

From: Scollan, Daniel (DNR)
To: Ben Hetzel
Cc: MN Ordinance Review (DNR); Petrik, Daniel (DNR)
Subject: RE: Zoning Text Amendments to Shoreland Code
Date: Tuesday, July 19, 2022 3:22:11 PM
Attachments: jmaae007.rno
jmaae008.rno
jmaae009.rno
jmaae012.rno
jmaae013.rno
jmaae004.wmz
jmaae003.rno
jmaae005.rno
2017_06-09-LakeElmoSL OrdFinalApproval.pdf

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Hello Ben,

I'll will prepare a formal preliminary comment letter in response to the proposed amendments to the City's shoreland code. More information on the process is available at DNR's [Adopting and Amending Shoreland Ordinances](#) webpage.

I will need more time to complete this review. In the meantime, I'd like to bring your attention to a few items:

- Please see the attached June 9, 2017 letter from DNR to the City of Lake Elmo approving the city's shoreland ordinance with an [implementation flexibility](#) agreement. As noted in the letter, DNR and the City of Lake Elmo agreed to allow a 35-foot maximum building height (state standard = 25 feet) and 30% maximum impervious surface coverage of lots in sewered areas (state standard = 25%), in return for higher standards including 15% impervious surface coverage on unsewered lots (standard = 25%) and a 20% bonus density increase for PUDs (standard = 200%).
- Note that the impervious surface limits approved by DNR (see the approved ordinance in the attached PDF) applied to all shoreland areas, not just the shoreland areas of recreational development lakes.
- DNR's recommended impervious surface definition is available in our [model ordinance](#).

Best Regards,

Dan Scollan

East Metro Area Hydrologist – Ramsey and Washington Counties
Division of Ecological and Water Resources

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From: Ben Hetzel <BHetzel@lakeelmo.org>
Sent: Friday, July 15, 2022 2:18 PM
To: Scollan, Daniel (DNR) <daniel.scollan@state.mn.us>
Subject: Zoning Text Amendments to Shoreland Code

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Hello Dan,

A few weeks ago I spoke to you about possible changes to our Impervious Surface Definition and Impervious Surface percentage maximums. After meeting with City Council at our most recent workshop, Council wishes to pursue the following changes:

Change Impervious Surface Definition (Chapter 1.08 Definitions)

Impervious surface means any structure or surface which interferes to any degree with the direct absorption of water into the ground, ~~including, but not limited to, building footprints, sidewalks, paved or gravel driveways and parking areas, patios, sport courts, or any other similar surface.~~ Decks, pervious landscaping fabric, the water surface of pools, and retaining walls shall not be included as impervious surface.

Increase Maximum Impervious lot coverage for lots in Shoreland classified as Recreational Development from 15% to 25% for unsewered lots (Section 105.12.1260(c)(3) Table 17-3

[2]

The change will impact unsewered lots in the areas of Lakes Elmo, Jane, Olson, and DeMontreville.

Ben Hetzel
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