

Feb-27-2007 15:16

From-PETERSON FRAM BERGMAN

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February 27, 2007

Ben Gozola

Via Facsimile

RE: Commercial Outdoor Social Events
Our File No.: 11135-920001

Dear Ben:

I have reviewed your proposed planning memo dated March 6, 2007 regarding Commercial Outdoor Social Events. I generally concur with your comments and would add the following:

1. City code does not define "Commercial Outdoor Social Events" but the title obviously implies that it has to be a commercial event as opposed to a private/family event. The term "Commercial" implies an exchange of money for services. In this particular case, it could mean that the user of the property is paying for the use of the property and/or is paying for a catering service which would use the property for a particular event.
2. I think the city code is very clear when it says the entire event, including the take down, must be completed by 10:00 p.m. In order to meet this timeline, the social part of the event would need to be over a reasonable time before 10:00 p.m.
3. Generally, the receipt of a completed application by the City does not create vested rights. The City is free to review and/or change or repeal its regulations after it receives an application and before it gives preliminary approval.
4. Please make sure that the City has received a completed application and, if not, the City needs to advise the applicant in writing within 15 business days of the receipt of the incomplete application regarding the City's additional requirements.

If you have any questions, please contact me.

Sincerely,


Jerome P. Filla

JPF:cmie

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City of Lake Elmo**Fax**

To: Ben Grozala From: Kelli Matzek
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Phone: Date: 3-1-07
Re: CC:

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Jerry Filla's comments

Commercial Outdoor Social Events