



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

Meeting Notice

The Lake Elmo Planning Commission will meet Monday, February 23, 1998, at 7:00 p.m. in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo.

AGENDA

Feb
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1998

1. Agenda
2. Approval of Minutes, February 9, 1998
3. Continuation: PUBLIC HEARING

Case No. SUB/98-03 Wildflower Shores Preliminary Plat and Plan for an open space development consisting of 25 single family residential lots and 30 acres of open space. The property is located North of State Highway 5, West of Beaut Crest development in the OP, Open Space Preservation District. Jack Buxell, applicant.
4. Report on Government Training Services
5. Other

*approved
3/9/98*

**City of Lake Elmo
Planning Commission**

Meeting Minutes, Monday, February 23, 1998

Chairman Armstrong called the meeting to order at 7:00 p.m. in the Council Chambers of Lake Elmo City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota. Present: Commissioners Helwig, Sessing, Mandel, Herber, Berg, Graczyk, (Carlson arrived 7:10 p.m.). Absent: Commissioners Monette and Brass. Also Present: City Planner Pung-Terwedo.

1. AGENDA

City Planner Pung-Terwedo added discussion of design changes to "Field of St. Croix".
Commissioner Berg added Lake Elmo/Baytown subcommittee update.

**M/S/P Helwig/Herber – to approve the agenda, as amended.
(Motion Passed 7-0).**

2. MINUTES

**M/S/P Helwig/Mandel – to accept the February 9, 1998 meeting minutes, as presented.
(Motion Passed 7-0-1). Abstain: Sessing, not in attendance.**

3. Fields of St. Croix; Design changes.

City Planner Pung-Terwedo explained that last year, design approval was given for the Fields of St. Croix OP Development. She introduced Mark Youngdahl, Architect and Builder currently working on several projects at the site.

Mr. Youngdahl said the revised design would reflect de-emphasizing the garage, lower maintenance exterior materials and some differentiation in elevations. Said the individual character and design previously approved would reflect a continuation of the arch theme.

**M/S/P Helwig/Sessing – to recommend approval of the revised designs for Fields of St. Croix based upon their review and finding them acceptable.
(Motion Passed 7-0-1). Abstain: Carlson; arrived after the discussion.**

4. Continuation: PUBLIC HEARING:

Case No. SUB/98-03 Wildflower Shores Preliminary Plat and Plan for an open space development consisting of 25 single family residential lots and 30 acres of open space. The property is located North of State Highway 5, West of Beaut Crest development in the OP, Open Space Preservation District. Jack Buxell, applicant.

**Ron Spodin
Architect/Jack Buxell**

Mr. Spodin presented the modified plan, which reflects a density of 25 lots. Said the removal of the 26th lot allowed for an increase of approximately ¾ acre to the open space.

William McCully, Civil Engineer at Rehbein Excavating reviewed his report. He presented a short videotape which illustrated a lake project Rehbein had completed at a golf course, west of Stillwater.

Mr. Bob Winter, a resident who had previously expressed concern about how his property would be affected by the pond, said after reading the Engineering reports from City Engineer Prew and Rehbein Engineer McCully, he was satisfied with the expected outcome.

M/S/P Carlson/Helwig –to recommend approval of Case No. SUB/98-03 Wildflower Shores Preliminary Plat and Plan for an open space development consisting of 25 single family residential lots and 30 acres of open space, to include the following conditions:

- 1. and Trust will accept a conservation easement on the large open space area along Highway 5, including the ponds;**
- 2. The homeowner's association be totally responsible for the pond;**
- 3. All conditions from the Washington County Soil and Water conservation District (see Jeff Berg's letter dated January 20, 1998) be met;**
- 4. All conditions of the grading permit (if granted) be met;**
- 5. Recommendations from Tom Prew, dated February 2, 1998 be met;**
- 6. The pond be completed and the soil re-established before any lots are sold with all conditions of the grading permit;**
- 7. Valley Branch Watershed District approve the plan before final plat approval;**
- 8. Rehbein Excavating will be responsible for the pond until the final lot is sold;**
- 9. The park dedication shall be in-lieu of a park fee;**
- 10. A detailed tree transplant and preservation plan shall be submitted prior to final plat.**

(Motion Passed 7-0-1). Abstain: Berg

5. Commissioners Armstrong, Mandel, Herber, Graczyk and Brass (although not in attendance at this meeting, Brass had previously requested the March 12, 1998 workshop) agreed to attend the Thursday, March 12, 1998 Annual Planning Institute: "The Basics."

Commissioner Sessing agreed to attend the Saturday, March 14, 1998 "Beyond the Basics" workshop.

6. Commissioner Berg reported that he was currently one of only two Lake Elmo representatives serving on the Lake Elmo/Baytown Consolidation Planning and Zoning subcommittee. He said, considering Lake Elmo is approximately 25 square miles and Baytown is 7, the representation of Lake Elmo is not adequate. He reported the Baytown representatives did not fully agree with Lake Elmo's mandatory cluster ordinance and felt that they would never come away with support for that ordinance. He encouraged Lake Elmo residents to become involved.

Chairman Armstrong adjourned the meeting at 8:10 p.m.

Respectfully submitted, Cynthia Young-Recording Secretary