

City of Lake Elmo

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3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

The Lake Elmo Planning Commission will meet
Monday, April 23, 2001, at 7:00 p.m.
in the Council Chambers of City Hall,
3800 Laverne Avenue North, Lake Elmo, Minnesota.

Convene - Environmental Management Special Projects

1. Introduction of Environmental Management Members
2. Education Ideas and Suggestions (Margaret Carlson)
3. Future Discussions and Work Plan
4. Adjourn

Adjourn Special Projects

Convene Regular Planning Commission

1. Agenda
2. Minutes - March 26, 2001
3. **Public Hearing:** Carriage Station - Planned Unit Development
Highway 5 & 50th/55th Streets
Carriage Homes XI
(Various Applications)
4. **Public Hearing:** Conditional Use Permit
Neil and Susan-Otto Siverson
8940 15th Street
5. Other
6. Adjourn

April
23
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regular

APPROVED

**Lake Elmo
Planning Commission**

**Meeting Minutes
Monday, April 23, 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, and Sessing. Also present: Special Environmental Management Project Member Carlson and Planner Dillerud. Absent: Commissioners Banister, Dunn, Harrison, and Taylor.

Convene as Environmental Management - Special Projects

- 1. Introduction of Planning Commissioners (Regular and Environmental Management Special Projects)**
- 2. Education Ideas and Suggestions - Commissioner Carlson**

Commissioner Carlson said the previous Solid Waste Commission had been inactive for several years but, had contributed to the solid waste ordinance, reviewed waste haulers in the City, and, developed a recycling program. She suggested the purpose of the special projects was to get updates on haulers who offer recycling, and if Lake Elmo's solid waste is transferred to the Ramsey/Washington County Resource Recovery Facility in Newport (RRF) or out of state.

Commissioner Berg suggested that historically, the Solid Waste Commission was more broad-based and also focused on educational issues.

M/S/P Armstrong/Helwig - to initiate the Environmental Management Special Projects Work Plan to include the following:

1. Current Update on City licensed waste haulers; recycling programs offered to residents by licensed waste haulers; where the waste is transferred.
2. Address an education component.
3. Re-address a city compost facility.
4. Address septic systems and alternate septic systems.
5. Plan 2002 Earth Day activities.

(Motion Passed 10-0).

M/S/P Armstrong/Helwig - to direct staff to prepare an Environmental Management Special Projects Work Plan and bring to Planning Commission at a future meeting.

(Motion Passed 10-0).

ADJOURN SPECIAL PROJECTS - ENVIRONMENTAL MANAGEMENT

CONVENE AS REGULAR PLANNING COMMISSION

1. Agenda

- Add: 5.a Shoreland Ordinance (distribute memo)
5.b Old Village Issues – Discussion
5.c Buffer Zone between Developments

M/S/P Helwig/Berg – to approve the agenda, as amended.

2. Minutes – April 9, 2001

M/S/P Helwig/Sessing – to accept the Minutes from the April 9, 2001, as presented.
(Motion Passed 8-0-2). Abstain: Deziel, Mandel.

- 3. Public Hearing:** Carriage Station – Planned Unit Development
Highway 5 & 50th/55th Streets
Carriage Homes IX
(Various Applications)

Planner Dillerud recommended the Planning Commission open and continue the Public Hearing concerning the PUD Development Stage and Preliminary Plat due to incomplete application documentation, stating the applicant was agreeable to this strategy, as well.

Chairman Armstrong opened the Public Hearing at 7:30 p.m.

M/S/P Armstrong/Helwig – to table the Carriage Homes IX Public Hearing until May 14, 2001 meeting.
(Motion Passed 9-0).

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

Planner Dillerud described the site as a nominal 40-acre parcel directly West of Cardinal Ridge neighborhood occupied by a principal residence and two accessory structures in the Agricultural (AG) Zoning District. He said the applicants propose to designate 1.5 acres of the site as a Conditional Use area, the purpose being to construct a 16,000 square foot storage building; with the balance of the CUP area to be used for outside storage. He explained that the issue of proper screening of the outside storage was critical to this application, stating the applicants had not provided a graphic planting plan, or evidence of the “day one” screening impact. He noted that, at meeting time, the applicant had provided additional landscaping drawings, but suggested the Planning Commission table the application to May 14, 2001, the purpose being to allow the Commissioners ample opportunity to inspect the site and the recently submitted drawings.

