



**City of Lake Elmo
Planning Commission Meeting
Minutes of April 22, 2013**

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

COMMISSIONERS PRESENT: Williams, Kreimer, Larson, Reeves and Morreale;

COMMISSIONERS ABSENT: Haggard; and

STAFF PRESENT: Planning Director Klatt and City Planner Johnson

Approve Agenda

M/S/P: Reeves/Larson, move to accept the agenda as amended, **Vote: 5-0, Motion Carried.**

Approval of Minutes: April 8, 2013

Kreimer suggested a change regarding the credit for the planting of coniferous trees.

Williams suggested some minor grammatical changes. Williams also suggested that “at a future Planning Commission meeting” be added in regards to the discussion of the planned land use map. Williams also suggested that the advancing of the open meeting law discussion on the agenda be included.

Larson suggested a minor change regarding the selection of appropriate species for plantings.

M/S/P: Kreimer/Reeves, move to accept minutes as amended, **Vote: 4-0, Motion Carried,** Morreale did not vote.

Election of Officers:

M/S/P: Kreimer/Morreale move to nominate Mike Reeves as Vice-Chairman of the Planning Commission, **Vote: 5-0, Motion Carried.**

Before the PC proceeded, Williams asked about the order of holding a public hearing in terms of meeting statutory requirements. Klatt noted that he will consult the City Attorney.

Public Hearing: *Minor Comp Plan Amendment – Wastewater Facilities*

Klatt began his presentation by giving an overview of the Olson Lake Trail sewer project. He noted that the project was initiated by the City of Oakdale via resident petition. Given the opportunity to share costs on a sewer extension, the City of Lake Elmo surveyed adjacent properties to see if they were interested in being connected to sanitary sewer.

Williams asked for the addresses of the Lake Elmo properties that will be connected with the sewer project. Klatt noted that 4 Lake Elmo properties will be connected, from 4575 to 4671 Olson Lake Trail.

Klatt continued on to describe the process and public hearings that were included as part of the sewer extension. He also provided details about project cost. Klatt described how Chapter 6: Wastewater Facilities of the Comprehensive Plan will have to be changed to account for this change in public services. In addition, Klatt noted that the change to the Comp Plan only relates to sanitary sewer, not water, roads or transit service. This is a departure from using the terminology "MUSA" to indicate intended sewer service.

Moving forward, Klatt noted that the wastewater facilities chapter will have to be updated to account for the sewer service related to the Village Land Use Plan. Staff anticipates that this chapter can be updated at the time of the Village Land Use Plan or right after. With this approach, Staff can include the most accurate update to the wastewater facilities chapter. To wrap up the text, Klatt explained some minor changes to the timeframes noted within the wastewater facilities chapter. Finally, Klatt presented the chart showing the projected sewer flows to the W.O.N. E. and Cottage Grove Ravine interceptors. Considering that the properties on Olson Lake Trail are being served via Oakdale, this chart would not be affected by the proposed Comp Plan Amendment. He did note that this chart will have to be updated when Chapter 6 is further updated after the Village Land Use Plan is approved.

Reeves asked for clarity about process, asking if additional steps are required to actually execute a sewer extension to the properties included in the amendment. Klatt noted that the feasibility report and sewer extension for the four original Lake Elmo properties have already been ordered by the City Council. In other words, future extensions would have to be ordered by the City Council. In order to execute the original project, the City has to amend its Comprehensive Plan.

Williams asked if the assessment hearing was for the four original properties, or all of the properties included. Klatt noted that all of the properties were included in the hearing. Williams also asked about project costs.

Reeves asked if any property owners have the option to opt out if they are not interested in sewer. Klatt stated that state law requires that with a localized connection, there is a limited amount of time in which to connect to the service. Klatt believes that time frame is 2 years, which is different than a regional line.

Kreimer asked if any of these units would be counted towards the sewer unit requirements. Klatt noted that they would not because they are being connected to the City of Oakdale's sewer system. In addition, these are not new properties to be connected, but existing homes.

Larson commented that he appreciates collaboration between cities on joint projects. He also asked if there are any drawbacks to these types of collaborations. Klatt noted that if any additional properties wanted to be hooked up, the City would need to obtain the City of Oakdale's approval to add sewer capacity. Overall, projects that involve collaboration are positive.

Public Hearing opened at 7:44pm

Greg McGrath, 1509 15th St. Ct., noted that he supports collaborative projects between cities. He also noted that many residents of Lake Elmo support sewer service. He noted that sewer service is superior to septic systems and welcomed in many areas of Lake Elmo.

Public Hearing closed at 7:47pm

Williams started discussion by asking if everyone agrees with the proposed edits that Klatt presented earlier. Kreimer noted that a period was missing in one sentence.

Reeves asked if more passive language would give the City more flexibility in regards to the proposed future sewer extension. More specifically, should the plan read may be served vs. will be served. Klatt stated that the language should be consistent with the rest of the document.

Morreale asked if there are any problems that can occur when residents have to decommission their septic systems on their properties. He shared some experiences that septic system disconnection can have extensive costs. Klatt noted that the City may not have the authority to determine the standards.

M/S/P: Morreale/Reeves, move to recommend approval of the Minor Comprehensive Plan Amendment with the changes noted, **Vote: 5-0, Motion Carried.**

Business Item: *Zoning Text Amendment – Specific Development Standards*

Johnson reviewed proposed amendments to the Zoning Ordinance that would add specific development standards for the various uses found throughout the new ordinance. The uses that are covered by this section as drafted do not have specific standards in the current ordinance. Johnson noted that the Staff will be adding any existing specific development standards with a later draft of this section.

Kreimer asked if the proposed standards could potentially conflict with other sections of the code that are more specific. Johnson replied that staff will be reviewing other sections for consistency with the code.

Larson asked where exceptions to the general rule would be located. Johnson noted that any exceptions would ideally be located in the specific zoning districts, but that it would be preferable to include it in each section.

Williams asked about language that allows nearby open space to count towards the specific development open space standards. Johnson noted that this provision is intended to address situations in higher density locations, including downtown areas. There was a general discussion concerning when open space should be incorporated into developments. Reeves noted that residents within assisted living buildings with mobility problems may not be able to access green space that is off-site.

Williams asked for clarification concerning where auto repair businesses are allowed. Johnson noted that he would be further reviewing these types of businesses. He also suggested that 154.305, B, 3 be revised to specify that vehicles parked overnight would be regulated.

Reeves questioned whether or not the City should regulate noise from drinking and entertainment and drive-in businesses adjacent to sites other than residential property owners.

Larson asked why other standards, including lighting, were not included in the ordinance. Johnson noted that the City does have a separate lighting ordinance and other regulations that address other standards.

The Planning Commission directed the staff to look at the existing noise, lighting and traffic standards and to propose additional language to accommodate for future sewered development and higher density residential. A public hearing will be scheduled for May 13th, 2013.

City Council Updates

At the April 16th meeting the City Council tabled the zoning map update, the tree preservation ordinance and the off-street parking ordinance due to work load.

The Lennar EAW was distributed and the 30 day comment period has started. Comments are due by May 23rd. The EAW is posted on the website and the Planning Commission will be provided a link to it.

Staff Updates

There is a two week break between meetings. The next Planning Commission meeting is May 13th, 2013.

The training session was very helpful. There will be replays of the training session on June 14th and June 15th. There is a handout for future training sessions open to the Planning Commission.

Commissioner Concerns

The Planning Commission asked about the recruitment of new commissioners. The City has received one application, and another individual has expressed interest and was sent an application. Interviews will be conducted at the next City Council meeting.

Adjourned at 8:37 p.m.