



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

The Lake Elmo Planning Commission will meet Monday,
February 28, 2000, 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 16, 2000
3. 2000-2020 Comprehensive Plan (*continued discussion*)
4. Other
5. Adjourn



DRAFT

APPROVED

Lake Elmo
Planning Commission

Meeting Minutes
Monday, February 28, 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, Minnesota. Present: Commissioners Berg, Brass, Gerard, Helwig, Herber, Lipman, Mandel, Ptacek, Sedro, and Sessing. Absent: Commissioner Herber. Also present: City Planner Dillerud.

1. AGENDA

- Add: 4.a Towers
- 4.b AG Zoning Amendments
- 4.c Liaison to Village Commission
- 4.d Update: Stillwater Investment Corporation Workshop

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

2. MINUTES

M/S/P Sessing/Ptacek - to approve the minutes from the February 16, 2000 meeting.
(Motion Passed 9-0).

3. 2000-2020 Comprehensive Plan (*continued discussion*).

Southwest Planning District

Planner Dillerud reviewed the testimony (as found in the minutes) taken at the February 16, 2000, 2000-2020 Comprehensive Plan Public Hearing. He said if Lake Elmo chose to be in the loop of the Cottage Grove Wastewater Plant, the entire I-94 area of Lake Elmo could be serviced with sewer. However, the City Council's answer to the Metropolitan Council states Lake Elmo is not interested in the Cottage Grove plant option.

M/S/P Armstrong/Sessing - to amend item 4. Of the Lake Elmo 2020 Comprehensive Plan General Policy to:

- 4. Limit Metropolitan Urban Service Area (MUSA) expansion to the area that can be served through an area west of County Road 19 & within the first ¼ mile north of I-94. The current Southwest Planning District shall remain as illustrated in the 2-28-2000 graphic.

(Motion Passed 8-1). Opposed: Ptacek; makes sense to stay with the MUSA in the event of possible commercial development on I-94, which may provide funding for anticipated PDR's in the Village Area.

Southeast Planning District

**Terry Emerson
E & H Earthmovers**

Mr. Emerson asked the Commission members if they would consider amending the plan to allow his business to locate on the Trans-City site, which is in the Southeast Planning District.

Commissioner Helwig asked Mr. Emerson if he had considered purchasing the Rogers parcel, which is located on Trunk Highway 5. Mr. Emerson explained he had explored that idea, but crossing Highway 5 traffic with his earth moving equipment was difficult, and not feasible.

There was discussion regarding the remaining business properties in the Southeast Planning District, and Chairman Armstrong reminded the Commission that there is no legal obligation to remain with current zoning, if and when a future application for amendment is made.

Old Village Planning District

Planner Dillerud reviewed the Village Commission's work to date, indicating their recommendation is twofold; a) Create a greenbelt around the Old Village Area, its purpose being to set growth limits, and an effort to make the Old Village more viable, b) Create a workable scenario with a vital center. He said the majority of the Village Commissioners agreed to create the greenbelt. He said Areas 1 & 2 would receive higher densities than the RAD guided Areas 3, 4, 5, and 6. He noted the Village Commission made no recommendation on TDR's. He suggested three options; table the Old Village discussion until the next meeting, finding more information is necessary, or; send back to the Village Commission, or; leave the Old Village land use as is, with a Green Belt Overlay.

There was considerable discussion regarding PDR's, and TDR's as it relates to the Old Village Plan, and Chairman Armstrong presented a hand-out (attached) which details TDR's and a model from Boulder County, Colorado.

**M/S/P Mandel/Gerard - to table the discussion of the land use plan for the Village Area until the March 13, 2000 meeting, a workshop, beginning at 6:00 p.m., with the regularly scheduled meeting following at 7:00 p.m.
(Motion Passed 9-0).**

BREAK 9:00 p.m. - 9:10 p.m.

Chairman Armstrong closed the comment portion of the Public Hearing at 9:13 p.m.

**M/S/P Helwig/Sessing - to recommend the 2/28/00 draft of the 2000-2020 Comprehensive Plan, excluding the Old Village Planning District.
(Motion Passed 9-0).**

4.a Tower Ordinance

Commissioner Helwig stated that, years ago, amateur radio towers and wind generators were allowed in Lake Elmo residential zones, and requested discussion on the matter be added to the Planning Commission work plan.

M/S/P Armstrong/Ptacek - to include discussion relating to amateur radio towers be added to the Lake Elmo Planning Commission work plan.
(Motion Passed 8-0-1). Abstain: Helwig.

M/S/P Armstrong/Lipman - to direct staff to bring the Planning Commission work plan for review, and to prioritize, at its next meeting.
(Motion Passed 9-0).

4.b Add AG Zone Amendments to Work Plan

M/S/P Helwig/Ptacek - to add AG Zone Amendments to the Planning Commission work Plan.
(Motion Passed 9-0).

4.c Liaison to Lake Elmo Village Commission

Commissioner Mandel said he was stepping down as the Planning Commission liaison to the Village Commission. It was agreed that Cynthia Young would provide minutes from the Village Commission meetings to the Planning Commissioners. No liaison was designated.

4.d Update: Stillwater Investment Corporation Workshop - February 23, 2000

Planner Dillerud reported the City Council reviewed a fourth land use option, which included 109 home sites, and an approximately 4-acre segment of property in the northeast corner of the parcel, which may be designated as a commercial site to include not more than 25,000 square feet of office use. He said the developer would review the option, and report back to the City Council as to feasibility.

Chairman Armstrong adjourned the meeting at 9:35 p.m.

Respectfully submitted, Cynthia Young-Planning Secretary