



**City of Lake Elmo
Planning Commission Meeting
Minutes of September 10, 2018**

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

COMMISSIONERS PRESENT: Lundquist, Johnson, Dodson, Dorschner, Weeks, Kreimer, Emerson, Pearce and Hartley

COMMISSIONERS ABSENT: None

STAFF PRESENT: Planning Director Becker and City Administrator Handt

Approve Agenda:

M/S/P: Hartley/Lundquist, move to approve the agenda as presented, ***Vote: 7-0, motion carried unanimously.***

Approve Minutes: August 27, 2018

M/S/P: Hartley/Dodson, move to approve the August 27, 2018 Minutes as presented, ***Vote: 7-0, motion carried unanimously.***

Public Hearing – Capital Improvement Plan

Handt started her presentation on the 2019-2023 Capital Improvement Plan. This is something that comes before the Planning Commission each year. This is a multi-year capital expenditure plan for the City's infrastructure. Lake Elmo's CIP includes capital projects that cost at least \$25,000 and have a useful life span of five years or longer.

There are a number of different funding sources including such things as debt service fund, general fund, park dedication, grants, etc. There is a project priority ranking system going from a one which is critical or urgent to a five which is a future consideration.

The 2019-2023 CIP plan includes 73 projects totaling 52.5 Million dollars. There are a number of street projects including phases 5-7 in the Village area. The large project in the administrative/finance area is the New City Hall and Fire Station and improvements to public works. Parks and Recreation Projects has 2 parks in particular for improvements, Sunfish Lake Park for mountain bike trails and Pebble Park. There is a shared park planned for Wildflower and Village Preserve. The Fire Department and

Public Works have equipment purchases planned. There are a number of stormwater and water projects. There are some potential areas that water might be extended based on the PFC findings. These projects would be coordinated with road projects and are contingent on funding. The City will need a new water tower and a new well. There will be meter change outs and a change to a radio read system.

The Planning Commission discussed the well and tower proposed and the priority of it. Lundquist asked about well #1 and if there might be a treatment facility on it. Handt stated that it is the oldest well and has the lowest capacity. Handt stated that the City Engineer has said if the city is going to invest that kind of money, it should be on a well that has capacity that is going to meet our needs. Handt stated that treatment is incredibly expensive as opposed to finding clean water in the City. The feasibility study will look at all of the options.

Dodson asked about the Blackford water extension project which seems very specific. Handt stated that it is specific and is contingent on if the state will give them grant funding. Handt stated that the 31st Street project is also very specific. The neighborhood filed a petition after they received notification when the PFC levels were reduced.

Dorschner is wondering if there has been any discussion about the south east corner partnering with Cimarron. Handt stated that it has been challenging working with the management of the park.

Public Hearing opened at 7:21 pm

No one spoke and there was no written correspondence

Public Hearing closed at 7:21 pm

Dodson feels that all of the projects should have a description in the justification section.

Hartley stated that given the growth in the south, it could put a real damper on development if water is questionable. Hartley feels that the priority should be raised in importance. Handt is fine to make it a number 1 as the Council has already given approval to start looking for land.

M/S/P: Hartley/Lundquist, move to change the priority on both the elevated storage tank and the new well and pump house from a 3 to a 1, ***Vote: 7-0, motion carried unanimously.***

Kreimer thinks that in regards to the Blackford's and the 31st Street water projects. If they have received notice of PFC's, the state should be installing GAK filters which would

make their water as clean as the City's water. Handt stated that the Blackford's are not interested in a GAK filter and have been using bottled water all these years. As they age, it is getting more cumbersome.

M/S/P: Kreimer/Hartley, move to change the Blackford project and the 31st street water project to a number 5, ***Vote: 3-4, motion failed.***

Johnson would agree with Kreimer that in the scheme of things these would be a lesser priority. Handt stated that these 2 projects only includes 7 homes.

Dorschner stated that he feels the CIP is consistent with the Comprehensive Plan.

M/S/P: Lundquist/Dorschner, move to recommend to the City Council that the 2019-2023 CIP is consistent with the draft 2040 Comprehensive Plan with the one amendment, ***Vote: 7-0, motion carried unanimously.***

Public Hearing – Conditional Use Permit – Thrive Behavioral Network - Tabled

Becker stated that the public hearing for the CUP for the expansion of the use at 3819 Laverne Ave can be opened and closed if anyone has any comments.

Public Hearing – Conditional Use Permit – River Valley Church

Becker started her presentation regarding the CUP for an expansion of a non-conforming use of place of worship within the Public and Quasi-public open space district. In 1996, this was a permitted use and a site plan was approved. In 2000, the ordinance was changed to make places of worship conditional uses, making this a non-conforming use. The City's non-conforming ordinance states that use may continue, but may not expand. The applicant is requesting an expansion and therefore must obtain a conditional use permit to bring the property into compliance.

The expansion will include 2582 square feet of education space. The education space is considered accessory to a church. There will also be 3-4 staff people. The setbacks and impervious requirements are met, with the exception of the parking lot setback allowed with a variance in 2003. Staff is recommending approval with conditions. These include that the applicant must obtain all necessary City, state and governing body permits prior to construction. The applicant must provide written documentation demonstrating adequate wastewater management.

Dorschner is somewhat concerned about the wastewater capacity with the added use. Becker stated that is why the condition that Washington County look at the system as part of approval.

Steve Erban, architect for River Valley Church, stated the septic system was designed for more capacity. There is also a flow meter, so they can have the actual usage.

Pastor Nitzel, this congregation has been in this location since 2006 and the population of the congregation is about the same. The reason for the classroom facilities is to not have to expend so much energy setting up and taking down the same areas for different uses.

Public Hearing opened at 7:50 pm

No one spoke and there was no written correspondence

Public Hearing closed at 7:50 pm

M/S/P: Kreimer/Dodson, move to add condition #3 that applicant must comply with the City Engineer memo dated August 27, 2018, **Vote: 7-0, motion carried unanimously.**

M/S/P: Hartley/Lundquist, move to recommend approval of the River Valley Church Conditional Use Permit with recommended findings and conditions of approval as drafted by staff and as amended, **Vote: 7-0, motion carried unanimously.**

City Council Updates – September 4, 2018

1. Growing Explorers Learning Center Final Plat, PUD and CUP - passed
2. Growing Explorers Development Agreement - passed
3. 3880 Laverne Ave N Minor Subdivision - passed

Staff Updates

4. Upcoming Meetings
 - a. September 24, 2018 - TBD
 - b. October 10, 2018

Meeting adjourned at 7:54 pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant