



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

Meeting Notice

The Lake Elmo Planning Commission will meet **Monday, March 23, 1998** at 7:00 pm in the City Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo

Agenda

1. Agenda
2. Approval of minutes, March 9, 1998
3. City Council/Planning Commission Joint Workshop Session
* Amendments to the OP Ordinance
4. Review and discuss new (PF) Parks, Open Space, Public Facilities, Quasi-Public Facilities Zoning Regulations. Set public hearing date on the ordinance
5. Discuss 15 acre parcel of property on 10th Street (presently zoned PF)
6. Other

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Approved

**City of Lake Elmo
Planning Commission**

**Meeting Minutes
Monday, March 23, 1998**

Chairman Armstrong called the meeting to order at 7:00 PM in Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota. Present: Commissioners Brass, Carlson, Helwig, Mandel, Monette, Sessing, Herber and Berg. Absent: Commissioner Graczyk. Also present: City Planner Pung-Terwedo, Councilmembers DeLapp, Dunn and Johnston. Also present: Developers; Jack Buxell and Robert Engstrom.

1. AGENDA

Add to agenda:

- 3. I-94 Meeting, Reschedule
- 7.a Berg-Meeting Notice
- 7.b GIS Training Report
- 7.c Variances

**M/S/P Helwig/Sessing – to accept the agenda, as amended.
(Motion Passed 9-0).**

2. MINUTES

**M/S/P Berg/Mandel – to approve the March 9, 1998 minutes, as presented.
(Motion Passed 8-0-1). Abstain: Carlson, did not attend 3/9/98 meeting.**

3. I-94 Meeting

City Planner Pung-Terwedo cancelled the 3/31/98 I-94 meeting. Rescheduled to Wednesday, April 8, 1998, City Hall, 6:00 PM.

**4. Planning Commission/City Council Joint Workshop Session
Continuing Amendments to the OP Ordinance**

City Planner Pung-Terwedo explained that it has been over a year, and the Planning Commissioners and City Council have continued to discuss amendments to the OP Ordinance. She said during this time, definitions have been refined and clarified. Said Lake Elmo has been under the watchful eye by the State as a leader in low-density developments. Also said she felt the developments that are occurring in Lake Elmo are much more thoughtful, balanced and creative than previous projects, like Beaut Crest. Said she feels the current developments reflect a step in the right direction. Stated no new development applications have been received.

The Commissioners and Councilmembers continued their discussion regarding village green, trails, setbacks, density bonuses, monument signage, historic structures, play structures and garden areas. Councilor DeLapp suggested further discussion regarding lighting. Councilor Dunn suggested further discussion regarding fencing.

After lengthy discussion, City Planner Pung-Terwedo said she will once again, bring this back to the Planning Commissioners at a later meeting.

5. REVIEW AND DISCUSS NEW (PF) PARKS, OPEN SPACE, PUBLIC FACILITIES, QUASI-PUBLIC FACILITIES ZONING REGULATIONS. Set public hearing date on the ordinance.

The Commissioners discussed and made changes to structure height (from 50 feet to 35 feet maximum) and Bell Tower height (from 75 five feet to 50 feet). Historical Buildings over 50 years old that are restored and/or reassembled and moved onto a historical interpretive center shall not be considered new and are exempt from these standards. Buffering, change depth of 100 feet to 200 feet.

**M/S/P Armstrong/Sessing – to direct staff to call a Public Hearing for amendments to PF Ordinance.
(Motion Passed 9-0).**

6. Discuss 15 acre parcel of property on 10th Street (Apostolic Church), presently zoned PF.

City Planner Pung-Terwedo said the current zoning of the 15 acres of land, which was rezoned from RR to PF in 1989, is owned by the Apostolic Church. She said there has been no building permit application submitted by the church. She asked if the Planning Commission would consider a amending the comprehensive plan from P to OP, which would reflect adjacent land uses. After a comprehensive plan amendment, a rezoning would need to occur to reflect the policies of the Comp. Plan. She said the church has had 10 years to build and has not applied for a building permit to date.

The Planning Commissioners decided that this 15 acre parcel should be rezoned to OP, based upon the fact that the adjacent land uses are OP. At such time that the church decides to build, they would need to apply for another rezone to P. Based upon the current comprehensive plan, a P zoning in this area is not consistent with the changing long-term plans of adjacent properties.

City Council recommends a moratorium on any building in P/PF zoning district.

This issue will be brought back to the Planning Commission at a later date.

7.a Commissioner Berg presented a meeting notice for Watershed Management in Washington County. March 31, 1998, 7:00 PM at the Washington County Government Center.

7.b Commissioner Mandel discussed the GIS training seminar the Planning Commissioners attended. Said they learned about the variance procedure. The Commissioners offered ideas for upcoming Planning Commission meetings, such as hold one meeting a month for workshops, and the other for Casework.

7.c The Commissioners discussed the City variance procedure and generally agreed to set date for another workshop to gain more information on this process.

Chairman Armstrong adjourned the meeting at 10:10 PM.

Respectfully submitted, Cynthia Young-Recording Secretary