



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

Feb
12
2001

The Lake Elmo Planning Commission will meet
Monday, February 12, 2001 at 7:00 p.m.
in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota.

AGENDA

1. Agenda
2. Minutes – January 22, 2001
3. **Public Hearing:** Robert Engstrom Companies
Conditional Use Permit – Neighborhood Identification Signs
Fields of St. Croix I and Second Addition
4. **Public Hearing:** SJW, LCC Will Zintl
Conditional Use Permit – Neighborhood Identification Sign
Tana Ridge Residential Development
5. **Site Plan Review:** Frauenshuh Company
Park Dental Building – High Pointe Medical Center
I-94 Frontage Road and Inwood Avenue

Approved 2-26-01

Lake Elmo
Planning Commission

Meeting Minutes
Monday, February 12, 2001

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, Helwig, Herber, Mandel, Ptacek, Sedro, Sessing, and Taylor. Absent: Commissioners Brass and Deziel. Also present: Planner Dillerud.

1. **Agenda**

M/S/P Helwig/Sessing - to accept the Agenda, as presented.
(Motion Passed 9-0).

2. **Minutes**

M/S/P Helwig/Ptacek - to approve the Minutes from the January 22, 2001 meeting, as presented.
(Motion Passed 7-2). Abstain: Berg, Taylor.

3. **Public Hearing: Robert Engstrom Companies
Conditional Use Permit - Neighborhood Identification Signs
Fields of St. Croix 2nd Addition**

Planner Dillerud explained that the City Council approved the final plat for The Fields of St. Croix 2nd Addition in 1999, and The Fields of St. Croix in 1997. He noted that at those times, no plans for residential development project signage was approved. He said the applicant has installed neighborhood identification signs at the entrances to Fields (2) and Fields 2nd Addition (1). He presented a graphic overhead that illustrated the signs as three identical steel signs mounted on boulders. Each sign is approximately 30 square feet in area, and situated at the corner of right-of-way lines in all cases. He discussed previously approved neighborhood signs at Carriage Station and Torre Pines developments. He noted the Municipal Code is silent to neighborhood signs, and standards for a CUP for signs is absent.

Robert Engstrom

Robert Engstrom Companies (*applicant*)

Mr. Engstrom stated this is the first time he has had to pay \$875.00 for a Conditional Use Permit for signage when typically, Planned Unit Developments include signage. He said he hoped the Planning Commission found the signage to be agreeable.

Chairman Armstrong opened the comment portion of the Public Hearing at 7:08 p.m.

Gary Van Cleve - Resident

Fields of St. Croix Homeowners Association

Mr. Van Cleve requested some small scale lighting of the signs be permitted, stating it is difficult to see the entrances at night. He explained that people must drive very slowly at night to see the entrances.

Chairman Armstrong closed the comment portion of the Public Hearing at 7:09 p.m.

Commissioner Taylor asked if, at some point, neighborhood signs were not permitted.

Chairman Armstrong said the Planning Commission recommended the City Council repeal the section of the code, which allows neighborhood signs at previous meetings.

Commissioner Mandel said he did not support signs depicting separate neighborhoods; Lake Elmo wants to keep the entire city dark; and, it is the builders that want signage.

Commissioner Sessing suggested the replacement and maintenance of the signage is the responsibility of the homeowners association.

M/S/P Berg/Herber – to recommend the City Council approve the Conditional Use Permit for Fields of St. Croix neighborhood signs, with the following conditions:

1. The applicant and the Fields of St. Croix Home Owner's Association provide the City a specific Hold Harmless Agreement for any and all future damage to the sign as the result of street maintenance and snow plowing by the City; and/or from any liability arising from the sign/monument.
2. The neighborhood identification signs shall not be lighted.
3. The replacement and maintenance of the signs shall be the responsibility of the Home Owner's Association.

(Motion Passed 8-1). Opposed: Taylor- does not carry with a "rural" atmosphere, just more junk along the road, divides the community.

4. **PUBLIC HEARING: SJW, LCC Will Zintl**
Conditional Use Permit – Neighborhood Identification Sign
Tana Ridge Residential Development

Planner Dillerud said the final plat for Tana Ridge was approved by the City Council in 1999, and noted at that time, no plans were submitted for residential development project signage. He explained that the applicant has installed a neighborhood identification sign, which is basically a boulder with approximately 40 square feet of surface area, with neighborhood identification applied to the face. He said the boulder is setback approximately 30 feet from the 50th Street right-of-way line and is on the Lily Avenue right-of-way, but physically well above the street level. He noted the boulder is approximately 6 feet above adjacent grade. He said the analysis of this sign request was basically the same as the previous case. However, said he was mildly concerned about the boulder situated so close to the driving surface.

Chairman Armstrong opened and closed the comment portion of the Public Hearing at 7:21 p.m. NO COMMENTS

Commissioner Sedro expressed her concern for the rock in the Lily Avenue roadway, and asked if the City had any recourse.

