

City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

The Lake Elmo Planning Commission will meet
Monday, March 26, 2001, at 7:00 p.m.
in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota.

7:00 p.m. Convene as Special Projects

1. Old Village Special Project Members
 - A. Minutes - February 26, 2001 (Old Village Section)
 - B. Old Village Architectural Guidelines (*continued*)
 - C. Meeting time for Special Projects

Adjourn Special Projects

(This meeting is a continuation of the
February 26, 2001 Planning Commission Public Hearing
regarding the Old Village Architectural Guidelines.)

March
26
2001

Lake Elmo
Planning Commission

Meeting Minutes
Monday, March 26, 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, Brass, Deziel, Helwig, Herber, Mandel, Ptacek, Sedro, Sessing, John, Herreid, Bucheck, Frost and Williams. Also present: Planner Dillerud. *Taylor*

CONVENE - OLD VILLAGE SPECIAL PROJECTS

1.A Minutes February 26, 2001, Special Projects - Old Village Section

M/S/P Williams/John - to approve the Minutes from the 2/26/01 meeting, as presented. (Motion Passed 11-0-5). Abstain: Helwig, Ptacek, Taylor, Bucheck and Frost.

1.B Old Village Architectural Guidelines *(continued)*

Planner Dillerud reported that, as directed, he sent the draft ordinance back to City Attorney Filla for a second review, to determine the constitutionality of the ordinance, and respond in writing. He reviewed the City Attorney's report, as found in the Planning Commission packet.

Chairman Armstrong said, that since the February 26, 2001 meeting, he received a few calls from residents, and decided it was appropriate to once again open the Hearing to comments, provided the speakers had not given testimony at the earlier meeting. He presented a written statement *(attached)* from Special Projects Member Frost.

WC Blanton

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Mr. Blanton stated he did not understand why city government has any business dealing with matters of taste or comfort. He said times change, and it was none of governments business to dictate in this matter.

Commissioner John stated he thought applause from the audience, and from planning commissioners was out of order. He said they were at the meeting to debate measures, and others may have an opposing opinion *[than those of the audience]*, and requested applause be resisted.

Deb Krueger

Resident

Ms. Krueger stated she was never notified of the meeting(s), and read a prepared statement (attached).

Chairman Armstrong closed the comment portion of the Hearing at 8:15 p.m.

Commissioner Berg asked Planner Dillerud to explain the differences between the Village Plan and the Architectural Guidelines.

Planner Dillerud explained there is a sequence of events and process leading to these Architectural Guidelines, and the Comprehensive Plan contains a chapter that deals with the Old Village Plan. The Old Village Plan has a series of policies that address what the Old Village is intended to appear, Lake Elmo Planning Commission Meeting Minutes Monday, March 26, 2001

and function like in the future. The Architectural Guidelines are intended to be one of the implementation documents of this planning work, which has already been adopted by the City Council.

Commissioner John read a prepared statement (*attached*).

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M/S/P Berg/Mandel - to request direction from the City Council pertaining to the following:

- 1) Should the guidelines that affect construction of new residential be policy or ordinance;**

- 2) Should the guidelines that affect new and existing commercial be policy or ordinance;
- 3) Should the geographic area to which the ordinance or policy be smaller.

(Motion Passed 14-0).

M/S/P Berg/Mandel - to request direction from the City Council relating to its priorities & regarding notifying residents of the Old Village Plan.

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BREAK 8:05 p.m. - 8:15 p.m.

1.C Special Project Meetings

M/S/P Armstrong/Williams - to schedule "special projects" of the Planning Commission to convene at 7:00 p.m.

(Motion Passed 14-0).

M/S/P Armstrong/Berg - to recommend the City Council approve the first meeting of the month for Planning Commission includes Old Village Special Projects.

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M/S/P Williams/John - to request the City Council approve establishment of an ad hoc Old Village subcommittee to meet separately from the Planning Commission; to complete the groundwork on Old Village related items; to open the membership to all Planning Commission members; that all meetings be open to the public; and, staff need not be present.

