



**City of Lake Elmo
Planning Commission Meeting
Minutes of October 27, 2014**

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

COMMISSIONERS PRESENT: Williams, Dodson, Kreimer, Larson, Lundgren, Dorschner and Haggard

COMMISSIONERS ABSENT: None

STAFF PRESENT: Community Development Director Klatt and Planning Intern Casey Riley

Approve Agenda:

The agenda was accepted as presented.

Approve Minutes: October 13, 2014

M/S/P: Haggard/Dorschner move to postpone the minutes; ***Vote: 7-0, motion carried unanimously.***

Business Item: Rural Area Analysis Presentation

Business Item: Design Standards Discussion

Planning Intern Riley started her presentation by stating that there is 3 different portions. Research relating to growth, rural inventory and 4 hypothetical growth scenarios. 2 main points kept coming up. New development being built is always more cost effective when infrastructure is present. Second, low density development is more land intensive and can change the look and feel of the community. Open land and farm land is much cheaper to a city. For each dollar of revenue for this land only .27 is spent. For every dollar in revenue for residential land \$1.07 is spent.

Riley explained what each type of land category is. High density, which would not be seen in Lake Elmo, large lot, low-density, urbanized and working land. Klatt stated that the large expenditures, whether it is in urban or suburban areas, are public safety, roads and schools. Maintaining roads and public safety is the highest per capita costs. There are storm water impacts and water quality impacts with growth. There are extensive wetlands in the rural areas and they might be damaged if there is extensive growth.

There was a discussion regarding the average value of a 2.5 acre lot and what that would be. Williams thought that the value of the homes should be included in the report if we are comparing to expenditures.

Klatt went through the City's zoning history and Comprehensive Plan history and explained how we got to where we are today. One of the major changes that has happened is the forecast number. This gives the City a lot more flexibility for the rural areas. From a staff perspective, there are more options to choose from. The big issue for staff is road access. The larger parcels are generally located on the larger roads and there might be some spacing issues. Staff is concerned that if the rural areas change and are more developed, does that change the character of the City. Is that consistent with the Comprehensive Plan? Looking at the studies, when a residential home is next to open space, the market value is higher. In general, large lot development creates a higher cost of services. Questions that the Planning Commission might want to explore. What is the City's intent with the rural character? How does open space play into that? Does it need to be commonly owned or can it be owned privately? How does access management play into growth? Should the City be encouraging new well or septic systems? Are higher density uses reasonable in rural areas? How does agriculture factor into Lake Elmo's future? Do we want to preserve that into the future? Does the City want to allow rural estates in the City? Do we want to allow some kind of hybrid zoning? Should the City move to be more restrictive in zoning in these areas?

Klatt stated that they are looking for feedback from the Planning Commission on how to move forward if at all. This area has potential to have even greater impact to the City than the urban areas.

The Commission would like to know at what point the growth does not pay for itself. Klatt stated that most Cities have a better mix of commercial and residential to offset each other. Kreimer wants to understand the shared septic. He is wondering if there are problems with other shared septic. Dodson stated that in Farms of Lake Elmo, the HOA has to have some level of knowledge. The design of the system was faulty and it caused the system to shut down. There is a problem with having HOA's managing these complicated system. The Planning Commission has concerns with shared septic due to cost, management and maintenance.

Dodson does not think we should be doing anything at this point. There is no pressure to do something different out there. With the added cost for roads and such, it does not make sense. Other members of the Commission were interested in seeing the possibility of rural estates.

Business Item: Design Standards Discussion

Williams started the discussion by stating that the Mayor was surprised that there were no design standards for the Hans Hagen development. Bloyer is not interested in any

design standards at all. Williams wants clarification on if the Planning Commission wanted to proceed with any kind of design standards for single family detached. Haggard said that in the Comprehensive Plan, it does suggest that we have design standards and expect high standards. She also feels that if it is a PUD, we have the right to put in design standards on a case by case basis. Klatt stated at the Preliminary Plat stage, the developer submits a design booklet and the Planning Commission can accept or reject what they submit. Klatt stated that they will be bringing forward form based codes which will relate more to the mixed use. Williams stated that we do currently have 2 design standards that apply to garages. Kreimer thinks that the Developers should submit examples of what they intend to build. Dodson stated that without a tool to deny something submitted, we could be stuck with them. Most of the Commission does not feel that design standards are necessary unless it is a PUD.

Updates and Concerns

Council Updates

None

Staff Updates

1. Upcoming Meetings
 - a. November 10, 2014
 - b. November 24, 2014

Commission Concerns –

Dodson asked if there was any economic plan for commercial development. The \$1.09 for residential vs .27 for commercial. Where are we thinking of putting the commercial and how are we going to entice businesses to come here? Williams stated the Comp Plan does allow for commercial along 94 and the old village. There has not been any cost benefit analysis done regarding this. Klatt stated at the next meeting, the Commission will be presented with an Economic Development Plan.

Meeting adjourned at 9:40 pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant