Plat; and MPCA notification is necessary regarding the Wetland Treatment System and will be available; Valley Branch Watershed District granted a permit 9-9-99.

Commissioner Sessing asked why the design of the WTS had been altered from the existing Fields of St. Croix design. Mr. Freeman said it was not necessarily a change, rather the newly designed system takes less land, and as technology changes, modification occur. Mr. Freeman stated the new WTS is more efficient than the previously designed system.

Chairman Armstrong opened and closed the comment portion of the Public Hearing at 7:22 p.m.
NO COMMENTS

M/S/P Armstrong/Sessing – to recommend adoption of two resolutions; 1) Approving an open space development stage plan for Tana Ridge with the following conditions:

1. Submission of proposed architectural standards, and Homeowners Association documentation.
2. Compliance with the recommendations of the City Engineer.
3. Submission and approval by the City Attorney of legal documentation assuring coordination of joint Plan features with the Fields of St. Croix-Phase II.
4. Any modifications to the Fields 2nd Development Stage Plan that results in adjustments to the aggregate Park or OP Preserved open space calculations shall void this approval.

and,

2) A resolution approving the Preliminary Plat for Tana Ridge, based upon the following finding:

1. Subject to the comments of the City Engineer, the plans submitted appear to substantially comply with the submission requirements and design standards of Chapter 400 (Subdivision) and/or the OP design standards, as applicable.

(Motion Passed 7-0).

5. **PUBLIC HEARING: The Fields of St. Croix-Phase II Open Space Residential Dev. Preliminary Plat & Plan Highway 5 Robert Engstrom Co.**

Planner Dillerud reviewed the site history and existing conditions as stated in his staff report. He recommended approval of four (4) separate resolutions; a) OP Development Stage Plan, b) Preliminary Plat, c) Conditional Use Permit for an OP project in the AG Zoning District, and d) Conditional Use Permit for 12 townhouse dwellings, all subject to the respective conditions, as stated in his staff report. He said he cannot make recommendations as to the CUP findings regarding the proposed non-residential land use of the OP Plan, stating depending on the type, scale and number of proposed uses, findings regarding compliance with the Comprehensive Plan and traffic impacts, could vary substantially. He asked that the applicant be specific when presenting the proposal for the non-residential use. He presented and reviewed the City Engineers report.

Robert Engstrom (applicant)
Robert Engstrom Companies

Mr. Engstrom briefly reviewed the overall plan and said there would be a supplementary covenant document in Phase II, as the development would be represented by the same homeowners association as Phase I. He said he had worked with MnDOT to assure Mr. Eischen's and Ms. Dupois' existing entrance off Highway 5 would remain private.

Jerry Mazzara
Design Forum

(designer of the non-residential area)

Mr. Mazzara said the intent to cluster the agricultural buildings with similar roof pitches was to create an overall agricultural appearance. He said there would be produce and other goods sold by and for the CSA

subscribers, as well as an antique store. He noted this area would serve as a "front door" to the Fields of St. Croix Development.

The Commissioners expressed their concerns regarding the cul-de-sacs as it relates to emergency vehicles. Mr. Freeman said typically, fire trucks do not pull up directly in front of the house, and said he thought it was more of a maintenance issue than a safety issue. He noted that the calculations were taken from the City's standard engineering book.

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

Robert Eischen
Resident

Mr. Eischen complimented and thanked Mr. Engstrom for the fine job and consideration given him and Mary Jean Dupois regarding the modification of Lot 12. He said he was satisfied with the plan.

Steve DeLapp
Resident

Mr. DeLapp asked if the developer had any concerns about the noise level on Highway 5 and asked if the proposed outlots were desirable.

City Planner Dillerud said the Minnesota Land Trust is typically not interested in "bits and pieces" outlots and the plan should be submitted to them, sooner rather than later. Mr. Engstrom said the proposal had been submitted to the Minnesota Land Trust 6 weeks ago.

Chairman Armstrong closed the comment portion of the Public Hearing at 8:05 p.m.

Commissioner Berg stated he was in favor of the non-residential use of the CSA proposal, in that the City has promoted alternative agricultural use of the outlots, and sees it as a perfect use to sell those products on site.