(Motion Passed 14-0).

ADJOURN OLD VILLAGE SPECIAL PROJECTS

CONVENE REGULAR PLANNING COMMISSION

1. Agenda

M/S/P Helwig/Armstrong - to approve the agenda, as presented.

(Motion Passed 9-0).

2. Minutes - February 26, 2001

M/S/P Helwig/Sedro - to accept the minutes from the Monday, February 26, 2001 meeting, as presented.

(Motion Passed 7-0-2). Abstain: Helwig, Ptacek.

3. Public Hearing: St. Croix Vista (Residential Estate Zoning)
Residential Development
Preliminary Plat
Applicants: Metro Development & Stephen Korhel
(West of Keats, South of Highway 36)

Planner Dillerud described the existing site as 34.69 acres resulting from a 1999 Minor Subdivision located West of Keats Avenue at 55th Street, and South of Highway 36. He noted existing residential plats located West, North, and South of the site - all three adjoining platted as conventional

Residential Estates (RE) Zoning, noting consideration for future development of this site was apparent when Rolling Hills Estates was platted.

Roger Anderson
(Site Engineer)

Mr. Anderson said the site was designed to coordinate with the feel and nature of the abutting neighborhoods; the plan meets the requirements for RE platting; revisions based upon comments by the City Engineer will be accomplished; tree plantings will be staggered rather than all in a straight row; and, site drainage will conform to Valley Branch Watershed District recommendations.

Commissioner Ptacek asked if the stub [Julep Avenue] was completed. Mr. Anderson said, "No, the applicant must build the road."

Planner Dillerud reminded the Commissioners that the City Policy requires that no more than 1% drainage may leave the site.

Chairman Armstrong opened the comment portion of the Public Hearing at 8:55 p.m.

Todd Williams
3025 Lake Elmo Avenue

Mr. Williams expressed his support for the project stating when RE Zoning was instituted; this was exactly the kind of development they had in mind.

Len Juran
Resident - 57th Street

Mr. Juran expressed his concern for water run-off and drainage into Klawitter Pond, and requested the Planning Commission and City Council consider this when making its decision.

Bob Seifert
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Mr. Seifert brought forth his concerns regarding erosion control, the safety of the stub road; and, the traffic speed limits after construction. He thanked the applicant for considering neighbor concerns before the Public Hearing.

Planner Dillerud said the City Council budgeted for ½ time position, to report to him; and, one of the responsibilities would be to watch erosion control issues.

Chairman Armstrong closed the comment portion of the Public Hearing at 9:02 p.m.

Commissioner Sedro asked if there were any drainage problems as a result of development of the Prairie Hamlet project.

Planner Dillerud stated he would alert the City Engineer to any water problems on the site.

Commissioner Deziel suggested the ridge on 57th Street might help with the drainage on this site.

M/S/P Ptacek/Sessing - to recommend the City Council approve the Preliminary Plat for Lake Elmo Vista subject to the following conditions:

1. Redesign of the Lot 4, Block 2, and Lot 3, Block 1 common lot line to reduce the Aspect Ratio of Lot 4, Block 2 to the 3:1 Code standard;
2. Approval by the City Council of a Subdivision Code Variance to reduce the required right-of-way for 53rd Street North from 50 feet to 48.91 feet;

3. Compliance with the recommendations of the city Engineer dated February 27, 2001;
4. Submission by the applicant of a site forestation inventory and plan for compliance with site forestation requirements of Section 400.08, Subd. 6, concurrent with the Final Plat application;
5. The existing structure is razed before any building/grading permits are issued.

(Motion Passed 9-0).

4. Public Hearing: Conditional Use Permit – Low Impact AG Zoning
Neil Siverson & Susan Otto Siverson
8940 15th Street

Chairman Armstrong announced this Public Hearing is postponed to Monday, April 23, 2001.

