



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

The Lake Elmo Planning Commission will meet on Monday, November 27, 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 - November 13, 2000
3. PUBLIC HEARING: City of Lake Elmo
Housing Element of the 2000=2020 Comprehensive Plan
4. SITE PLAN REVIEW: Frauenshuh Companies
Expansion to High Pointe Health Campus
8650 Hudson Blvd.
5. Other
6. Adjourn



**City of Lake Elmo
Planning Commission**

**Meeting Minutes
Monday, November, 27, 2000**

Chairman Armstrong called the November 27, 2000 Regular Meeting of the Lake Elmo Planning Commission to order at 7:00 P.M.

Commissioners Present: Taylor, Berg, Armstrong, Sedro, Deziel, Sessing, Helwig, Brass, and Herber

Commissioners Absent: Mandel and Ptacek

Motion: Commissioner Helwig, **Second:** Commissioner Sedro, to approve the Agenda as presented.

Motion: Commissioner Sessing, **Second:** Commissioner Berg, to table consideration the Planning Commission Minutes of November 13, 2000 to the next meeting.

Housing Element of the Comprehensive Plan

Planner Dillerud introduced the 13 page document drafted by Staff, explaining to the Commission that a Housing Element was a required component of the current Comprehensive Plan Update responsive to Legislative mandate in the Metropolitan Land Planning Act. He further advised the Commission that the format of the draft presented to the Commission was responsive to the requirements of the "Local Planning Handbook" of the Metropolitan Council, but the content of the draft was likely not what the Metropolitan Council would be looking for from Lake Elmo. He noted, however, that the content of the draft is responsive to his interpretation of the brief and general terms of the Metropolitan Land Planning Act regarding Housing.

Planner Dillerud then summarized the Housing Element draft for the Commission, highlighting the following statistics and issues:

1. The only complete, current and unbiased source of housing statistics is the County Assessor's records. Those were the source of all housing data for Lake Elmo's Housing Element. The data is current as of January 1, 2000.
2. Nearly 30% of Lake Elmo's existing housing remains affordable to families at or below 60% of the Metro Area's median family income. Over 35% of Lake Elmo's existing housing remains affordable to families at or below 80% of the Metro Area's median family income.

3. Most of Lake Elmo's neighboring communities do not host affordable housing in as large a percentage of the total housing stock as is hosted by Lake Elmo today.
4. The primary housing focus of Lake Elmo during the planning period through 2020 should be retention of the existing stock of affordable housing as a valuable resource for the community.

Chairman Armstrong then opened the Public Hearing regarding the Housing Element of the 2000-2020 Comprehensive Plan. He acknowledged receipt of a letter from John W. Lang, an attorney representing Dale Properties, dated November 27, 2000, and attached to these Minutes as a part of the Public Record. All Commissioners had received a copy of the letter prior to the opening of the Public Hearing.

No member of the Public offered testimony, and Chairman Armstrong closed the Public Hearing.

Commissioner Sedro asked Planner Dillerud to explain the numbered paragraphs appearing on Page 8, particularly Paragraph #4 regarding 10% of all new housing units being "rental".

Planner Dillerud responded that those five paragraphs were a recitation of the "Housing Goals" adopted by the Lake Elmo City Council in 1996. He further explained that those goals were mandated by the Metropolitan Council as a condition of Lake Elmo's continued participation in the Metropolitan Council's "Livable Communities" initiative. He noted that the City Council had officially decided to not continue Livable Communities participation earlier in November, 2000 – well after the Housing Element was drafted by Staff.

Commissioner Deziel asked whether it was appropriate to include the recitation of the 1996 Housing Goals for Livable Communities since the City Council has decided not to continue Livable Communities. He noted that at least a sentence confirming the City's discontinuance of Livable Communities participation should be added.

Planner Dillerud suggested that it may still be appropriate to recite the 1996 goals since those goals remain of record with the Metropolitan Council. It may be inappropriate not to at least acknowledge them to establish an historic context for the balance of the Housing Element.

Commissioner Helwig suggested that inclusion of a sentence regarding Livable Communities discontinuance would not be appropriate.

Commissioner Deziel observed that the 15% Return on Invested Capital regarding the value of Cimarron Neighborhood lots appearing on Page 2 may be somewhat aggressive. He suggested that, after tax and other considerations, the bottom line may very well be about the same, but that breakout should be reflected in the text.

Commissioner Deziel reminded the Commission that affordable housing was a major Regional problem, and that each community should be doing its fair share to address the problem. He referenced the reported problem of “homeless” families and individuals as an indicator of the serious nature of the problem. He observed that this proposed Housing Element does not address how Lake Elmo will address its share of the problem in the future; and, that this approach does cast Lake Elmo as “exclusionary” in a way.

Planner Dillerud responded that the recent data suggests that Lake Elmo has been addressing, and continues to address, affordable housing by efforts to retain that which already exists in the community. He pointed out that affordable housing creates fiscal issues for cities – issues that Lake Elmo has accommodated for decades without assistance from the Metropolitan Council, or any other agency.

Motion: Chairman Armstrong; **Second:** Commissioner Sessing, to recommend to the City Council that the November 27, 2000 draft of the Housing Element of the 2000-2020 Lake Elmo Comprehensive Plan be adopted, as drafted, subject only to adjustment to tabular data by the City Planner as may be required.

Site Plan – Highpointe Health Campus

Planner Dillerud reviewed the plan to construct a 1-story addition of 2,530 square feet to the North end of the existing Highpointe Health Campus building. He noted that this addition is not a portion of the 40,000 square foot “concept” approval for the South and West ends of the building approved in 1997. He advised the Commission that the proposed Site Plan complies with the standards of both Section 300 (Business Park Zoning); and, Section 520 (Commercial Site Plans) of the City Code.

Planner Dillerud reported that the proposed addition, when added to the existing structure area, would generate the need for two additional off street parking spaces to the overall site. He pointed out that those spaces are shown on the site plan, but the developer proposes those spaces be “proof of parking” at this time, rather than constructed. He noted that he agrees with that approach, since no parking problems have been reported at Highpointe based on the 248 spaces already constructed; and, construction of the 40,000 square foot addition (with many added spaces) appears close at hand. This approach appears consistent with the general City policy of limiting impervious coverage where practical.

Commissioner Sedro asked Planner Dillerud when the two “proof of parking” spaces would be constructed.

He responded that when the 40,000 square foot addition is presented the entire parking plan for the site will again be revived. Since the site would be complete with that addition, total-parking requirements will need to be met.

Motion: Commissioner Sessing; **Second:** Commissioner Helwig, to recommend to the City Council approval of the Site Plan for Highpointe Health Campus for a 2,530 square

foot addition, per plans applicant dated November 15, 2000, including "proof of parking" for the two additional parking spaces depicted on the plan.

There being no further business before the Commission, Chairman Armstrong adjourned the meeting at 8:15 PM.

Regretfully Submitted,

Charles E. Dillerud
Acting Recording Secretary