Several Commissioners said they were not in favor of the selling of craft items and agricultural goods not grown on site.

Councilor DeLapp said the Village Commission is nominally concerned that the commercial use is not located in the "village center."

Commissioner Mandel said the Village Commission has worked hard to centralize the commercial areas in the City to the village center, and stated he is opposed to business in the OP District.

Commissioner Berg stated he sees no better place for the CSA proposal because it seems obvious to him to market produce where it is grown.

M/S/P Berg/Sessing – to recommend adoption of three resolutions;

1) Approving an open space development stage plan for Fields of St. Croix – Phase II with the following findings:

- 1) The Op Development Stage Plan presents a layout, use type, and dwelling unit count substantially in compliance with the approved Concept Plan.**
- 2) The OP Development Stage Plan's documentation complies with the OP Development Stage submission requirements.**
- 3) The OP Development Stage Plan responds to the condition of the Concept Plan approval resolution.**
- 4) Compliance with the recommendations of the City Engineer.**

2)

A resolution approving the preliminary plat approving an open space development known as The Fields of St. Croix-Phase II, finding that the plans submitted appear to substantially comply with the submission requirements and design standards of Chapter 400 (Subdivision) and/or the OP Design Standards, as applicable.

and, 3)

A resolution approving a Conditional Use Permit for an Open Space Development Project in the Agricultural Zoning District know as "The Fields of St. Croix-Phase II, based upon the following findings:

1. The site is located within an Open Space Preservation Area, as defined by the Comprehensive Plan, and therefore is in substantial compliance with the Comprehensive Plan.
2. The Op appears to present no negative impacts on the health, safety, morals, convenience or general welfare of occupants of surrounding lands beyond those anticipated by the Comprehensive Plan as usual and customary from development under the OP Ordinance.
3. With respect to the residential component of the OP Plan, there would appear to be no adverse impacts on traffic and parking on adjacent streets or land beyond those anticipated by the Comprehensive Plan for OP Development.
4. The OP Plan does not appear to result in a negative impact on property values in the surrounding area.
5. The OP Plan does not appear to present negative impacts on utilities and schools beyond those anticipated by the Comprehensive Plan for Op development.

(Motion Passed 6-1). Opposed: Helwig; Block 4, Lots 3,4,5 and 6 are less than ½ acre.

M/S/P Armstrong/Berg – to recommend adoption of a resolution approving a conditional use permit for 12 townhouse dwelling units in an Open Space Development known as The Fields of St. Croix-Phase II, based upon the following findings:

1. The overall dwelling unit density of all phases of the Fields of St. Croix is within the range defined by the Comprehensive Plan, and therefore the inclusion of townhouse units is in substantial compliance with the Comprehensive Plan.
2. The inclusion of 12 townhouse units appears to present no negative impacts on the health, safety, morals, convenience or general welfare of occupants of surrounding lands.
3. There would appear to be no adverse impacts on traffic and parking on adjacent streets or land beyond those anticipated by the Comprehensive Plan for OP Development.
4. Because the location of the townhouse units near the center of the OP site, inclusion of that unit type does not appear to result in a negative impact on property values in the surrounding area.
5. The townhouse unit type does not appear to present negative impacts on utilities and schools beyond those anticipated by the Comprehensive Plan for OP development.

(Motion Passed 7-0).

M/S/P Mandel/Ptacek – to recommend denial of a Conditional Use Permit allowing non-residential land use of the OP Plan, on a Finding that non-residential use at this location would be inconsistent with recommended Village Commission policy for the Old Village area.

(Motion Passed 4-3). Opposed: Armstrong; approves of the plan if no craft items are sold, Berg; preserve AG in the OP and CSA fits, Sessing; approves, and thinks grown goods should be sold on-site.

Break: 8:40-8:50 p.m.

5. Site Plan Amendment Creative Office Gardens – Steve Erban, applicant

Planner Dillerud said that on August 17, the City Council adopted a resolution denying the applicant's request to amend the site plan to substitute cedar shingles for stone surfacing on the south elevation of Creative Office Garden. He said the applicant now proposes another site plan amendment that utilizes stone on the façade of the south elevation, but it does not match the previously approved plan.

