



**City of Lake Elmo  
Planning Commission Meeting  
Minutes of July 14, 2014**

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

**COMMISSIONERS PRESENT:** Williams, Dodson, Kreimer, and Lundgren.

**COMMISSIONERS ABSENT:** Larson, Haggard and Dorschner.

**STAFF PRESENT:** Community Development Director Klatt and City Planner Johnson.

**Approve Agenda:**

The agenda was accepted as presented.

**Approve Minutes:** June 30, 2014

M/S/P: Lundgren/Dodson, move to approve the minutes as amended, **Vote: 4-0, motion carried, with Kreimer not voting.**

**Public Hearing:** Kwik Trip – Preliminary Plat, Final Plat and Conditional Use Permit

Johnson presented an overview of a proposed conditional use permit to allow the construction of a new Kwik Trip gasoline station/convenience store at the intersection of I-94 and Keats Avenue. He stated that staff is recommending approval of the conditional use permit with the conditions of approval as listed in the staff report. Johnson reviewed draft findings with the Planning Commission to support this recommendation, and asked if the Commission had any questions concerning the proposal.

Dodson asked if a lower speed limit would have any implications for the proposed turn lanes. Johnson replied that as traffic builds along Hudson Boulevard and additional development occurs that there would likely be a reduced speed limit along this road. Johnson indicated that this would not occur until sometime in the future. The Commission asked general questions concerning the layout of the proposed driveways and approaches into the site.

Bruce Miller, MFC Properties, noted that he was the owner of the property and that he has been working with the City to address the review comments. He stated that he is looking to develop the adjacent parcel to the North, and that this project would be a good first project to get things going in the I-94 Corridor.

Scott Tigen, Chief Financial Officer for Kwik Trip, discussed the approach used by Kwik Trip in designing and siting its stores. He reviewed some of the history of the organization and the philosophy of its owners. He noted that the second access drive is critical to maintain safety on the site, and in particular to minimize the amount of backing up done by larger trucks on the site.

Williams questioned the location of the proposed trees in front of the car wash signage, and expressed concern that these would need to be removed in the future. Tigen stated that the trees would take preference to the signage, but that he did not think there was going to be a conflict.

Public Hearing opened at 7:46pm.

Public Hearing closed at 7:47pm.

Kreimer asked if there were any concerns with the sign plan as submitted. Johnson replied that the applicant would need to submit a sign permit, at which time Staff would perform a thorough review of the proposed sign for consistency with the Sign Ordinance.

M/S/P: Lundgren/Dodson, move to recommend approval of the Preliminary Plat , Final Plat and Conditional Use Permit of Kwik Trip with the 8 conditions recommended by Staff based on the findings of fact listed in the Staff Report as amended by the Planning Commission, ***Vote: 4-0, motion carried unanimously.***

**Public Hearing:** Comprehensive Plan Amendment – Eliminate RAD-ALT Land Use Category.

Klatt noted that the Planning Commission reviewed this item in the past. The proposed action is being brought before the Planning Commission again in response to the finalized 2040 population forecast by the Metropolitan Council. Klatt noted that a large amount of information has been presented in the past regarding the RAD-Alt properties. Klatt identified where the parcels guided RAD-Alt in the City's Comprehensive Plan are located.

Klatt explained the purpose behind the inclusion of the original RAD-Alt category. He provided background information related to the 2040 Met Council population forecast for Lake Elmo. Klatt identified and described the three parcels that are guided RAD-Alt.

Moving on to the Staff Recommendation, Klatt noted that staff is recommending that the RAD-Alt category be eliminated from the Comprehensive Plan. Klatt then highlighted the proposed findings of fact, stating that some of the findings take into account previous Planning commission and City Council discussion of the proposed action.

Kreimer asked if there has been any RAD-Alt development in the community. Klatt noted that there has not been any RAD-Alt development.

Dodson asked if RAD-Alt development is possible when not served by public sanitary sewer. He does not see the densities associated with RAD-Alt possible without sewer. Klatt noted that it would be very difficult to serve these sites at these densities with private sanitary systems.

Public Hearing opened at 8:22 pm.

Williams noted that Janice Greene submitted a letter for the Friedrich family noting their objection to the elimination of RAD-Alt. The letter was entered into the public record.

Larry Weiss, 9302 Stillwater Blvd. N., noted that the Friedrich site was changed to RAD-Alt for a specific project and the project has not been built. He noted that he is not supportive of RAD-Alt densities in the rural areas. He stated that the neighborhoods surrounding these sites do not want development at the density associated with RAD – Alt.

Terry Emerson, 2204 Legion Ln. N., stated that he does not oppose eliminating RAD-Alt, but would like to develop his parcel as single family OP neighborhood, but would like to consider some variances.

Ed Nielsen, 9499 Stillwater Blvd., stated that he would like to see the RAD-Alt go away because it equates to spot zoning.

Public Hearing closed at 8:29 pm.

Williams stated he would like to add a finding that the 2040 population projections can be reached without inclusion of the RAD-Alt land use category.

Kreimer noted that he is conflicted because the reduction of the overall population forecast is not that large. He noted that if there are allowances for population relief, the Village and South of 10<sup>th</sup> should be considered for land use changes. Dodson noted that he is concerned with being able to pay for the public infrastructure investments that have been made in the sewer areas. He does not support reductions in those areas until the City is sure they can finance these public infrastructure improvements, however none of the RAD-alt area are planned to have municipal sewer and should not be considered necessary for the financing for the improvements. Furthermore, the RAD-Alt areas do not fit the surrounding planned uses and should be changed for proper planned use. Williams agreed with Dodson.

M/S/P: Dodson/Lundgren, move to recommend approval of the Comprehensive Plan Amendment to Eliminate RAD-Alt (Rural Area Development Alternative Density) as a land use category from the Future Land Use Map as referenced in the Comprehensive Plan subject to the condition of approval recommended by staff and based upon the findings of fact listed in the Staff Report as amended by the Planning Commission, **Vote: 3-1, motion carried** with Kreimer voting no.

### **Public Hearing: Zoning Map Amendment – Perfecting Amendments**

Klatt started his presentation of the Zoning Map Amendment – Perfecting Amendments to change to the zoning for several properties guided for pending development as well as other clean-up perfecting amendments. He presented an overview of the subject properties one by one.

Public Hearing opened at 8:50pm.

Williams noted that a letter was submitted by Steve Delapp. It was entered into the public record.

Public Hearing closed at 8:52pm.

M/S/P: Williams/Dodson, move to recommend approval of the Zoning Map Amendments as presented in the Staff Report. **Vote: 4-0, motion carried unanimously.**

### **Updates and Concerns**

#### *Council Updates*

1. Hammes Shoreland Variance was withdrawn by the applicant
2. Hunter's Crossing Preliminary Plat passed with 15 conditions of approval
3. Eagle Point Medical Center Preliminary and Final Development Plans passed with 7 conditions of approval
4. Hammes Estates Preliminary Plat passed with 17 conditions of approval.

#### *Staff Updates*

1. Upcoming Meetings
  - a. July 28, 2014
  - b. August 11, 2014 – Lundgren will be unable to attend.

#### *Commission Concerns -*

Lundgren noted that the Planning Commission should have identification for visiting development sites.

Williams noted that he is concerned about crowding of some of the Lennar developments that he has observed recently. Dodson agreed but doesn't know what the solution could be.

Meeting adjourned at 9:01pm

Respectfully submitted,

Joan Ziertman  
Planning Program Assistant