

City of Lake Elmo

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Oct
10

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

The Lake Elmo Planning Commission will meet Wednesday, October 10, 2001 at 7:00 p.m. in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota.

CONVENE AS OLD VILLAGE SPECIAL PROJECTS

1. Discussion: Old Village Sidewalks

ADJOURN AS OLD VILLAGE SPECIAL PROJECTS

AGENDA

1. Agenda
2. Minutes – September 24, 2001
3. Public Hearing: Variance (continued)
9359 Jane Road
Joe Kiesling
4. Public Hearing: Lake Elmo Zoning Text Amendment
Delete “or equivalent” from Minimum
Architectural Standards in GB, BP, CB, LB Zones
5. Minor Subdivision: Gust Kempf
2685 Lake Elmo Avenue
6. Site & Building Plan Review: Neil & Susan Siverson
8940 15th Street
7. Other
8. Adjourn

Regular Section Approved 10-22-01

Lake Elmo
Planning Commission

Meeting Minutes
Wednesday, October 10, 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 Deziel, Berg, Sessing, Helwig, Ptacek, Mandel, John, Herber, Sedro, Herreid, Bucheck. Absent: Commissioners Brass, Taylor, Frost, and Williams. Also present: Planner Dillerud.

CONVENE AS OLD VILLAGE SPECIAL PROJECTS

1. Sidewalks

Planner Dillerud explained that the City Council adopted a work program for Old Village Area. He said when he brought the work program to the City Council, they agreed sidewalks were high priority but looked at drainage issues, as well. He suggested the next step might be to hire an engineer to do an analysis of the old village area, and then provide several streetscape designs. He suggested the analysis could be completed in phases to include; the current situation, what could be done, create character, staging, estimate. He suggested funding might come from tax abatement funds, with more funding available in 2002. He said that, generally, when a city completes a sidewalk project, part of the cost is assessed to property owners. He said if property owners were assessed in Lake Elmo, the project probably would not get done, and he is looking at this as a City funded project. He noted the current sidewalks on Lake Elmo Ave are in the County right-of-way.

2. Stormwater Drainage

Planner Dillerud said he had not found a study by TKDA with a solution to stormwater problems in the Old Village Area, but it might be "wrapped in" the reconstruction of Laverne project. He said the City Engineer told him a similar approach would be necessary. He explained that the City has annually budgeted into a stormwater reserve account, which is now over 6 figures. He suggested the Old Village Special Projects Planning Commission may wish to adopt a recommendation that they concur that stormwater is an issue, and direct the City Engineer to address. He noted the definition of "village scale housing" might be addressed first.

Commissioner Berg asked about the history regarding the installation of sidewalks whether this discussion was limited from Highway 5 to the railroad tracks.

Planner Dillerud noted that pedestrian movement is a big issue without a game plan.

Commissioner John said he did not favor too much discussion of sidewalks other than north of railroad tracks.

Commissioner Herreid said although other areas were of concern, 30th Street to name one, the community was not in favor of sidewalks, and a safe place to start is Lake Elmo Avenue.

Commissioner Bucheck suggested diverting some parking to behind buildings, rather than on Lake Elmo Avenue. She asked that the creek that goes under the street be addressed [relating to sidewalk placement].

Commissioner John said the natural waterway from the Schiltgen field through downtown to the lumberyard continues. He said the waterway has been leveled out and occasionally flooding occurs.

M/S/P John/Armstrong - to recommend City Council direct the City Engineer provide costs and time table for installation of sidewalks and stormwater drainage improvements in the old village area, including the open the flow of the water, using the Thorbeck streetscape design as a guideline.

(Motion Passed 12-0).

Commissioner Sessing said he thought it was a poor situation to ask City Engineer to estimate without a plan.

Planner Dillerud said the City Council could ask the City Engineer to provide a plan reflective of the streetscape [provided by Thorbeck], and look at drainage as a separate issue.

Commissioner Bucheck asked if we want places for pedestrian seating.

Commissioner Berg said in order to deal with drainage issues in the Old Village Area; they must be looked at further out from the Old Village to the hydrologic boundaries.

M/S/P Berg/Sessing - to deal with issues in the Old Village over the entire sub-watershed, and they be addressed from a broader based hydrologic basis, to include direction as found in the approved Comprehensive Plan, and to engage the Valley Branch Watershed District, which has expertise in past studies in this area.

(Motion Passed 12-0).

Commissioner Sessing commented that he sees the sidewalks/drainage problems as a same issue.

3. Architectural Guidelines

Planner Dillerud announced that he has arranged for up a meeting (open to public) to discuss the Old Village Architectural Guidelines to "air out" some issues. He said the meeting is scheduled for Tuesday, October 23, 2001 at 7:00 p.m. in the Council Chambers.

ADJOURN AS OLD VILLAGE SPECIAL PROJECTS
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CONVENE AS REGULAR PLANNING COMMISSION

1. Agenda

Move item 4 to after 6 (re-number agenda items).

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

(Motion Passed 9-0).

2. Minutes

M/S/P Armstrong/Berg to approve the September 24, 2001 meeting minutes, as amended.

