



**City of Lake Elmo
Planning Commission Meeting
Minutes of April 22, 2019**

Chairman Johnson called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Johnson, Cadenhead, Weeks, Hartley, Holtz, Risner and Steil

COMMISSIONERS ABSENT: None

STAFF PRESENT: Planning Director Roberts

Approve Agenda:

M/S/P: Hartley/Weeks, move to approve the agenda as presented, ***Vote: 7-0, motion carried unanimously.***

Approve Minutes: None

Public Hearing: Final PUD Plan and Conditional Use Permit (CUP) – Metro Transit Park and Ride Facility (Manning Avenue and Hudson Boulevard)

Roberts started his presentation about the proposed Park and Ride facility that would be located on a new lot within the Four Corners Second Addition located west of Manning Avenue and south of the realigned Hudson Boulevard. The proposed facility would have parking for 550 vehicles on a 5.6 acre site and would have electric vehicle charging stations, bike racks, 2 bus shelters and a 10-foot-12-foot maintenance/restroom building.

Director Roberts noted that the lot for this facility is part of the Four Corners Second Addition plat for which the City Council had recently approved the preliminary plat, preliminary PUD plan and a Zoning Map Amendment. He also stated that the developer of the Four Corners Second Addition is working to prepare the final plat for his development but until that final plat is approved by the City, there is no lot for the park and ride facility.

Roberts stated that Park and Ride facilities require City approval of a conditional use permit in the Commercial zoning district. In this case, the proposed project plans are consistent with the approved preliminary PUD plans for this site and the proposal meets

the City's criteria for a conditional use permit. He noted that staff is recommending approval of the final PUD plan and the CUP, subject to several conditions.

Director Roberts noted some of the comments and suggested conditions of approval as outlined in the staff report including those from the Fire Chief and the City Engineer. He also noted that the City had received 2 comments from neighboring jurisdictions about the proposal. The City of Woodbury said they were supportive of the proposal and West Lakeland Township noted concerns about the possible need for a traffic signal on Manning Avenue at the realigned Hudson Boulevard.

Mac Swedian of the Metropolitan Council (the applicant) answered questions about the proposal.

The Chair opened the public hearing but there were no comments from the audience so he closed the public hearing.

M/S/P: Hartley/Weeks, move to recommend approval of the Metro Transit Park and Ride facility Final PUD plans with the recommended findings and conditions of approval as drafted by staff. **Vote: 7-0, motion carried unanimously.**

M/S/P: Hartley/Weeks, move to recommend approval of the Conditional Use Permit for a Park and Ride facility for Lot 1, Block 1, Four Corners Second Addition, subject to the conditions of approval as prepared by staff, **Vote: 7-0, motion carried unanimously.**

City Council Updates – April 16, 2019

1. Legacy at North Star Second Addition – Final PUD and Final Plat (approved)

Staff Updates

1. Upcoming Meetings
 - a. May 13, 2019
 - b. May 29, 2019

Meeting adjourned at 7:59 pm.

Respectfully submitted,

Ken Roberts

Planning Director