



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, May 22, 2000, in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota.

AGENDA

1. Agenda
2. Minutes – May 8, 2000
3. **PUBLIC HEARING:** Amendment to Conditional Use Permit
Animal Inn Boarding Kennel
Joan E. Tauer, applicant
8633 34th Street North, Lake Elmo
4. **PUBLIC HEARING:** Tower Ordinance Amendments
City of Lake Elmo
5. AG Zone Amendments
6. Other
7. Adjourn

May
22

DRAFT

**Lake Elmo
Planning Commission**

**Meeting Minutes
Monday, May 22, 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 Brass, Helwig, Mandel, Ptacek and Sessing. Absent: Commissioners Berg, Herber, Lipman, and Sedro. Also present: City Planner Dillerud.

1. AGENDA

Add: 6.a Planning Commission/Village Commission noted from May 18, 2000.

6.b Amendments to Livestock

**M/S/P Helwig/Sessing - to accept the May 22, 2000 agenda, as amended.
(Motion Passed 5-0).**

2. MINUTES

**M/S/P Helwig/Armstrong - to approve the minutes from the May 8, 2000 meeting, as amended.
(Motion Passed 3-0-2).**

3. PUBLIC HEARING:

Amendment to Conditional Use Permit

Animal Inn Boarding Kennel

Joan E. Tauer/applicant

8633 34th Street North, Lake Elmo

Planner Dillerud presented a site plan and detailed the current uses within the Animal Inn complex. He noted that in 1998, City Attorney Filla completed a report, which included permit and zoning background regarding the Animal Inn Complex. He explained that in 1969, additional Conditional Use Permits for the Animal Inn had been granted, and over the years, reviewed and renewed. He presented a digital rendering of the site, which included the location of the surrounding property owners. He reviewed the findings as found in the staff report and the draft approval resolution.

Chairman Armstrong opened the comment portion of the Public Hearing at 7:25 p.m.

**Khamsuke Mua & Lee Mua
2625 Hayward Avenue North
Oakdale, Minnesota 55128
(Letter-attached)**

**Charles Anderson
Animal Inn Training School
(Letter-attached)**

**Mike Smith
Lake Elmo Animal Control Officer
(Letter-attached)**

Chairman Armstrong closed the comment portion of the Public Hearing at 7:27 p.m.

Commissioner Mandel asked, typically, how many dogs were boarded in the summer month, to which the applicant replied, "About 90, and they are kept indoors."

Planner Dillerud explained that three private owners, on 6 lots of record owned the Animal Inn Complex.

Joan Tauer (applicant) explained that the crematorium business was no longer in existence.

M/S/P Armstrong-Ptacek - to recommend approval of Resolution No. 2000-____, a resolution amending Resolutions 84-66 and 85-6, granting a Conditional Use Permit to Donald and Joan Tauer, for the operation of the Animal Inn, increasing the boarding capacity from 117 dogs to 150 dogs, based on findings and subject to the following conditions:

1. The total number of dogs boarded at any point in time shall not exceed 150, distributed only as depicted by Exhibit A. (117 dogs maximum in Site #1, and 33 dogs maximum in Site #2).
2. No outdoor kenneling shall be permitted in Site # 2.
3. The board fence surrounding Site # 2 shall remain in place and shall not in any manner be penetrated.
4. The entire vehicular parking and access are of Site # 2 shall be asphalt paved within 90 days of the date of the CUP Amendment approval resolution.
5. Use of the structure located on Site #3 shall be limited to storage of equipment and materials clearly accessory to approve site uses. Use of the structure on Site # 3 as an animal crematorium is specifically prohibited.

(Motion Passed 6-0).

4. PUBLIC HEARING: City of Lake Elmo - Tower Ordinance Amendments

Chairman Armstrong opened and closed the comment portion of the Public Hearing at 7:35 p.m., NO COMMENTS

M/S/P Mandel/Sessing - to recommend approval of Ordinance No. _____, an Ordinance Amending Section 300.12 subd. 1 A of the Lake Elmo Municipal Code relating to non-commercial towers, antennas, and receiving dishes.

(Motion Passed 5-0-1). Abstain: Helwig

5. AG Zone Amendments

Chairman Armstrong presented the current draft of the Ordinance, which reflects the changes suggested by the City Council. The Commissioners briefly discussed the changes, and proposed item 3. be modified as follows: "A use under this section shall only be allowed on a parcel of a nominal 40 acres or larger. Vehicle trips per days (Average Daily Trips) generated by the use shall not exceed 3 trips per acre per day, of the contiguous Agricultural zone area." Item added: " 12. "The standards shall affect structures built after the effective date of this Ordinance."

M/S/P Helwig/Sessing - to direct staff to call a Public Hearing at the Planning Commission meeting on Monday, June 12, 2000, regarding the proposed amendments to the AG (Agricultural) Zoning District requirements.

(Motion Passed 6-0).