(Motion Passed 5-0-4).

3. Public Hearing:

Variances

9359 Jane Road - Kiesling

Withdrawn by applicant.

4. **Minor Subdivision:** 2685 Lake Elmo Avenue
Kempf, Raleigh, Tremel

Planner Dillerud explained that the Minor Subdivision consisted of a lot division and consolidation of parcels between the applicant and two adjoining property owners' parcels. He said the proposal was a joint action whereby the 15-acre parcel would be divided into 4 parcels and concurrently partially recombined with existing parcels. He reviewed the analysis as found in the staff report, after which he recommended approval of the Minor Subdivision subject to the deletion of Parcel "C".

Commissioner Mandel asked the Planner if the Planning Commission typically recommended approval of a subdivision with so many outstanding issues.

Planner Dillerud said the issues were now obsolete because of the deletion of parcel C.

Applicant, Mr. Kempf said he was agreeable to deleting parcel "C" from the new plat.

M/S/P Armstrong/Deziel – to recommend approval of the Minor Subdivision application of Kempf/Raleigh/Tremel per plans staff dated October 4, 2001, subject to the following modifications/conditions:

1. **Deletion of Parcel C, with the applicants required to submit a revised survey and legal descriptions, reflecting that modification, prior to endorsement by the City of any deeds of transfer involving Parcel A and B.**

(Motion Passed 9-0).

5. **Site Grading & Building Plan Review:** Neil & Susan Siverson
8940 15th Street

Planner Dillerud reviewed the previously approved Conditional Use Permit for a public storage business as a non-agricultural low impact use on the Siverson site of 36.832 net acres on June 5, 2001. He stated the proposed Site Plan was in general compliance with the approved Conditional Use Permit and standards of the Municipal Code in the Agricultural Zoning District.

Commissioner Deziel asked if any conditions of approval had changed from the City Council previously approved plan.

Planner Dillerud said, "No".

Chairman Armstrong asked if all the legal descriptions were correct.

Planner Dillerud said, "Yes".

Commissioner Sessing asked what the height of the walls of the structure would be.

Applicant, Mr. Siverson said, "18 feet".

M/S/P Mandel/Herber - to recommend approval of the Section 520 Site Plan of Neil and Susan Siverson for 3 structures totaling 24,000 square feet within the Conditional Use Permit

Area of 8940 15th Street North per plans Staff dated October 2, 2001, subject to the following conditions:

1. Compliance with all conditions of the Conditional Use Permit for Non-Agricultural Low Impact Use (City Council Resolution #2001-040).
2. Compliance with the recommendations of the City Engineer.
3. Outside storage may only be undertaken on that portion of the Conditional Use Permit Area that is screened to the West by a structure physically located in the CIP Area.
4. No signage related to the use is approved.

(Motion Passed 9-0).

**6. PUBLIC HEARING: City of Lake Elmo
Amendments to Text of Business Park, Limited
Business, and General Business Districts**

Planner Dillerud stated the City Council directed the Planning Commission to conduct a Public Hearing on, and adopt a recommendation regarding the amendment of the Zoning Ordinance text to remove the terms "or equivalent" from the respective Performance Standard paragraphs of the General Business, Business Park, and Limited Business zoning districts, explaining what would remain is the only exterior surfacing options in those zones would be brick, stone, glass, and; the City may allow architecturally enhanced and integrally colored block. He reminded the Commissioners that any additional amendments to the architectural performance standards would require an additional public hearing.

Chairman Armstrong opened and closed the comment portion of the Public Hearing at 8:34 p.m. NO COMMENTS

M/S/P Sessing/Berg – to recommend deletion of "or equivalent" from the Performance Standards – Minimum Architectural Standards of the Limited Business, General Business, and Business Park Zoning Districts of the Municipal Code.

(Motion Passed 8-1). Opposed: Deziel, Hypocritical to make a law out of deletion of wood exterior surfacing in a business zone when the exterior surface of City Hall is wood.

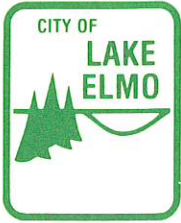
Commissioner Deziel suggested it might be a problem to stop with changes to this section of the code at this point.

Planner Dillerud said he did not want to stop here, and that Commissioner Deziel made a valid point, that there should be other option other than just brick, stone, or glass.

Planner Dillerud stated he felt the Commission should look at the rest of the paragraph at another meeting. He suggested he would take a look at other City's ordinances, and bring that information back to the Commissioners. He

Chairman Armstrong adjourned the meeting at 8:50 p.m.

Respectfully submitted, Cynthia Young – Planning Secretary



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3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

To: Old Village Special Projects Planning Commissioners

From: Cynthia Young - Planning Secretary

October 1, 2001

The Lake Elmo Planning Commission will meet with the Old Village Special Projects on **WEDNESDAY, October 10, 2001, at 7:00 p.m.** in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo Minnesota.

The AGENDA will be sent later this week.

Please note the Wednesday meeting, as Monday is a holiday, and City Hall will be closed.