5. Public Hearing: Variance (Buffer Zone in Residential Zoning)
Cardinal Homebuilders/D & T Development
1696 Ivy Avenue – Cardinal Ride Residential Development

Planner Dillerud described the site as 1696 Ivy Lane (Lot 1, Block 3, Cardinal Ridge). He explained that sometime during the first week in March, the City was advised that it appeared a home was under construction in Cardinal Ridge at a location that would violate the 100-foot structure buffer adjacent to agricultural property. He said planning staff determined the lot was in compliance, but requested the Building Official check all other issued building permits in Cardinal Ridge, as well. Upon doing so, the Building Official reported that the construction on Lot 1, Block 3 had proceeded to basement walls and first floor cap, and the structure was situated 29.02 feet from the property line to the West. He explained the variance request is to reduce the buffer from 100 feet to the 29.02 feet now in place, a variance of 70.98 feet, or 71% of the standard. He noted in this case, attorneys advocating on behalf of their clients for both approval and denial have presented detailed documentation regarding the necessary findings for the Commission. He said, considering the circumstances leading to this variance application, that it did not seem appropriate for staff to offer a formal recommendation to the Commission.

Tim Freeman (Representing Applicant)

Folz, Freeman, and Dupay

Mr. Freeman reviewed a narrative, as found in the March 26, 2001 staff report. He said the first obvious thought for the applicant was to move the existing home to comply with the buffer requirement, but, upon further review, this option became unrealistic and commercially impractical. He presented several colored photographs (overhead) of the structure, which he described as a home, more than “just started.” He explained that to move this home, it would require complete demolition and removal of the entire structure, estimated cost being in the neighborhood of \$65,000.00 - \$70,000.00. He further noted this was clearly an oversight, stating none of the parties involved would have continued with the home in its current location if they had realized the error. He said the only viable solution was to request a variance from the buffer standard requirement. He suggested there might be mitigation of the buffer by planting additional trees to buffer the homes from each other, and said he did not think it made sense to buffer similar compatible uses from one another.

Commissioner Taylor stated her opposition to the variance saying the development was platted and now the applicant wants to change things to fit them because of problems.

Chairman Armstrong opened the comment portion of the Public Hearing at 9:29 p.m.

Todd Rapp (Attorney)

Representing resident of Parkview Estates – Ed & Cindy Forletti

Mr. Rapp noted he was an attorney from Apple Valley, representing Cindy and Ed Forletti. Mr. Rapp said he would keep his comments short, as it was his understanding that the Planning Commission had received a copy of his letter. He said he was appearing to stand behind the comments found therein, and to respond to questions. He said the photographs presented by the applicants' representative do not accurately depict the view of the structure from the Forletti property to the West.

Chairman Armstrong closed the comment portion of the Public Hearing at 9:32 p.m.

Chairman Armstrong suggested a solution might be to re-zone the entire parcel, owned by Tjosvold/Zehrer, to Rural Residential, noting there is a lesser setback requirement in RR, and the Open Space Easement to the City would be maintained.

M/Failed Armstrong – to consider the solution of a rezone of Lot 1 and Outlot B to Rural Residential (RR) Zoning.

Commissioner Brass stated she was very opposed to this idea, saying the Forletti's were "there first" and it seemed no one was concerned about their rights. She said everyone knew of the Code, and this was a huge mistake.

Commissioner Mandel stated he supported buffers where OP developments abutted RE developments.

Commissioner Helwig suggested tabling the issue to allow staff time to discuss another option.

Chairman Armstrong said the Planning Commission should not hold up that applicant, and make a decision at this meeting.

Planner Dillerud suggested further investigation of Chairman Armstrong's proposal, stating the criteria would be: the outlot be forever tied to the Tjosvold/Zehrer property; Park dedication is based on AG Zoning, and would have to be re-visited.