6.a Planning Commission/Village Commission review of Old Village Land Use Plan

Chairman Armstrong presented the "Common Ground" 8-points he and Village Commission Chairman Frost discussed at their May 18, 2000 meeting. The Commissioners reviewed the document, but made no recommendation. Commissioner Mandel said he was not comfortable with the language used in item #6, and again suggested re-vitalization of the core downtown area of the Old Village. Commissioner Brass stated she leaned in favor of the Village Commission Land Use Plan as opposed to the Planning Commission Village Land Use Plan.

6.b Amendments to Livestock

Chairman Armstrong said he had been in contact with Mr. & Mrs. Nick Atkins, who had provided him with some research information regarding Livestock Ordinances from other cities and the county, and will present an amended draft of the Livestock Ordinance at the June 12, 2000, Planning Commission meeting.

Chairman Armstrong adjourned the meeting at 8:30 p.m.

Respectfully submitted, Cynthia Young-Planning Secretary

ORIGINAL
RECEIVED

MAY 17 2000

CITY OF LAKE ELMO

Khamsuke MUA

Lee MUA

2625 Hayward Ave. North

Oakdale, MN 55128

651-748-1796

May 17, 2000

Re: Animal Inn Boarding Kennel, Inc.
8633 34th Street North

Amendment to existing Conditional Use permit

To whom it concerns,

I have to write you this letter instead because I will not be able to attend the special meeting on May 22nd, 2000.

I am strongly oppose the granting or the approval of this request from the Animal Inn Boarding Kennel, Inc. to increase the number of dogs from 117 to 150. As of now there are days that you can hear the dogs howling and barking from this business all the way to Radio Drive (Inwood and 29th street). Therefore, I will not be very happy if you approve this request, because I am the one that will be building my house ^{next} to this business.

Had I known before that this business exists next to the land I bought, I would not had bought this land in the first place. That's how strong my feeling toward this issue; unless this business is willing to buy my land out.

Thank you
Khamsuke MUA

5-17-00

Dear Lake Elmo Planning Commission:

My name is Charles Anderson, I own and operate the Animal Inn Training School. I have been recently notified to an upcoming public hearing/meeting regarding an application my neighbor, Animal Inn Boarding Kennel, have submitted. I am unable to attend the Monday May 22, 2000 meeting, but would like to, however, submit my personal views of Donald and Joan Tauer dba Animal Inn Boarding Kennel, Inc.

The Tauer's purchased the boarding business from me in 1986. I have seen nothing but positive changes since they have taken over the boarding kennel. They strive to offer the very best care available in the pet boarding industry. The new building they purchased, is a beautifully designed boarding area that shows how dedicated they are in maintaining only the highest quality of services offered in the industry. Being their neighbor has been a privilage over the years. I could not ask for better neighbors to share a driveway and property lines with. They also maintain a high standard as to the grounds being a well landscaped first impression.

Sincerely,



Charles Anderson
Animal Inn Training School

ORIGINAL

To Dawn Larson

From Mike Smith
ANIMAL CONTROL OFFICER

DURING THE MONTHS OF JUNE AND JULY OF 1999
I RECEIVED 2 SEPARATE COMPLAINTS OF BARKING
DOG STAMMING FROM OAKWOOD ANIMAL INN
UPON INVESTIGATION I FOUND THOSE COMPLAINTS TO BE
UNWARRANTED

THESE COMPLAINTS WERE GENERATED FROM THE AREA OF IRONWOOD
AND 27TH ST. MORE THAN A MILE AWAY AS THE CREW FLIES

WE HAVE HAD NO COMPLAINTS SINCE THAT TIME

Sincerely
Michael J. Smith
ACO

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RECEIVED

MAY 22 2000

LEVC AND PZ LAND USE PLANS: COMMON GROUND?

CITY OF LAKE ELMO

1. The Village Land Use Plan will apply to those areas within the Old Village Area north of 30th St. (This does not change the Village Area boundaries).
2. The outer boundaries of the green belt will be as described in the LEVC Land Use Plan.
3. The western interior boundary of the green belt north of State Highway 5 will be County Road 17 to maximize the visual impact of the green belt.
4. The PZ recommends that development in Area 1 stop at the northern boundary of the Brookfield Addition platted area, while the LEVC recommends that development be allowed further north to increase the viability of the Village Area north of State Highway 5, promote traffic calming and to provide a receiving area for TDR, if needed.
5. Area 2 will be developed at an average density of four units/acre with the eastern boundary defined by the requirements of TDR, if used, and by the needs of a critical mass to permit viability of the Old Village area. Specific uses would include senior housing and athletic facilities.
6. Area 3 will be developed at an average density of four units/acre with the eastern boundary defined by the requirements of TDR, if used, and by the needs of a critical mass to permit viability of the Old Village area.
7. Area 6 of the LEVC land Use Plan will be used for necessary municipal buildings as described in both plans.
8. The land within the green belt will be set aside through transfer of development rights, purchase of development rights, voluntary conservation easements, purchase or donation. The PZ plan would also include the open areas of OP developments. The LEVC opposes the latter because of its effect of increasing net density immediately surrounding the green belt.