

**City of Lake Elmo  
Planning Commission Meeting  
Minutes of April 11, 2011**

Chairman Van Zandt called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m. COMMISSIONERS PRESENT: Bidon, Fliflet, Haggard, Hall, Obermueller, Pelletier, Van Zandt and Williams. Absent: Van Erem and Ziertman. STAFF PRESENT: Planning Director Klatt and Planner Matzek.

**Agenda**

Chairman Van Zandt asked staff for a reminder of who is able to vote.

M/S/P, Williams/Bidon, move to approve as presented. Vote: 8:0.

**Minutes – January 10, 2011**

M/S/P, Hall/Williams, move to approve as presented. Vote: 6:0. Haggard and Obermueller abstained.

**Public Hearing – None**

**Business Item – Future Land Use Categories and Zoning Code Update Discussion**

Planning Director Klatt said this is an extension of last meeting's discussion regarding potential updates to the zoning ordinance. He identified a list of potential zoning districts for the new ordinance, including a general purpose statement.

Commissioner Williams asked what is the purpose of having both land use categories and zoning districts, since there were essentially the same number of each. He asked if it would be a good idea to remove the land use categories and just use zoning.

Planning Director Klatt said the zoning districts have to be consistent with the Comprehensive Plan. He said land use categories are for future guidance and zoning is for implementation.

Commissioner Williams asked if the purpose statements would be revised to fit the new land use categories.

Planning Director Klatt agreed they would be revised.

Commissioner Hall asked for future documents to reflect whether or not a district was planned for sewer and what the proposed density is for each district.

Commissioner Obermueller asked when details such as building height would be discussed.

Planning Director Klatt said it would be one of the next steps.

Commissioner Pelletier asked how a form based code would impact this work.

Planning Director Klatt said if the city wanted to go to a form based code, parts of this proposed ordinance could change or go away completely. He asked the commission to also review a draft purpose section for each district.

Commissioner Williams suggested keeping Rural Residential and Residential Estate zoning districts separate as they have different lot size requirements.

Planning Director Klatt asked the commission to consider if they would want to see additional land in the Neighborhood Conservation category which allows one and a half acre lots. He said the Comprehensive Plan (NC) currently does not allow for additional properties that are not already guided for NC. He suggested consideration of recreating an updated Open Space Preservation (OP) District. He identified low, medium and high density residential districts with density ranges provided for discussion purposes.

Commissioner Williams said the proposed 3.5 to 6 units per acre is not “low” density. He said that would exclude anything less than three units per acre and it should be looked at in more detail. He said the R-2 district allows too much discretion as a developer will always push for the highest density allowed. He said the VR language is very general, but should include a maximum density. Commissioner Williams said that in Woodbury over the last several years, developers have always pushed for the higher density, but have been rebuffed by neighbor complaints.

Planning Director Klatt said the numbers are to start discussions and he has found in his experience that developers go towards the lower end of density requirements while cities push for higher densities to meet objectives.

Commissioner Williams said he thinks mention of public investment in the Mixed Use and Central Business category should be removed as the city should not be making that commitment.

**Business Item – Home Occupation Ordinance Update**

Planner Matzek briefly updated the commission on the previous work done on the home occupation ordinance. She said the City Council received the commission’s recommendation, but chose to move forward with their original direction.

Commissioner Fliflet said it does not make sense that the ordinance proposed by the City Council would not allow a tax consultant to do so from home.

Commissioner Hall said the Council proposed ordinance is not business friendly and discourages instead of encourages businesses to locate in Lake Elmo. He asked if the City Council’s Economic Development Subcommittee would like any volunteer advisory members.

Commissioner Haggard said a home occupation could have a greater impact on more compact neighborhoods, especially if there were multiple businesses on the same road.

Chairman Van Zandt said the city needs to think of who creates the taxes and it is not the people who leave this city.

**Business – Amending Storm Water and Erosion and Sediment Control**

Planner Matzek said the ordinance is proposed to have minor clarifying revisions. She said the AUAR would also have a minor amendment to reflect this new change, but that is a more administrative process.

Commissioner Williams suggested taking out the text “and discretion” from Sections 150.287 B and C.

Commissioner Fliflet suggested the Best Management Practices are subjective and this gives the engineer additional flexibility.

M/S, Bidon/Fliflet, move to approve the changes as recommended by staff.

M/S/P, Williams/Hall, move to amend the motion to remove “and discretion” from Sections 150.287 B and C. Vote: 6:2. Bidon and Fliflet against.

The commission voted on the original motion as amended. Vote: 6:2. Bidon and Fliflet against.

**Business Item – I-94 Stakeholder Meeting (Held March 31<sup>st</sup>)**

Planner Matzek said 36 people attended a stakeholder meeting regarding the area guided for future sewered development south of 10<sup>th</sup> Street. She said the City Engineer and herself presented information on existing conditions and took questions; the meeting went well.

**Updates**

Planning Director Klatt said there were no City Council updates.

**Adjournment:**

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Kelli Matzek  
Planner