M/S/P Ptacek/Taylor – to deny the Zoning Ordinance Variance – Buffer Width to Cardinal Homebuilders, Inc./D&T Development-Tjosvold/Zehrer, finding the hardship is self-imposed; and, to approve would be a special privilege to applicant.
(Motion Passed 8-1). Opposed: Armstrong

M/2/F Armstrong/Berg –to set a Public Hearing for April 9, 2001, to Rezone Outlot B and Lot 1, Block 3 of Cardinal Ridge, from AG to RR.
(Motion Failed 3-6). Opposed: Brass, Herber, Mandel, Ptacek, Sedro, and Sessing.

Mr. Rapp said he felt this was an unheard of procedure; the concept of rezoning to alleviate a condition and, passed on an 8-1 voted because of a self imposed hardship was clearly spot zoning, and he stated his strong opposition.

Chairman Armstrong reminded Mr. Rapp that the Minnesota Planning Act allows cities to initiate rezoning without applications, and assured him it was within the authority of the Planning commission to do so.

Planner Dillerud supported Chairman Armstrong's comment by citing Section 300.06 of the Municipal Code.

**6. Site Plan Amendment Twin Gable Office Complex
Laverne Avenue & Highway 5
Dorothy Erban, applicant**

Planner Dillerud said the proposed amendment to a previously approved site plan is to solidify the design as a single structure by fully enclosing the connection between the two wings, and provide a climate controlled interior "garden area", as well.

Steve Erban (applicant's representative), provided no further comments.

M/S/P Armstrong/Taylor - to recommend the City Council approve the amended site plan for a multi-tenant project per plans dated by staff March 7, 2002, June 22, 2000, subject to the following condition:

1. Compliance with all conditions of the August 2, 2000 City Council Site Plan approval of the site.

(Motion Passed 9-0).

**7. Planned Unit Development: Mulligan Masters Practice Center
Concept Phase and Watercolors Office Complex
Keats Avenue & Hudson Blvd.
Hiner Development/Durow**

Planner Dillerud described the site as 55.5 acres located at the Northeast Quadrant of Keats Avenue & Hudson Blvd. He noted the existing zoning classification of the entire site is Rural Residential (RR), and the zoning district classification would be one of the two districts, the other being AG, would be consistent with an RAD Land Use Plan classification. He said the applicant proposes a Commercial Planned Unit Development Concept for a golf practice facility on the Northerly 33.5 acres, and an office park, which are two groupings of 15 acres and 5 acres. He said the concept plan is consistent with the 1997 Land Use Plan. He added the existing zoning of the site could be AG (part) and LB (part), and be consistent with the Comprehensive Plan, noting a golf practice facility and professional offices would be allowable uses within the consistent zoning classifications. He said the Planned Unit Development Concept Plan appears to satisfy the purposes and intent of the AG and LB Zoning Districts, however, this depends on a determination with regard to the intent and purpose of wastewater generation standards in the LB zoning district - bringing forth the question: Are those standards intended to relate to wastewater treatment capabilities, or control of use intensity?

**Rich Hiner (*applicant*)
Hiner Development**

Mr. Hiner presented, and discussed a "to-scale" model of the proposed Planned Unit Development Concept Plan, which 3 dimensionally illustrated the golf practice facility and office complex.

Commissioner Helwig noted that he was one of the commissioners with longer tenure. He recalled that the wastewater standards appearing in the commercial zoning districts were partly intended to address wastewater issues, and partly intended to address land use intensity uses.

Mr. Hiner introduced members of the Durow family; and, noted that this land had been in family ownership for several decades.

M/S/P Deziel/Berg - to recommend the City Council approve the determination regarding the intent and purpose of wastewater volume standards of the LB Zoning District to be wastewater management only.

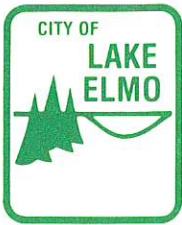
(Motion Passed 8-1). Opposed: Brass

M/S/P Armstrong/Deziel - to recommend the City Council approve a Commercial Planned Unit Development Concept Plan for Hiner Development, Inc./Durow; and, use of the 5 acre site be permitted uses in the Limited Business (LB) Zoning District only.