Steve Erban, applicant, said the new plan is to use stone, but there would be airspace between the stone and the building. He presented a model depicting the proposed surface. The model also illustrated the proposed signage to be installed on the northeast side of the façade. Mr. Erban presented a letter (attached) from Vetter Stone Company that detailed the stone and the application.

M/S/P Helwig/Berg – to recommend approval of the amended site plan for Creative Office Gardens stone exterior.

(Motion Passed 4-3). Opposed: Mandel, Armstrong and Brass; all thought the original plan should be followed.

6. Minor Subdivision – Boylan 10711 50th Street North

Planner Dillerud said the applicants propose combining two existing parcels and thereafter dividing the net 37.82 acres into two parcels of 8.97 and 28.85 net acres, respectively. A very slight adjustment to the proposed division line would be required to meet the "nominal 10" definition. He recommends this minor subdivision be approved, subject to a condition that a revised survey be submitted reconfiguring the property line between parcels A & B to result in Parcel A having an area of 9 acres, net of public street right-of-way.

M/S/P Mandel/Brass –to recommend adoption of a resolution granting a Minor Subdivision to William and Teresa Boylan subject to the following conditions:

- 1. Compliance with the City Engineer's recommendation.**
- 2. Reconfiguration of Parcel A to total at least 9 acres excluding road right-of-way.**

(Motion Passed 7-0).

7. Minor Subdivision – Mr. & Mrs. George Krueger 11491 50th Street North

Planner Dillerud said the applicant proposes detaching a 2-acre portion of the existing Krueger parcel, and adding the detached land to the Gilbertson parcel. The applicant states that the purpose of the requested action is to convey to Gilbertson land upon which the Gilbertson driveway and utilities are now located by easement. He said staff recommends approval of the Minor Subdivision as proposed subject only to conditions that may be specified by the City Engineer.

M/S/P Sessing/Mandel – to recommend adoption of a resolution granting a Minor Subdivision to George Krueger with the following condition:

- 1. Compliance with the City Engineer's recommendations.**

(Motion Passed 7-0).

- 8. Minor Subdivision/Lot Area Zoning Variance
Rhonda Smothers
11459 60th Street (Highway 36)**

Planner Dillerud reviewed the site history and existing conditions as stated in his staff report. He noted that the history of this site is lengthy, and due to the numerous legal briefs and other documents taken from City files, is convoluted. He said he had reviewed this case with the City Attorney and the consensus was the proper action in this case is by the buyer against the seller to make the conveyance legal.

**Rhonda Smothers
(applicant)**

Ms. Smothers said, due to hardship, she would like to sell this property. She said it has been "tied up" for about eleven years, and is willing to have the parcel surveyed, requests approval from the City, and then will sell the entire 4.57 acres.

M/S/P Armstrong/Mandel – to direct the City Planner to draft a resolution approving the Minor Subdivision and Variance for Rhonda Smothers for a lot area in the RR Zoning District, based upon the following finding:

- 1) Ms. Smothers may have purchased a previously approved lot in the RR Zoning District.**

(Motion Passed 7-0).

Chairman Armstrong adjourned the meeting at 9:50 p.m.

Respectfully submitted, Cynthia Young-Planning Secretary



P.O. Box 38, Kasota, MN 56050 Shipping Address: Rt. 5, Box 41, Mankato, MN 56001 Ph: (507) 345-4568 Fax: (507) 345-4777

September 13, 1999

Steve Erban, Architect
Attn: Mr. Steve Erban
3748 Oakgreen Avenue North
Stillwater, MN 55082

Dear Mr. Erban:

Re: Landscape Wall at New Office Building

We have reviewed your design to use stone blocks as a landscape wall for your new office building project.

This design is very creative and would be consistent with the overall architectural appeal of the building.

This type of stone wall would be aesthetically pleasing and very functional.

The stone may be set on a sand bed or other granular material in lieu of pouring a footing.

