



## City of Lake Elmo

651/777-5510

3800 Laverne Avenue North / Lake Elmo, MN 55042

### MEETING NOTICE

The Lake Elmo Planning Commission will meet

**Monday, August 11, 2003, at 7:00 p.m.**

Council Chambers  
Lake Elmo City Hall  
3800 Laverne Avenue N.  
Lake Elmo, MN 55042.

### AGENDA

- 1) Pledge of Allegiance
- 2) Agenda
- 3) Public Hearing: CUP Amendment -  
Country Sun Farm/Bergmann  
Minor Subdivision
- 4) City Council Update
- 5) Other Business
- 6) Adjourn

The public is invited to attend.

8-11

**City of Lake Elmo**  
**PLANNING COMMISSION MEETING**  
**Minutes of August 11, 2003**

Chairman Helwig called to order the meeting of the Planning Commission at 7:00 p.m.  
COMMISSIONERS PRESENT: Pelletier, Ptacek, Johnson, Sedro, and Van Pelt. STAFF  
PRESENT: Chuck Dillerud, City Planner (also acting as Recording Secretary).

**Pledge of Allegiance**

**Minutes – None**

**Public Hearing CUP Amendment for Sun Country Farms**

Planner Dillerud reviewed his Staff Report regarding an application by Country Sun Farms (Dick Bergmann) to amend the existing Conditional Use Permit for greenhouses and sale of landscape materials to add the sale of food as a subordinate use to the retail sales function. He explained that “food sales” is not specifically listed as a “Permitted” or “Conditional” use in the AG zoning district, but that it is a common zoning practice to allow related accessory uses to those otherwise allowed if such additional uses are clearly incidental and subordinate to principal use. He recommended approval of the application subject to several conditions that would establish a “base line” upon which to measure future continued subordination of the food sales to the greenhouse and landscape retail sales principal uses of the site.

Planner Dillerud then explained that the second application for Minor Subdivision using the AG “Clustering” provisions must be tabled to permit proper Notice to be published. He noted that those AG provisions had not been used since his arrival in Lake Elmo; and, that he had misunderstood the minimum site size for such an application to be 40 acres, when in fact it is 61 acres. The applicant’s site is slightly over 50 acres, so a variance from the 61 acre standard must be considered together with the original application. That cannot be heard by the Commission until September 8. He suggested that the CUP application can proceed ahead of the Minor Subdivision since they are not really related.

Commissioner Johnson inquired of the City Planner as to whether the City could condition the CUP amendment with the County Public Health standards for food sales. Planner Dillerud responded that the City could do that, but he would not recommend the City become involved in enforcing the rules of another governmental agency.

Mr. Bergmann then addressed the Commission noting that they have depicted two locations for the sale of “snack and carnival foods” on the documents submitted with the application. He explained that the County Health officials would initially permit Country Sun to sell food with minor modifications to the inside sales building; but it was the applicant’s intention to ultimately gain County approval for a separate sales facility out in the open sales area of the site.

Chairman Helwig then opened the Public Hearing. No members of the Public were present, except the applicants. Chairman Helwig closed the Public Hearing at 7:20 PM.

~~Commissioner Ptacek referred the Commission to an e-mail message from Commissioner Sessing to the Commission dated August 11. He noted Commissioner Sessing’s concern with parking along Highway 36 during the busy seasons at the Country Sun site as a safety risk on a~~