(Motion Passed 7-1-1). Opposed: Armstrong; prefers conventional zoning; trouble in the past with Planned Unit Developments; but, likes the plan, and thinks it will be good for the City. Abstain: Brass.

Chairman Armstrong adjourned the meeting at 10:50 p.m.

Respectfully submitted, Cynthia Young-Planning Secretary



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 - B. Old Village Architectural Guidelines (*continued*)
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Adjourn Special Projects

Convene – Regular Planning Commission

AGENDA

1. Agenda
2. Minutes – (Regular Planning Commission Section) Monday, February 26, 2001
3. **Public Hearing:** Lake Elmo Vista -Residential Estate Zoning
Residential Development
Preliminary Plat & Variance
Metro Development & Stephen Korhel
(*West of Keats Avenue, South of Highway 36*)
4. **Public Hearing:** Conditional Use Permit – Low Impact AG Zoning
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6. **Site Plan Amendment:** Twin Gable Office Complex
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Dorothy Erban
7. **Concept Plan Review:** Planned Unit Development
Mulligan Masters Practice Center &
Watercolors Office Complex
Keats Avenue & Hudson Boulevard
8. Other
9. Adjourn

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Cardinal Homebuilders/D & T Development
1696 Ivy Avenue - Cardinal Ride Residential Development

Planner Dillerud described the site as 1696 Ivy Lane (Lot 1, Block 3, Cardinal Ridge). He explained that sometime during the first week in March, the City was advised that it appeared a home was under construction in Cardinal Ridge at a location that would violate the 100-foot structure buffer adjacent to agricultural property. He said planning staff determined the lot was in compliance, but requested the Building Official check all other issued building permits in Cardinal Ridge, as well. Upon doing so, the Building Official reported that the construction on Lot 1, Block 3 had proceeded to basement walls and first floor cap, and the structure was situated 29.02 feet from the property line to the West. He explained the variance request is to reduce the buffer from 100 feet to the 29.02 feet now in place, a variance of 70.98 feet, or 71% of the standard. He noted in this case, attorneys advocating on behalf of their clients for both approval and denial have presented detailed documentation regarding the necessary findings for the Commission. He said, considering the circumstances leading to this variance application, that it did not seem appropriate for staff to offer a formal recommendation to the Commission.

**Tim Freeman (Representing Applicant)
Folz, Freeman, and Dupay**

Mr. Freeman reviewed a narrative, as found in the March 26, 2001 staff report. He said the first obvious thought for the applicant was to move the existing home to comply with the buffer requirement, but, upon further review, this option became unrealistic and commercially impractical. He presented several colored photographs (overhead) of the structure, which he described as a home, more than "just started." He explained that to move this home, it would require complete demolition and removal of the entire structure, estimated cost being in the neighborhood of \$65,000.00 - \$70,000.00. He further noted this was clearly an oversight, stating none of the parties involved would have continued with the home in its current location if they had realized the error. He said the only viable solution was to request a variance from the buffer standard requirement. He suggested there might be mitigation of the buffer by planting additional trees to buffer the homes from each other, and said he did not think it made sense to buffer similar compatible uses from one another.

Commissioner Taylor stated her opposition to the variance saying the development was platted and now the applicant wants to change things to fit them because of problems.

Chairman Armstrong opened the comment portion of the Public Hearing at 9:29 p.m.

Todd Rapp (Attorney)

Representing resident of Parkview Estates – Ed & Cindy Forletti

Mr. Rapp noted he was an attorney from Apple Valley, representing Cindy and Ed Forletti. Mr. Rapp said he would keep his comments short, as it was his understanding that the Planning Commission had received a copy of his letter. He said he was appearing to stand behind the comments found therein, and to respond to questions. He said the photographs presented by the applicants' representative do not accurately depict the view of the structure from the Forletti property to the West.

Chairman Armstrong closed the comment portion of the Public Hearing at 9:32 p.m.

Chairman Armstrong suggested a solution might be to re-zone the entire parcel, owned by Tjosvold/Zehrer, to Rural Residential, noting there is a lesser setback requirement in RR, and the Open Space Easement to the City would be maintained.

