



City of Lake Elmo

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The Lake Elmo Planning Commission will meet
MONDAY, MARCH 25, 2002, at 7:00 p.m.
in the Council Chambers of City Hall, 3800 Laverne Avenue North,
Lake Elmo, Minnesota

1. Agenda
2. MINUTES: March 11, 2002
3. PUBLIC HEARING: United Properties
Preliminary Plat of Outlot B
Eagle Point Business Park 2nd Addition
4. PUBLIC HEARING: Zoning Ordinance Amendment
Accessory Structures
5. PUBLIC HEARING: Zoning Variances – Shoreland Overlay District
Kevin & Lori Peterson
8278 Hidden Bay Ct.
6. PUBLIC HEARING: Family Violence Network/Dee Flatau
9730 Hudson Blvd.
Rezoning From Highway Business to Limited Business
Conditional Use Permit
7. Daniel Rude Variances
8. Allowable Uses in the Limited Business Zone
9. Other
10. Adjourn

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MINUTES APPROVED: MARCH 25, 2002
LAKE ELMO PLANNING COMMISSION MINUTES

MARCH 11, 2002

Chairman Armstrong called the meeting to order at 7:00 p.m. in the Council Chambers of City Hall. PRESENT: Commissioners Armstrong, Deziel, Bunn, Sessing, Helwig, Ptacek, Sedro. MAC Members, Dege, Gustafson, Stanley, Talcott. City Planner Dillerud

M/S/P Sessing/Helwig – to move the Planning Commission portion of the agenda before the MAC/PZ portions because this application would be of shorter duration. (Motion passed 11-0).

CONVENE AS REGULAR PLANNING COMMISSION MEETING

1. **AGENDA**

M/S/P Helwig/Sessing – to approve the March 11, 2002 Planning Commission agenda, as presented. (Motion passed 7-0).

2. **MINUTES:** February 11, 2002

M/S/P Sessing/Armstrong – to approve the February 11, 2002 Planning Commission Minutes, as amended. (Motion passed 7-0).

3. **PUBLIC HEARING:** Daniel Rude, 3250 Kraft Circle
Variance to Minimum Lot Size R-1 Zoning

Daniel Rude has requested City reconsideration of the zoning code variance application based on an enlarged site area. Planner Dillerud agreed to present this modified application to the Commission/Council as an amendment to the earlier application. The two major differences between the applicant's 2001 variance application, and that which is now before the Commission:

1. The area of the land parcel for which a variance from the R-1 lot area standard is requested.
2. An increased site area over which drain fields for a private wastewater system are possible making the ability to prove area for those two drain fields probable.

Planner Dillerud pointed out the City code has been amended as to Zoning Variance process since the 2002 consideration of this application. Based on the present Code procedures, the Planning Commission conducts the public hearing, and adopts a recommendation to the Council, rather than render a decision. The necessity for Findings in support of the recommendation remains.

Dan Rude provided a memo, dated March 11, which is made part of these minutes, supporting his variance application.

Chairman Armstrong opened up the public hearing at 7:32 p.m.
There was no one to speak for or against the Variance requested.
Chairman Armstrong closed the public hearing at 7:33 p.m.

Commissioner Deziel agreed with Mr. Rude in the analysis of his variance application in the content of the variances approved for Carlone lots in Tablyn Park. Commissioner Deziel stated that he would recommend approval of the variance request contingent upon the sale that there is testing of soils required as in the Carlone minor subdivision/variance.

Commissioner Bunn asked if this 12,000 sq.ft. lot would accommodate a home and sewer system. The Planner responded that the City Engineer had previously advised the Commission that the 12,000 sq.ft. would likely not be significant area.

Commissioner Helwig said he thought the key issue is whether the City is seriously selling or not; and, when did the R1 zoning code change? He asked that these items be tabled until they get these questions answered. Council member Sessing suggested asking the City Engineer, Tom Prew, how many sq.ft. would be needed to handle two conventional septic systems in the R1 zoning.

M/S/P Helwig/Sessing – to ask the staff to bring back answers to the March 25 PZ meeting to when the R1 zoning code changed from requiring 1 acre to 1 ½ acres and ask Tom Prew how many sq.ft. is needed to handle two conventional septic systems in this area and soils. (Motion passed 5-2;Deziel, Bunn)

Mr. Rude indicated the soils perked at the Steve Peterson property which is 200 ft away. A 20 x 80 'ft drain field was installed for a 3 Bedroom house.

ADJOURN AS THE REGULAR PLANNING COMMISSION MEETING

CONVENE AS MAINTENANCE ADVISORY SPECIAL PROJECTS

1. AGENDA

M/S/P Sessing/Sedro – to approve the March 11, 2002 Maintenance Advisory Special Projects agenda, as presented. (Motion passed 11-0).

2. MINUTES: February 11, 2002

M/S/P Armstrong/Helwig – to approve the February 11, 2002 MAC Meeting Minutes, as presented. (Motion passed 11-0).

3. TKDA – Community Facilities Consultant

Discussion: Demographics; Other Cities Services

Richard Thompson, TKDA, and Paul Steinman, Springsted presented the Demographic Profile for Lake Elmo, Dated March 5, 2002. The Consultants will provide answers to the Commissioners questions at the April 8, 2002 meeting. Per the City Planner, minutes were not taken of this presentation.

Adjourn at 9:00 p.m.