



**City of Lake Elmo  
Planning Commission Meeting  
Minutes of May 29, 2019**

Chair Weeks called to order the meeting of the Lake Elmo Planning Commission at 7:00 PM

**COMMISSIONERS PRESENT:** Hartley, Risner, Steil, and Weeks

**COMMISSIONERS ABSENT:** Cadenhead, Holtz, and Johnson

**STAFF PRESENT:** Planning Director Roberts

**Approve Agenda:**

Hartley motioned to approve the agenda as presented. Seconded by Risner. ***Vote: 4-0, motion carried unanimously.***

**Approve Minutes:**

Hartley motioned to approve the minutes from the May 13<sup>th</sup> meeting. Seconded by Steil. ***Vote: 4-0, motion carried unanimously.***

**Public Hearing – Road and Easement Vacations and Final Plat- Four Corners Second Addition-Property on the north side of Hudson Blvd, west of Manning Avenue.**

Director Roberts gave a presentation regarding the vacation of easements and a road right-of-way and Final Plat for commercial development. The proposal includes the realignment of Hudson Boulevard and the creation of several lots for commercial development. On March 19, the City Council approved a preliminary plat, preliminary PUD plans and a zoning map amendment for the Four Corners Second Addition.

The proposed plans show the realigning of Hudson Boulevard about 470 feet to the north from where it now intersects with Manning Avenue. The new alignment provides street access to the property to the north of the site from the new Hudson Boulevard. City and County staff support this realignment design.

The developer does not have any definitive uses or users for Outlots A and B, so they will need City approval of final PUD plans and a final plat outlot as each proceeds through the City review process toward development.

Director Roberts explained that in order for this proposal to proceed the Final Plat needs to be consistent with the preliminary approval, it must be approved by the City. There are two motions up for recommendation; the approval of the Final Plat and PUD plans to allow realignment of Hudson Boulevard and the approval of the vacation of road right-of-way and easements for Hudson Boulevard.

The Commission discussed if a traffic study had been done and if there is talk about extending 5<sup>th</sup> street to Manning and putting in a traffic signal in the future. Director Roberts explained that the long term goal is to get 5<sup>th</sup> street to connect to Manning. He said that once that happens and the intersection meets the criteria for the County, they would consider doing a study for a traffic signal. Director Roberts mentioned that a traffic study had been done for this realignment.

Tim Freeman, 12445 55<sup>th</sup> Street North (the applicant representing Terry Emerson) spoke about the traffic study. He clarified that one was conducted and said that the findings at the moment have indicated that there is not a need for a traffic signal at the intersection.

The Chair opened the Public Hearing at 7:15 PM. ***No comments presented.***

The Chair closed the public hearing at 7:16 PM.

The commission made the following motions:

Hartley moved to recommend approval of the Final Plat and PUD Plans that includes the right-of-way and easements from the adjacent property to the north to allow for the Hudson Boulevard realignment at Manning Avenue. Seconded by Risner. Subject to recommended conditions of approval. ***Vote: 4-0, motion carried unanimously.***

Hartley moved to recommend approval of the proposed vacation of road right-of-way and easements for Hudson Boulevard. Seconded by Steil. ***Vote: 4-0, motion carried unanimously.***

#### **Business Items**

##### **a. Zoning Code Amendment-Minimum lot sizes for multiple-family residential development**

Director Roberts explained that back in March the Planning Commission conducted a public hearing about the proposed code amendment. They recommended approval of the code change as prepared by City Staff. The Commission is being asked to review additional information submitted by City staff. Staff are recommending that the Commission review this additional information and propose any changes they want to this ordinance.

City staff found that many cities do not have a minimum lot size for this type of housing. These cities rely on the density standards set by their comprehensive plans or they list a maximum density in their zoning code to determine maximum project density. Cities included in this study were: Maplewood, Cottage Grove, Roseville, and Ramsey. In cities that list minimum lot sizes per units clarify that their minimum lot size is the minimum lot area required per dwelling unit.

The Commission discussed that the code was not very clear on the lot size reference. Director Roberts explained that the code needs to be clarified for lot size density to better define the size. Discussion went on that if this language changes, if they would have to change the Comprehensive Plan. Roberts said that the Comp plan would not have to be amended. The Commission expressed concern with the way the Met Council defines density and they do not want to have different language than the Met Council.

***The Commission agreed to make no changes to this zoning code amendment.***

**b. Zoning Code Amendment-Commercial kennels-Rural zoning districts**

Director Roberts explained that the City has received a request to add commercial kennels as a possible land use in the rural transitional district and rural residential zoning districts. To add commercial kennels the City would need to amend section 154.401, Table 9-1 of the Zoning Code. The discussion is if the City should allow commercial kennels in rural areas. It was taken out of the zoning code three years ago and they are entertaining re-introducing it. Other cities have found that barking can be disturbing for neighbors and other cities only allow commercial kennels in commercial districts.

The Commission asked for clarification about how livestock is regulated in the zoning code. Director Roberts was not sure, Chair Weeks explained that on a 10 acre lot there are regulations for livestock in the agriculture zones. The discussion was that if the City allows livestock, they could allow commercial kennels in the zones. It was decided that livestock industry is a different use than commercial kennels. The Commission wants to keep rural zones rural.

***The commission did not support adding this to the City.***

**c. Boat and trailer parking regulations in rural residential zoning districts**

Director Roberts explained that City staff started the research process if addressing trailer/recreational vehicle storage on residential properties as directed by the Planning Commission. They found that there are two sections of the code related to this issue and they are not consistent with each other. In section 150.001 current code allows storage in the back yard 10 feet away from property line, so you cannot have it by your garage, front yard, or by the driveway. Staff is recommending dropping section 150.001

and using the language in 154.407 from the Code of Ordinances and then add clarifying language about parking and storage in the rural residential zoning districts. Staff included some clarifying language from other cities ordinances.

The Commission discussed that they are in favor of the change, but they do not want to stretch the rules too far because someone could start storing ATV's and four-wheelers. They do not want to limit people, but they do acknowledge that unlimited rules would not be fair. They want language the clearly states how many trailers can be stored based on lot size. They also want to clarify where on the lot they can be stored.

***The Commission agreed to have City staff make changes to the code.***

#### **City Council Updates – May 21, 2019**

1. No planning items

#### **Staff Updates**

1. Upcoming Meetings
  - a. June 10, 2019
  - b. June 24, 2019

**Meeting adjourned at 8:50 pm**

Respectfully submitted,

Alex Saxe  
Deputy Clerk