Planner Dillerud said the site could be surveyed and ultimately, the sign could be relocated.

M/S/P Berg/Sedro - to recommend the City Council approve the Conditional Use Permit for the Tana Ridge neighborhood sign, with the following conditions:

1. The applicant and Tana Ridge Home Owner's Association provide the City a specific Hold Harmless Agreement for any and all future damage to the sign as

- the result of street maintenance and snow plowing by the City; and/or from any liability arising from the sign/monument.
2. The neighborhood identification signs shall not be lighted.
 3. The replacement and maintenance of the signs shall be the responsibility of the Home Owner's Association.

(Motion Passed 8-1). Opposed: Taylor- does not carry with a "rural" atmosphere, just more junk along the road, divides the community.

M/S/P Armstrong/Sessing - to request staff notice a Public Hearing to repeal Section 535.07 Subd. 1.G - Permitted Signs in Residential Districts, and discuss the Sign Ordinance in its entirety at a later meeting.

(Motion Passed 9-0).

5. Site Plan Review: Frauenshuh Company
Park Dental Building
I-94 Frontage Road & Inwood Avenue

Planner Dillerud explained that the 1.4-acre site and existing structure has been used as retail bike and/or sporting equipment shop for the past several decades. He noted the retail shop is no longer doing business, and the applicant and Steven Kopesky (present site owner) propose the demolition of the existing structure, construction of a new, all brick structure of 10,051 gross square feet to be occupied by Park Dental as both a clinic and office. He noted the site is not within the Eagle Point Business Park Planned Unit Development, and that he reviewed the site plan for conformance with the standards of the Business Park zoning. He said the applicant needs permits from the SWWD and MnDOT, noting neither agency had submitted comments at meeting time. He discussed the findings and recommendations as found in the staff report, stating the site plan appears to be in compliance with the City Code requirements, except the lot area required, which is 3.5 acres and 1.4 is proposed; and, the setback from a building from a property line where 30 feet is proposed, and 150 feet is required because it is adjacent to property which is zoned residential. He suggested two approaches to the situation; One, being to make a recommendation on the site plan subject to approval of variances; or, assume that the land adjacent to the East should be zoned LB, not RR, and recommend approval of the site plan as in compliance on that basis.

Commissioner Taylor complimented the overall site plan, but requested more landscaping be installed, and that the holding pond be designed a little nicer.

Dean Williamson/Joe Sullivan/ Bob Dylan
Frauenshuh Company (applicant)

Mr. Williamson stated there are currently 37 Park Dental facilities in the Twin Cities, and they designed this Park Dental building to fit with High Pointe Medical Center, which is adjacent to the West of this parcel.

Planner Dillerud reminded the Commissioners that they could not design the landscaping for applicants, rather, applicants are required to submit a letter of credit as security regarding landscaping.

Commissioner Taylor questioned what the lab/office ratio was.

Mr. Williamson said nearly 8,000 square feet for patient clinic, leaving nearly 2,000 square feet for office space.

M/S/P Sessing/Taylor - to recommend the City Council approve the Site Plan for Frauenshuh Company at the 8980 Hudson Boulevard site, per plans dated February 7, 2001,S and subject to the following conditions:

1. Compliance with recommendations of the City Engineer dated February 2, 2001.
2. Submission of plans for the freestanding sign, to be in compliance with Section 535 of the City Code, prior to issuance of the building permit.
3. Approval by the Planning Commission of a zoning variances from Section 300.07 Subd. 4.K.5 of the Municipal Code, to permit a lot area of 1.4 acres where 3.5 acres is required; and, to permit a setback of 30 feet from a building to a property line where 150 feet is required because the adjacent property is zoned residential.

(Motion Passed 9-0).

6. Other

Status of OP Ordinance, Comprehensive Plan, Work Program, CDBG Grant

Planner Dillerud said the City Council reviewed the draft Open Space Ordinance, and raised a number of issues. He reported that they set a workshop date for Tuesday, February 27, 2001, at 5:00 p.m., in the Council Chambers of City Hall.

Planner Dillerud said Parks Commission Chairman Schumacher advised him that the Parks Commission wanted him to develop the Park Element of the Comprehensive Plan. However, he reported that Chairman Schumacher would deal with the inventory portion, and requested the Planner compose the test portion. Planner Dillerud said the Transportation section has been sent back to City Engineer Prew; Utilities is OK; and, the Land Use Plan is short the drainage plan.

Planner Dillerud said he would put together the Planning Commission 2001 Work Plan shortly.

Planner Dillerud said he sent the CDBG Grant application to Washington County. He explained that Lake Elmo applied for \$90,000.00 to be distributed as follows: Consultant to write a new zoning ordinance; consultant to provide survey analysis of Cimarron, and make recommendations & apply for other grants; consultant to provide graphic definition of "Village Scale Housing"; and, systems analysis for City Public Facilities.

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

Respectfully submitted, Cynthia Young-Planning Secretary