Scott McDonald – Attorney
(Representing Siverson's)

Mr. McDonald said the applicant has met the requirements of the ordinance; the proposal allows for reasonable economic use of their property; and if the CUP area were moved to a more South/West location to make the storage area less obvious, that would require a variance.

Mr. Siverson presented several overhead illustrations, which depicted building elevations, landscape plans, detailed cross-section plans with viewshed from the abutting Cardinal Ridge Residential Development.

Chairman Armstrong opened the comment portion of the Public Hearing at 7:58 p.m.

**Resident
Cardinal Ridge**

A resident asked if the CUP area would be lighted; what are the hours of business; would there be access from Cardinal Ridge.

Mrs. Otto-Siverson said they planned to install no more lights than necessary; daylight hours of operation; and the entrance to the CUP area would be the existing driveway.

Mr. Siverson said they planned to design lighting for the site in compliance with the City ordinance, and hours of operation would be 8:00 a.m. – no later than 5:30 p.m.

Planner Dillerud reminded the Commissioners that a CUP runs “with the land”, and hours of operation and access to the site must be specified.

**Tom Wiener
D & T Development**

Mr. Wiener requested more time to review the current landscaping/screening plan, and urged the commissioners to pre-view the site before they made a recommendation.

**Brian Tjosvold
Cardinal Ridge**

Mr. Tjosvold said he had no objection to the CUP, but wanted more time to review the current landscaping/screening proposal.

Chairman Armstrong closed the comment portion of the Public Hearing at 8:05 p.m.

Chairman Armstrong reminded the Commissioners that CUP’s are reviewed annually.

Commissioner Deziel said if the applicant had an alternate plan, a variance would be impossible.

Commissioner Mandel said he seemed satisfied with the plan.

**M/S/P Armstrong/Helwig – to table the Siverson/Otto-Siverson CUP application to May 14, 2001.
(Motion Passed 9-0).**

**M/S/P Mandel/Helwig – to direct staff to advise the applicants in writing of the City’s 30 day extension of the 60 day review period, as authorized by Minnesota Statutes 15.99 Subd. 3(f).
(Motion Passes 9-0).**

5.a Shoreland Ordinance

Planner Dillerud distributed a memo regarding the Shoreland Ordinance. He asked the Commissioners to review the memo, and be prepared to discuss at the May 14, 2001 meeting.

5.b Old Village Special Projects

Planner Dillerud said the City Council approved the request for the Old Village Special Projects to meet with the Planning Commissioner the first meeting of each month. He said the City Council did not approve the request to form an ad hoc committee. He said he would provide the Commission with an Old Village Work Plan at the May 14, 2001 meeting. He also explained the City Council decided the Architectural Guidelines for all new and existing residential and commercial applications.

5.c Buffering

Commissioner Deziel said he had lingering concerns regarding the inappropriateness of extended buffering between developments in the same zoning district.

Chairman Armstrong said originally the buffering was not in the ordinance, but when Prairie Hamlet development was platted next to a Residential Estate Zoned development, the setback requirement was extended. He said it might be time to take another look at buffering between like zones.

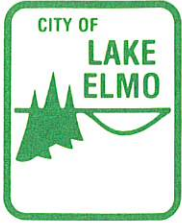
Commissioner's Brass and Mandel expressed their support for the current setback.

M/S/P Deziel/Berg - to recommend the City Council alter the language of the OP Ordinance to clarify buffering distance where OP zones abut one another. (Motion Passed 5-4). Opposed: Sedro, Mandel, Brass, and Herber).

M/S/P Deziel/Armstrong - to recommend the City Council establish a 40-foot rear setback in the OP standards. (Motion Passed 5-4). Opposed: Sedro, Mandel, Brass, and Herber).

Chairman Armstrong adjourned the meeting at 9:05 p.m.

Respectfully submitted, Cynthia Young-Planning Secretary



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