M/Failed Armstrong – to consider the solution of a rezone of Lot 1 and Outlot B to Rural Residential (RR) Zoning.

Commissioner Brass stated she was very opposed to this idea, saying the Forletti's were "there first" and it seemed no one was concerned about their rights. She said everyone knew of the Code, and this was a huge mistake.

Commissioner Mandel stated he supported buffers where OP developments abutted RE developments.

Commissioner Helwig suggested tabling the issue to allow staff time to discuss another option.

Chairman Armstrong said the Planning Commission should not hold up that applicant, and make a decision at this meeting.

Planner Dillerud suggested further investigation of Chairman Armstrong's proposal, stating the criteria would be: the outlot be forever tied to the Tjosvold/Zehrer property; Park dedication is based on AG Zoning, and would have to be re-visited.

**M/S/P Ptacek/Taylor – to deny the Zoning Ordinance Variance – Buffer Width to Cardinal Homebuilders, Inc./D&T Development-Tjosvold/Zehrer, finding the hardship is self-imposed; and, to approve would be a special privilege to applicant.
(Motion Passed 8-1). Opposed: Armstrong**

**M/2/F Armstrong/Berg –to set a Public Hearing for April 9, 2001, to Rezone Outlot B and Lot 1, Block 3 of Cardinal Ridge, from AG to RR.
(Motion Failed 3-6). Opposed: Brass, Herber, Mandel, Ptacek, Sedro, and Sessing.**

Mr. Rapp said he felt this was an unheard of procedure; the concept of rezoning to alleviate a condition and, passed on an 8-1 voted because of a self imposed hardship was clearly spot zoning, and he stated his strong opposition.

Chairman Armstrong reminded Mr. Rapp that the Minnesota Planning Act allows cities to initiate rezoning without applications, and assured him it was within the authority of the Planning commission to do so.

Planner Dillerud supported Chairman Armstrong's comment by citing Section 300.06 of the Municipal Code.

**6. Site Plan Amendment Twin Gable Office Complex
Laverne Avenue & Highway 5
Dorothy Erban, applicant**

Planner Dillerud said the proposed amendment to a previously approved site plan is to solidify the design as a single structure by fully enclosing the connection between the two wings, and provide a climate controlled interior "garden area", as well.

Steve Erban (applicant's representative), provided no further comments.

M/S/P Armstrong/Taylor – to recommend the City Council approve the amended site plan for a multi-tenant project per plans dated by staff March 7, 2002, June 22, 2000, subject to the following condition:

1. Compliance with all conditions of the August 2, 2000 City Council Site Plan approval of the site.

(Motion Passed 9-0).

**7. Planned Unit Development: Mulligan Masters Practice Center
Concept Phase and Watercolors Office Complex
Keats Avenue & Hudson Blvd.
Hiner Development/Durow**

Planner Dillerud described the site as 55.5 acres located at the Northeast Quadrant of Keats Avenue & Hudson Blvd. He noted the existing zoning classification of the entire site is Rural Residential (RR), and the zoning district classification would be one of the two districts, the other being AG, would be consistent with an RAD Land Use Plan classification. He said the applicant proposes a Commercial Planned Unit Development Concept for a golf practice facility on the Northerly 33.5 acres, and an office park, which are two groupings of 15 acres and 5 acres. He said the concept plan is consistent with the 1997 Land Use Plan. He added the existing zoning of the site could be AG (part) and LB (part), and be consistent with the Comprehensive Plan, noting a golf practice facility and professional offices would be allowable uses within the consistent zoning classifications. He said the Planned Unit Development Concept Plan appears to satisfy the purposes and intent of the AG and LB Zoning Districts, however, this depends on a determination with regard to the intent and purpose of wastewater generation standards in the LB zoning district – bringing forth the question: Are those standards intended to relate to wastewater treatment capabilities, or control of use intensity?