Looking forward to selecting these blocks so you can complete the last detail of the project that will tie the interior design to the exterior design.

Please call if you have any questions with this creative project.

Sincerely,

Donn J. Vetter
Vice - President

*submitted 9/13/99
by Steve Erban*

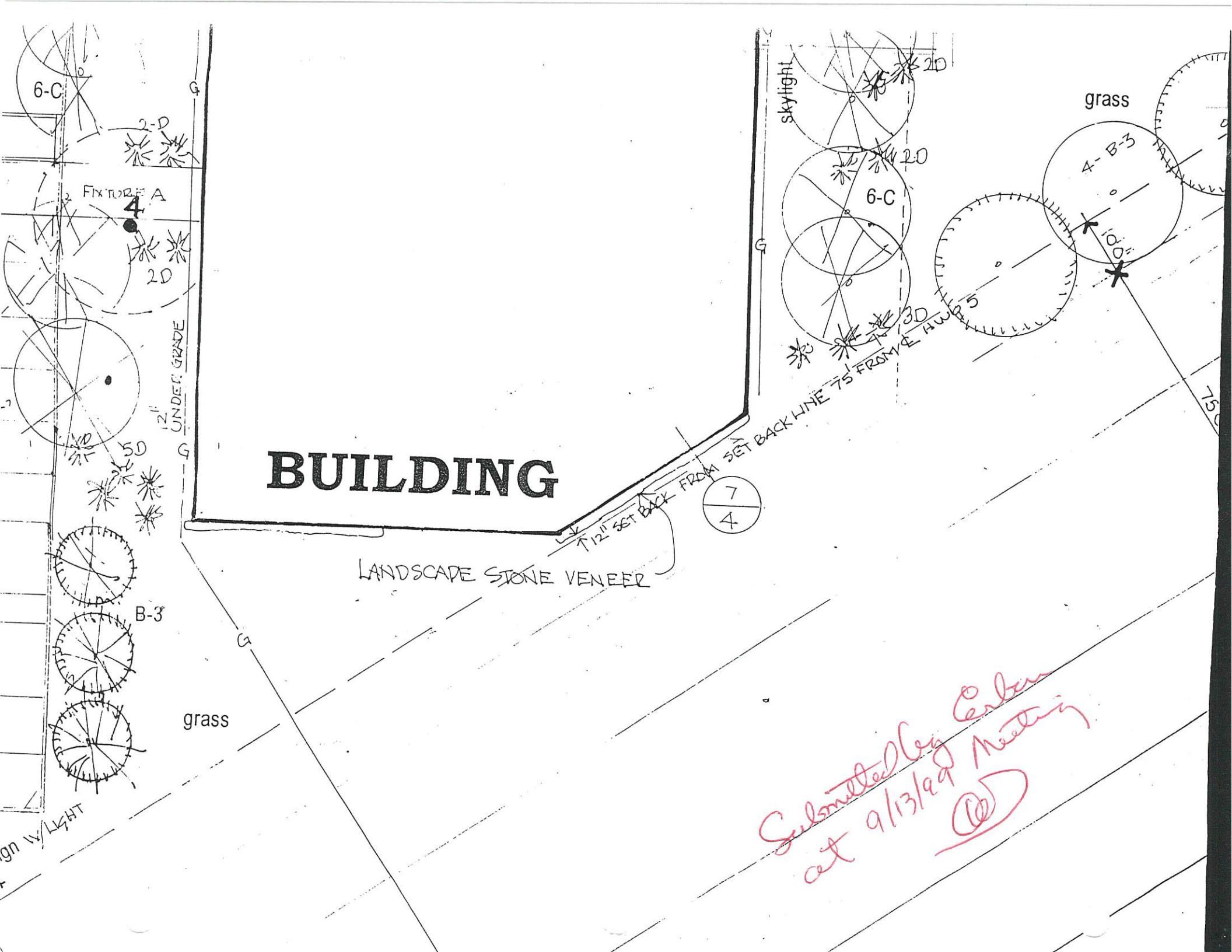


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BUILDING

LANDSCAPE STONE VENEER

Submitted by [signature]
at 9/13/99 Meeting
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