



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

The Lake Elmo Planning Commission will meet at 7:00 p.m., Monday, January 10, 2000, in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota.

1. Agenda
2. Minutes – December 13, 1999
3. Organizational:
 - A. Election of Officers
 - B. Approval of 2000 Meeting Schedule
 - C. Other
4. **MINOR SUBDIVISION:** Dennis Hogan
5038 Linden Trail North
5. Other
6. Adjourn

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Lake Elmo
Planning Commission

Meeting Minutes
Monday, January 10, 2000

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. Present: Commissioners Lipman, Gerard, Helwig, Ptacek, Armstrong, Sessing, Sedro, Herber and Brass. Absent: Commissioner Mandel. Also Present: Planner Dillerud.

1. **Agenda**

- Add: 5.a Discuss Comprehensive Plan Materials
- 5.b Discuss Streets in Residential Developments

M/S/P Sessing/Helwig - to approve the agenda, as amended.
(Motion Passed 9-0).

2. **Minutes**

M/S/P Armstrong/Berg - to approve the Minutes from the December 13, 1999 meeting, as amended.
(Motion Passed 9-0).

3. **Organizational**

M/S/P Helwig/Sessing - to appoint Tom Armstrong as Planning Commission Chairman for 2000.
(Motion Passed 8-0-1). Abstain: Armstrong

M/S/P Armstrong/Lipman - to appoint Robert Helwig as Planning Commission Vice-Chairman for 2000.
(Motion Passed 8-0-1). Abstain: Helwig

M/S/P Helwig/Gerard - to appoint Jeff Berg as Planning Commission Secretary for 2000.
(Motion Passed 8-0-1). Abstain: Berg

M/S/P Lipman/Brass - to approve the 2000 Planning Commission schedule, as amended.
(Motion Passed 9-0).

4. **MINOR SUBDIVISION: Dennis Hogan
5038 Linden Trail (Tamarack Farm Estates)**

Planner Dillerud said the applicant had been issued a Certificate of Occupancy in February 1998 and a permit was issued for installation of a swimming pool in July of 1998. He noted that after the pool was constructed, it was determined that the concrete pool apron extended into the south setback area of the lot and encroached on the adjoining outlots by 0.60 feet. He said the error might have

been the result of altered construction staking on the job that was not noted during the footing inspection. He explained that the outlot to the south is in the ownership of the developer, but is subject to a conservation easement to the Minnesota Land Trust. He said the applicant requests resolution of the encroachment and setback issues by exchanging land with the Minnesota Land Trust involving Outlot C. He said the Minnesota Land Trust is agreeable to such an exchange and that the City Attorney advises a Minor Subdivision to resolve this matter. He said staff finds that the parcels resulting from the proposed Minor Subdivision will continue to meet the minimum lot area and other dimensional standards of the OP Ordinance, and recommends approval based on the following:

1. Acceptance by the Minnesota Land Trust of substitute conservation easements over Outlot C Tamarack Farm Estates consistent with the lot configuration proposed. All documentation, fee and processing through the Minnesota Land Trust to be the sole responsibility of the applicant.
2. Vacation of the existing drainage and utility easements along the east 155 feet of the south line of Lot 1, Block and Outlot C, consistent with the lot configuration proposed.
3. Preparation by the applicant, review by the City Attorney and City Engineer, and recording of replacement drainage and utility easements over the west 20.3 feet of the south line of Lot 1, Block 5, Tamarack Farm Estates, consistent with the proposed Minor Subdivision.
4. All required easements shall be submitted and approved by the City Attorney, City Engineer and Minnesota Land Trust prior to release by the City documentation approving the Minor Subdivision and drainage/utility easement vacation.

Commissioner Brass asked if the lot line could be adjusted to reflect a more uniform shaped lot. Chairman Armstrong reminded the commissioners that the applicant had already paid for a legal survey illustrating the proposed changes.

M/S/P Helwig/Lipman - to recommend approval of Resolution No. 99-__ granting a Minor Subdivision to Dennis Hogan subject to the following conditions:

1. Acceptance by the Minnesota Land Trust of substitute conservation easements over Outlot C Tamarack Farm Estates consistent with the lot configuration proposed. All documentation, fee and processing through the Minnesota Land Trust to be the sole responsibility of the applicant.
2. Vacation of the existing drainage and utility easements along the east 155 feet of the south line of Lot 1, Block and Outlot C, consistent with the lot configuration proposed.
3. Preparation by the applicant, review by the City Attorney and City Engineer, and recording of replacement drainage and utility easements over the west 20.3 feet of the south line of Lot 1, Block 5, Tamarack Farm Estates, consistent with the proposed Minor Subdivision.
4. All required easements shall be submitted and approved by the City Attorney, City Engineer and Minnesota Land Trust prior to release by the City documentation approving the Minor Subdivision and drainage/utility easement vacation.

(Motion passed 8-1). Opposed: Brass; would like to see a more uniform shaped lot.

5.a Discussion: Comprehensive Plan - INVENTORY Section

Planner Dillerud and the Commissioners reviewed the INVENTORY Section of the draft Comprehensive Plan and noted several changes, which will be added to the draft document. He said the Public Hearings for the Comprehensive Plan will be called and noticed Wednesday, February 2, 2000, and Wednesday, February 16, 2000, at 7:00 p.m. in the Council Chambers of City Hall.

5.b Streets in Residential Developments

Commissioner Helwig expressed his concern regarding street widths in residential developments stating he felt emergency vehicles may not be able to access residents safely and quickly, especially if there is snow or other obstructions such as parked vehicles in the roadway.

Planner Dillerud said the City Council has discussed street widths and noted a minimum width has been set in the code, but NO maximum width has been indicated. He explained that the developers have not advocated narrower streets in their designs, rather that the City Council has agreed that narrower streets create a more "close" neighborhood. He said the City Council has planned a "Streets" workshop for Saturday, January 29, 2000, at 9:00 a.m. in the Council Chambers of City Hall, and recording Secretary Young said she will be certain the Planning Commissioners will be notified of said meeting.

Commissioner Helwig volunteered to provide a "motor-tour" of the residential developments in question during the January 29, 2000 workshop.

Chairman Armstrong adjourned the meeting at 8:00 p.m.

Respectfully submitted, Cynthia Young-Planning Secretary