**Rich Hiner (*applicant*)
Hiner Development**

Mr. Hiner presented, and discussed a "to-scale" model of the proposed Planned Unit Development Concept Plan, which 3 dimensionally illustrated the golf practice facility and office complex.

Commissioner Helwig noted that he was one of the commissioners with longer tenure. He recalled that the wastewater standards appearing in the commercial zoning districts were partly intended to address wastewater issues, and partly intended to address land use intensity uses.

Mr. Hiner introduced members of the Durow family; and, noted that this land had been in family ownership for several decades.

M/S/P Deziel/Berg - to recommend the City Council approve the determination regarding the intent and purpose of wastewater volume standards of the LB Zoning District to be wastewater management only.

(Motion Passed 8-1). Opposed: Brass

M/S/P Armstrong/Deziel - to recommend the City Council approve a Commercial Planned Unit Development Concept Plan for Hiner Development, Inc./Durow; and, use of the 5 acre site be permitted uses in the Limited Business (LB) Zoning District only.

(Motion Passed 7-1-1). Opposed: Armstrong; prefers conventional zoning; trouble in the past with Planned Unit Developments; but, likes the plan, and thinks it will be good for the City. Abstain: Brass.

Chairman Armstrong adjourned the meeting at 10:50 p.m.

Respectfully submitted, Cynthia Young-Planning Secretary

26 March 2001

Planning Commission
City of Lake Elmo

Dear Commissioners:

I do not know if my work schedule will permit me to attend tonight's meeting, so I am submitting the following statement in writing in support of the Architectural Guideline Ordinance for the Village Area.

The architectural guidelines were written to provide a common good, creating an appearance consistent with Lake Elmo's rural aspect that would benefit everyone. The guidelines are intended to exclude existing residential buildings. Much of the furor that has arisen over these guidelines has been fueled by a fear that the ordinance would mandate otherwise, which is simply incorrect. The opposition appears to derive from those who would happily sacrifice the common good at the altar of individual freedom and profit. They ignore the fact that such an ordinance would be likely to enhance property values in the Village Area.

The result of failure to pass this ordinance is simple to see. There will be no restrictions of any substance on the architecture of buildings in the city. The result will be a viewshed dominated by corporate logos (e.g., Cenex) and amateur architecture (e.g., the phallic imagery of what the high schoolers refer to as the 'unit building', Creative Office Gardens). On the other hand, passing the guidelines gives both the planning commission and the City Council some useful structure within which to make future decisions. This city has invested much time and effort, from the Minnesota Design Team and design consultants through long hours put in by two city planners and an untiring executive assistant to four years of work by resident volunteers; each supports a vision of a city with a set of clearly defined architectural and structural criteria.

We can't afford to let this last chance slip away. Please resist the self-motivated concerns of individuals and make the tough decision needed to ensure that Lake Elmo grows in a considered and conscious fashion. Pass the architectural guidelines.

Sincerely,

Arlo Frost

RECEIVED

MAR 26 2001

CITY OF LAKE ELMO

- About 6 yrs. ago the Mn. Design Team was asked to come to L.E. It was a group of architects, city planners, & engineers who help towns like ours plan for its growth. All of the citizens of L.E. had many chances to respond, finally mtg. in OJH auditorium to bring the plans together. Many of you were there.
- Out of those efforts the L.E. Village Commission was born, & was sanctioned by the City Council.
- We met, publically, once twice sometimes 3 times a month for 3 1/2 yrs.; using all of the input of the citizens of L.E. as well as the advise of the Design Team.
- It was with utmost honesty & integrity that we put ourselves in a situation to help the greatest good.
- After 3 1/2 yrs. of blood sweat & tears, it would have been only right & proper for all of us on the VC to have had the opportunity to lay our proposal in front of the citizens of L.E. ourselves, to explain why we did things the way we did.
- I only found out our Com. was dissolved when I took my cat to the vet!
- Did not receive letter to bot Plan. Comm. mtg. either as an old VC member, or as a homeowner w/in the 300' boundary.
- Am sad & disappointed to hear the reactions of my neighbors & fellow citizens of L.E., because I think you were presented w/only part of the story.

