



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

The Lake Elmo Planning Commission will meet
MONDAY, April 9, 2001, at 7:00 p.m.
in the Council Chambers of City Hall,
3800 Laverne Avenue North, Lake Elmo, Minnesota.

1. AGENDA
2. Minutes: March 26, 2001 – (Regular Planning Commission Section)
3. Site & Grading Plan Review: E & H Earthmovers
Manning Avenue & Hudson Blvd.
Terry Emerson, applicant
4. 2001 Work Plan
5. Other
6. Adjourn

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9

Approved

Lake Elmo
Planning Commission

Meeting Minutes
Monday, April 9, 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, Helwig, Herber, Ptacek, Sedro, Sessing, and Taylor. Absent: Commissioners Deziel, and Mandel. Also present: City Planner Dillerud.

1. AGENDA

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

2. MINUTES

M/S/P Helwig/Sessing - to accept the Minutes from the REGULAR Planning Commission for Monday, March 26, 2001, as presented.
(Motion Passed 9-0).

3. Site & Grading Plan Review

E & H Earthmovers
Manning Avenue & Hudson Boulevard
Terry Emerson, applicant

Planner Dillerud introduced the Site and Grading Plan, as conditioned in the previously approved Conditional Use Permit, for E & H Earthmovers, located at the Southwest Quadrant of Manning Avenue and Hudson Boulevard. He reviewed the proposal as a 15,360 square foot office and equipment maintenance structure, and, an outside equipment storage area of approximately 80,000 square feet. He presented an overhead illustration, which detailed the structure elevations. He discussed compliance with screening requirements, and, the standard does not infer that trees should have time to grow into an effective screen.

Tim Freeman (representing applicant)
Folz, Freeman, and Dupay

Mr. Freeman said the applicant is attempting to enhance the building façade; the septic system is designed by Dale Elkin, who provides designs for nearly 99% of all projects located in Lake Elmo; the pond will suit the site; and, the irrigation system is located well out of the way of the stormwater pond.

Pat Sarver (representing applicant)
Landscape Architect

Mr. Sarver explained his firm was designing an entrance sequence that includes boulder walls and the mid-point and corners of the berm.

Commissioner Taylor suggested the applicant might invest in creating a more beautiful entrance to the facility.

Commissioner Sedro expressed her concerns regarding placement of the trees too close together.

M/S/P Ptacek/Herber - to recommend the City Council approve the Site Plan for E & H earthmovers for the site at Hudson Boulevard and Manning Avenue approved by Conditional Use Permit Resolution #2001-12, subject to the following conditions:

1. Compliance with the recommendations of the City Engineer;
2. Provision by the applicant of the landscape security required by Section 520 of the Municipal Code prior to Building Permit issuance.

(Motion Passed 9-0).

4. 2001 Work Plan

Planner Dillerud reviewed his March 7, 2001 memorandum, and requested the Commissioners prioritize the items found therein.

M/S/P Berg/Herber - to prioritize the 2001 Work Plan as follows:

1. 2001-2006 Capitol Improvements Program
2. Review/Amend Non-conforming use/dimensions standards, including Old Village
3. Review/Amend Business Park Design Standards
4. Review/Amend Street Design Standards
5. Review/Amend Sign Code
6. Review Shoreland Ordinance
7. Village Zoning Standards
8. Impact Zoning

(Motion Passed 8-1). Opposed: Brass

Chairman Armstrong adjourned the meeting at 7:53 p.m.

Respectfully submitted, Cynthia Young-Recording Secretary