



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. on Monday, June 26, 2000, in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota.

AGENDA

1. Introduction of Commissioner Taylor
2. AGENDA
3. MINUTES – June 12, 2000
4. **Site and Building Plan Review:** Office Condo
Laverne Avenue & Highway 5
Dorothy Erban, applicant
5. Livestock Ordinance (Horses)
(Chairman Armstrong will present the amended draft at the meeting)
6. Other
7. Adjourn



**City of Lake Elmo
Planning Commission**

APPROVED

**Meeting Minutes
Monday, June 26, 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, Helwig, Herber, Ptacek, Sedro, Sessing, and Taylor. Absent: Commissioner Mandel. Also present: Planner Dillerud and Council Member DeLapp.

1. Introduction of Dianne Taylor – First Alternate

2. Agenda

- Add: 6.A Update on Impact Zone
6.B Update: Tower Ordinance
6.C Mining Operations
6.D July 10 Planning Commission Meeting

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

3. Minutes

M/S/P Ptacek/Sedro – to accept the minutes from the June 12, 2000 meeting, as amended.

(Motion Passed 6-0-3). Abstain: Ptacek, Herber, and Taylor.

**4. Site & Building Plan Review: Office Condo
Laverne Avenue & Highway 5
Dorothy Erban, applicant**

Planner Dillerud said the 1.5 acre site was originally platted as Lots 1 and 2, Block 1 of the Brookman Addition, with orientation East/West. He said following construction of the office building immediately to the east, the City approved a simple lot division/consolidation creating two metes and bounds parcels oriented North/South. He explained that the existing office building is located on the east parcel; and the proposed office condo site plan is on the west parcel. He said the site is generally level, with areas of existing tree cover and to some extent, areas of questionable soils (for septic system drain fields) dictate arrangement of structures on the site. He noted that the applicant presented plans for the project to the Village Commission in April. The plan presented essentially replicated Creative Office Garden, located at 39th Street and Truck Highway 5. He said the Village Commission provided the applicant with its comments and recommendations regarding that plan. He

said the amended plan presented here represents the applicant's response to those Village Commission comments and recommendations. He noted that the Village Commission had NOT reviewed the amended plan, since it does not meet until June 28. He discussed the applicant's proposal, as found in the staff report, as an all brick, multi-tenant office structure of 7,920 square feet; two structures-attached by covered pedestrian walkways through a central court. He said finding provided meet the City Code with some exceptions that the applicant had resolved before meeting time.

Dorothy Erban, applicant

Ms. Erban said the originally presented plan illustrated modifications in response to the Village Commission's comments and recommendations. She explained that the exterior is a high quality "purplish" colored brick, reddish brown Georgian shingles, and window trim color to match the shingles. She said the plan intends to maintain the existing landscape, anticipation removal of only one tree. She noted the signage plan was changed, as illustrated on the submitted drawings.

The Commissioners briefly discussed the proposal; Commissioner Brass stating she would vote to recommend the project, but that she was not entirely comfortable doing so without a recommendation from the Village Commission regarding the amended proposal.

**M/S/P Berg/Herber – to recommend approval of the Site Plan of Dorothy Erban for a multi-tenant office project per plans dated by staff June 22, 2000, subject to exterior lighting and signage requirements, and recommending the applicant present amended plans to the Village Commission at its next available meeting.
(Motion Passed 9-0).**

5. Livestock Ordinance (Horses) Draft

Chairman Armstrong reviewed the 6/26/00 draft ordinance.

M/S/P Ptacek/Helwig – to direct staff to present the Draft Livestock Ordinance to the City Council at its July 18, 2000 meeting, for review.

Commissioner Sedro said she would vote in favor of the ordinance, but was opposed to the non-treed definition of "grazable acres."

(Motion Passed 9-0).

6.A Impact Zoning Report

Chairman Armstrong said there had been no direction as yet regarding the Impact Zone report drafted by himself and Council Member DeLapp. He invited input from the Planning Commissioner, and asked them to contact him.

Commissioner Berg said he would be happy to assist by sharing comments regarding drainage issues.

6.B Tower Ordinance

Chairman Armstrong said the City Council wanted the Planning Commission to review the Tower Ordinance, taking into consideration the comments from the City Attorney regarding Ordinances from other communities.

Chairman Armstrong and Commissioner Helwig said they would continue working on a draft, and would bring to the Planning Commission at a future meeting.

6.C Mining Operations

Council Member DeLapp stated Commissioner Taylor mentioned her concerns regarding the Shafer Mining operation. He said the County has much more stringent requirements, such as landscaping, and a fenced site. He said the 6-day a week operation by Shafer's indicated bells, Caterpillars and hauling, which may disturb resident's leisure activities. He said he had reviewed the City's noise ordinance. He also noted that the City might require a bond for road maintenance and sweeping.

Planner Dillerud said the City Council has looked at the mining operation at a June 2000 meeting. He noted the City's noise ordinance could be reviewed, and that he felt the days were past when a mining operation in Lake Elmo was appropriate.

Commissioner Sedro reported that on some days, there were 3-4 trucks entering and leaving the site each minute.

Planner Dillerud said staff would continue to research the Shafer Mining Operation, and bring back information at a future meeting.

6.D July 10, 2000 meeting

Chairman Armstrong suggested that because the City Council was taking a break, and there were no pending application, that the Planning Commission cancel the July 10, 2000 meeting.

M/S/P Berg/Sessing – to cancel the July 10, 2000 Planning Commission meeting. (Motion Passed 9-0).

Chairman Armstrong adjourned the meeting at 8:15 p.m.

Respectfully submitted, Cynthia Young – Planning Secretary

MEETING CANCELLATION NOTICE

The Lake Elmo Planning Commission Meeting

MONDAY, July 10, 2000

is

CANCELLED