- I wonder if you know the full proposal, & how those guidelines would affect it:
- We heard the need for our senior citizens in L.E. & worked for months to create a place for high-rise living, carefully placing it w/ walkways to downtown L.E.
- We heard the Athletic Comm. ask us to consider ball parks because we were outgrowing the others. Again, we put these by the Senior living area so they could watch the kids play, & the kids could safely ride their bikes there.
- These are just a few of the other things provided in the full proposal.

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MAR 26 2001
CITY OF LAKE ELMO

Architectural Guidelines for the Old Village Area

Lake Elmo

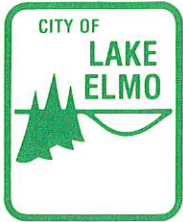
1. Located approximately 15 miles from a major metropolitan area, Lake Elmo is subjected to strong development pressures. In the absence of appropriate ordinances, there is a strong likelihood that the Center of Lake Elmo will develop in an uncontrolled way, to the ultimate loss of its unique character.
2. The proposed Architectural Guidelines recognize this situation, and are an attempt to ensure that what is built in subsequent years, is related, in architecture and scale, to what characterizes the City Center today.
3. The Village Commission worked for over three years in developing the ordinance. That it took so long is a reflection of the difficulty the members had in defining what would be deemed appropriate, as well as in agreeing on the boundaries covered by the guidelines.
4. The Architectural Guidelines were prepared to receive residential input. The potential results of the guidelines have been discussed and criticized. There is a need to ensure that the Guidelines can be uniformly applied, as well as being as clearly defined as possible, given the fact that what is covered is a very subjective artistic definition.
5. Beauty lies in the eye of the beholder. It is equally true that ugliness is almost universally abhorred. The City Council cannot act to avoid potential ugly, or unacceptable, development without having a controlling ordinance that it may use. That is the purpose of the Architectural Guidelines, but they have to be clear and unambiguous.
6. At the public hearing, mention was made of the positive design examples in the Fields of St. Croix housing development. I do not believe that the City Council would have a problem if development proposals were to follow that lead. I believe it is legally challengeable, however, if the Architectural Guidelines were to specify that single development as an example. What is being attempted is to define Architectural Guidelines that would embrace such attractive opportunities.

7. The village of Lake Elmo has already been subject to one architectural development which is the subject of much ridicule, even though the internal landscaped design is considered to be unusual and attractive. But the City is concerned with the external appearance of its buildings, and this is what the Guidelines attempt to address. Recently, the Council had to approve a building, by the same architect, which was the subject of almost unanimous opposition. But in the absence of clearly defining guidelines, approval had to be given.

8. This example is given here more to emphasize the difficulty in reaching agreement on a workable set of architectural guidelines which covers all that the Village Commission considers right.

9. In the absence of agreement on the Guidelines tonight, the work in improving their definition should continue.

W.M. John.



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

March 20, 2001

To: Environmental Management – Special Projects
Lake Elmo Planning Commissioners

From: Cynthia Young
Administrative Secretary

Cc: Mary Kueffner - Administrator
Charles Dillerud – Planner/Assistant Administrator
Thomas Armstrong – Planning Chair

Re: Special Projects Meeting

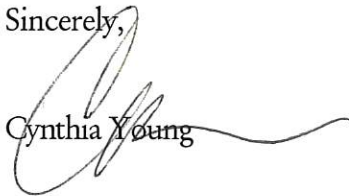
Dear Commissioner:

As you know, the Monday, March 12, 2001 Planning Commission meeting was cancelled due to inclement weather, and all agenda items were re-scheduled for March 26, 2001.

Due to the unusually extensive agenda on March 26, and Administrator Kueffner being out of the office on April 9, the Environmental Management Special Projects has been moved up to the APRIL 23, 2001 Planning Commission meeting. You will receive an agenda packet several days before that meeting.

Thanks for your patience. Should you have any questions, please don't hesitate to call.

Sincerely,


Cynthia Young