



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

The Lake Elmo Planning Commission will meet Monday, October 23, 2000, at 7:00 p.m. in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo.

AGENDA

1. AGENDA
2. Minutes – October 11, 2000
3. **PUBLIC HEARING:** St. John's Lutheran Church
5274 Stillwater Blvd.
Move Structure into City
4. **PUBLIC HEARING:** David & Mary Johnson
9287 Jane Road
Variance to Ordinary High Water Level in Shoreland District
5. **PUBLIC HEARING:** SRD (Suburban Residential District) Zoning
Amend Definition
6. **MINOR SUBDIVISION:** Dan, Jean, & Carl Olinger
9057 & 9095 Lake Jane Trail
7. Other
8. Adjourn

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APPROVED

Lake Elmo
Planning Commission

Meeting Minutes
Monday, October 23, 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, Deziel, Helwig, Herber, Ptacek, Sedro, and Sessing. Absent: Commissioners Berg, Mandel, and Taylor. Also present: City Planner Dillerud.

1. Agenda

M/S/P Sessing/Helwig - to approve the agenda, as presented.
(Motion Passed 8-0).

2. Minutes

M/S/P Helwig/Herber - to approve the Minutes from the October 11, 2000 meeting, as amended.
(Motion Passed).

3. PUBLIC HEARING: St. John's Lutheran Church
5274 Stillwater Blvd.
Move an Existing Building into the City

Planner Dillerud explained that the applicant proposes to move an existing 24' x 26' double garage from another location to replace the attached garage to be moved from the parsonage. He said Building Official Jim McNamara visited the site of the structure on Saturday, October 21, 2000, and reported that the garage is in excellent condition. After explaining that City Code states "the exterior color, design, and materials shall be similar to the principal structure," he noted the Planning Commission must make a recommendation concerning the "similarity" of the proposed structure to be moving in before addressing a motion regarding the move itself. He said a condition should be added to the move-in recommendation requiring either the parsonage or garage exterior surfaces be modified in some manner to become more similar.

Pastor Dave Malchow
St. John's Lutheran Church

Pastor Malchow said the church congregation intended to comply with the ordinance by changing the exterior surface of the garage structure within one year of approval.

M/S/P Armstrong/Sedro - to recommend the City Council approve the application of St. John's Lutheran Church to move a 24' by 26' garage structure, as inspected by the Building Official October 21, 2000; and in accordance with plans submitted by the applicant, onto its site in Lake Elmo; conditional upon the church changing the exterior surface within one year of approval.
(Motion Passed 9-0).

4. PUBLIC HEARING: David & Mary Johnson
9287 Jane Road
Variance to Ordinary High Water Level in Shoreland

Planner Dillerud said the applicant proposes additions to the existing structure consisting of a 16' x 26' garage addition to the north; and, a 14' x 24' addition to the south-referred to as an office by the applicant. He explained that since the total lot depth available between the OHW of Lake Jane and the East (Lake Jane Road) property line is less than 100-feet, both additions would constitute OHW setback non-compliance. He said that all pertinent factors considered, including the nature of the variance applied for; the physical constraints of the site; the physical location of the proposed additions to the structure; the applicant's documentation regarding compliance with the Variance Standards; and, the intent and purpose of the Shoreland Ordinance-specifically the OHW setback standards, staff recommends approval of the variance based on the condition that enlargement of the wastewater system to a daily capacity of 600-gallons in compliance with the Minnesota Rules 7080 for a 4-bedroom home.

Commissioner Deziel presented a copy of State Statutes 7080 – Sewage Flow Determination for Dwellings.

Ken Huber
Applicant's Architect

Mr. Huber stated that he had researched the site, and determined that residence is a Class II dwelling.

Chairman Armstrong opened and closed the comment portion of the Public Hearing at 7:26 p.m. NO COMMENTS

M/S/P Armstrong/Sessing – to approve Resolution 2000-50, a Resolution Granting a Variance from the Shoreland Standards to David and Mary Johnson, 9287 Jane Road North, with the following condition:

1. The City Engineer and the City Building Official shall review the proposal to determine if the site is a Class I or Class II dwelling.

(Motion Passed 8-0).

5. PUBLIC HEARING: SRD (Suburban Residential District)
Amend Zoning Definition

Planner Dillerud explained that at the September 11, 2000, meeting, the Planning Commission requested staff schedule a Public Hearing to consider an amendment to the Comprehensive Plan definition of SRD. He reminded the Commissioners that they had adopted an alternative that changed the maximum allowable density from 1.4 units per net acre to 0.9.

Chairman Armstrong opened and closed the comment portion of the Public Hearing at 7:43 p.m. NO COMMENTS

M/S/P Sessing/Helwig – to recommend the City Council amend the Comprehensive Plan definition of SRD as follows:

SRD (Suburban Residential Development)

Areas of the City, primarily, but not exclusively, adjacent to lakes where lot sizes and resulting density exceeds that of land use classifications and zoning established in the City in 1990, and existing as platted "lots of record" as of (insert date of enactment).

The residential dwelling unit density of any newly developed SRD site shall not exceed 0.9 units per acre, net of DNR Protected Wetland.

(Motion Passed 6-1-1). Opposed: Brass; density. Abstain: Deziel.

6. MINOR SUBDIVISION: Dan, Jean, & Carl Olinger
9057 & 9095 Lake Jane Trail

Planner Dillerud explained that the application is to accommodate an exchange of property between two adjacent (and related) property owners. He noted that Carl Olinger is the current owner of the larger parcel; and, Dan and Jean Olinger are the owners of the smaller parcel as presented in the illustration. He said the proposal is to reverse the ownership of the properties, explaining that the platting exception is necessary to place the existing homes on the correct parcels.

M/S/P Ptacek/Armstrong – to recommend the City Council adopt Resolution No. 2000-55, approving the Lot Consolidation and Minor Subdivision for Daniel, Jean, and Carl Olinger ("Olinger"), subject to the condition requiring dedication of an easement for Lake Jane Trail over all parcels, if none is determined to exist, and, that Olinger provide evidence to the City of the recorded deeds or recorded document numbers for the deeds consolidating Parcels A & B, and, for the deeds creating Parcels C & D, on or before December 15, 2000.
(Motion Passed 8-0).

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

Respectfully submitted, Cynthia Young-Planning Secretary