



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

The Lake Elmo Planning Commission will meet on Monday, November 13, 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 – October 23, 2000
3. **PUBLIC HEARING:** **Carriage Homes IX, Inc.**
 Conditional Use Permit – Signs
 Carriage Station Development
 (Highway 5 – NE Annexed area.)
4. Other
5. Adjourn

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Lake Elmo
Planning Commission

Meeting Minutes
Monday, November 13, 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, Deziel, Helwig, Herber, Mandel, Ptacek, Sedro, Sessing, and Taylor. Also present: Planner Dillerud.

1. Agenda

Add: 4.a Discussion; Comprehensive Plan

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

2. Minutes

M/S/P Helwig/Sessing - to approve the Minutes from the October 23, 2000 meeting, as presented.

(Motion Passed 7-0-2). Abstain: Berg, Mandel.

3. PUBLIC HEARING:

Carriage Homes IX, Inc.

Conditional Use Permit - Signs

Carriage Station Development (*Highway 5 - NE Annexed area*).

Planner Dillerud said that when the City Council approved the Final Plat for Carriage Station earlier this year, no plans were submitted for residential development project signage. He noted the applicant had submitted applications for temporary (permitted) Real Estate Development Project Advertising Signs and Individual Property Sale, Lease, or Rental Signs, which have been administratively approved. He said the applicant also proposes a Conditional Use Permit for two permanent Neighborhood Identification Signs; one at the intersection of 55th Street & Highway 5, and, another at the median of Marquess Trail North. He said the identification sign proposed for the corner of 55th Street North and Highway 5 would be 44 square feet in sign area; 5.5 feet high above grade; set back 85 feet from the property line of Highway 5; and, set back 25 feet from the property lines of 55th Street North and Highway 5. He noted the sign proposed in the median of Marquess Trail would be approximately 24 square feet in sign area; a maximum of 3.5 feet height above grade; and, would be located in the dedicated street right-of-way. He explained that while neighborhood identification signs do exist in the City, the only such sign which he could locate a Conditional Use Permit proceeding is that of Torre Pines in 1997. He said the Council approved that signage, but there were philosophical issues expressed by the Planning Commission and Council regarding neighborhood signage in general, which did not result in any amendments to the sign ordinance. He said staff recommends approval of the Conditional Use Permit, based on the findings noted in the staff report subject to the following conditions:

1. The applicant and the Carriage Station HOA provide the City a specific Hold Harmless Agreement for any, and all future damage to the Marquess Trail median sign as the result of street maintenance and snow plowing by the City; and/or from any liability arising from vehicle collision with the Marquess Trail sign/monument.
2. The Carriage Station HOA Declaration be amended to specify that all maintenance, upkeep, and replacement, or other required actions regarding

the Marquess Trail median sign be the sole responsibility of, and at the sole expense of, the Carriage Station HOA.

Commissioner Deziel asked if "Stop" signs would be installed at the intersections. Planner Dillerud said, "Yes."

Commissioner Taylor asked the applicant if there was any reason for the sign. Mr. Arkell replied, "The proposal is for a sign at the commercial end of the project, and the sign at the Marquess Trail entrance to the development "finishes" the entrance."

Commissioner Helwig asked if the signs would be lighted. Mr. Arkell said, "Yes, lighting is proposed, but only from 8:00 p.m. - 10:00 p.m.; not in the summer months; and, on a timer device."

Commissioner's Mandel and Brass said they personally objected to neighborhood signage; found them unnecessary; and, not in keeping with a rural character for Lake Elmo.

Chairman Armstrong opened and closed the comment portion of the Public Hearing at 7:22 p.m. NO COMMENTS

Commissioner Deziel said he supports the proposal; finds informational signage helpful; and, noted the Tri-Lakes neighborhood signage.

Commissioner Sedro asked about the signage photometry design. Planner Dillerud said that although he just became aware that the applicant proposed lighted signage, shielded lamps must direct any signs that are lit.

Commissioner Berg said although he was neutral on neighborhood signs, that the ordinance permits them, and the Planning Commission must recommend approval of this proposal.

Chairman Armstrong agreed, stating this proposal does not jeopardize the health, safety, or welfare of the residents of Lake Elmo.

Commissioner Brass asked if the proposed signs could be temporary.

M/S/P Armstrong/Helwig - to recommend the City Council approve the Conditional Use Permit for "Neighborhood Identification Signs" within the Carriage Station neighborhood, consistent with the plans staff-dated November 9, 2000, based on the Findings, and subject to the following conditions:

1. The applicant, and the Carriage Station HOA provide the City a specific "Hold Harmless Agreement" for all future damage to the Marquess Trail median sign as the result of street maintenance and snow plowing by the City; and/or from all liability arising from vehicle collision with the Marquess Trail sign/monument.
2. The Carriage Station HOA Declaration be amended to specify that all maintenance, upkeep, and replacement, or other required actions regarding the Marquess Trail median sign be the sole responsibility of, and at the sole expense of, the Carriage Station HOA.
3. The signs shall not be lighted.
4. Completion of the proposed signage must per plans staff-dated November 9, 2000.

(Motion Passed 6-3). Opposed: Brass, Mandel, and Sedro.

M/S/P Armstrong/Helwig - to request the City Council direct staff to call a Public Hearing to consider Section 535.07 Subd. 1.G - Permitted Signs by Zoning District, Permitted Signs in Residential Districts, Other signs, such as neighborhood or projects identification signs consistent with the neighborhood character, subject to Conditional Use Permit, be repealed. (Motion Passed 9-0).

The applicant, John Arkell, requested that, as an aside to the sign proposal, the City take a look at the uniform grid-street naming procedure. He said Washington County insisted that he use only one name - "Marquess" - within Carriage Station. He said he thought it might be confusing to emergency personnel, and ultimately dangerous, to have all streets in Carriage Station designated by Marquess, differing only by "Trail, Way, Circle, Court, etc."

4.a Comprehensive Plan Update - Housing Element

Planner Dillerud presented a report on the Housing Element of the Comprehensive Plan. He noted that a Public Hearing had been noticed for the November 27, 2000 Planning Commission meeting, and requested that the Commissioners be prepared to discuss the issue at that time.

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

Respectfully submitted, Cynthia Young-Planning Secretary