



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

MEETING NOTICE



The Lake Elmo Planning Commission will meet Monday, July 13, 1998 at 7:00 PM in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota.

AGENDA

1. Agenda
2. Minutes – June 22, 1998
3. **File No. SP/97-50 Site Plan Amendment**
Creative Office Garden
Steve Erban, Applicant Property Owner, Dorothy Erban
Property located at 11550 Stillwater Blvd.
4. Other
 - a. Public Facilities Zoning District Text Amendments
 - b. Fence Ordinance; Direction from City Council
5. Adjourn

City of Lake Elmo
Planning Commission

APPROVED

Meeting Minutes
Monday, July 13, 1998

Chairman Armstrong called the meeting to order at 7:00 PM in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota. Present: Commissioners Brass, Berg, Helwig, Herber, Graczyk, Sessing and Mandel. Absent: Commissioners Carlson and Monette. Also present: City Planner Dillerud and Councilmember Johnston.

1. AGENDA

Add: 4.c Accessory Buildings
4.d. Cul-de-sacs
4.e Open Space

M/S/P Helwig/Sessing – to accept the agenda, as amended.
(Motion Passed 8-0).

2. MINUTES

M/S/P Helwig/Sessing – to approve the minutes from the June 22, 1998 Planning Commission meeting, as presented.
(Motion Passed 5-0-3). Abstain: Herber, Mandel and Brass; not in attendance.

3. Site Plan Amendment
File No. SP/97-50
Creative Office Garden
Steve Erban, Applicant

City Planner Dillerud noted the changes proposed from the previously approved site plan. Asked the Planning Commission to consider changing condition number 8., which reads: **8. A plan for exterior lighting responsive to Chapter 1350 of the Lake Elmo Municipal Code shall be submitted and reviewed for Code compliance prior to City Council consideration of the amended Site Plan.**

M/S/P Helwig/Berg – to recommend approval of the amended site plan for “Creative Office Garden”, File No. SP/97-50, dated July 8, 1998, subject to the following conditions:

1. Two additional internal landscaped islands shall be installed.
2. The sign shall meet the sign code regulations.
3. Additional landscaping shall be placed on the eastside of the site.
4. A MnDot access permit shall be obtained and submitted to the City prior to the issuance of building permits.
5. A MnDot drainage report prior to commencing of grading on the site.
6. A developer agreement shall be prepared which will include a financial security for grading landscaping.
7. All comments from the City Engineer shall be included into these conditions.

8. **A plan for exterior lighting responsive to Chapter 1350 of the Lake Elmo Municipal Code shall be submitted and reviewed for Code compliance prior to City Council consideration of the amended site plan.**

(**Motion Passed 8-0).**

4.a Public Facilities Zoning District Amendments

City Planner Dillerud indicated the PF was a high priority issue. Asked if the commission was ready to go to Public Hearing on the proposed amendments. Suggested specific and additional standards are set for some uses. Planner Dillerud reviewed the proposed amendments. Suggested notifying any church or cemetery that may be affected by changes. City Planner Dillerud will bring to the Planning Commission at the July 27, 1998 meeting.

Commissioner Berg suggested looking at all the PF zoned parcels in the City and at the OP overlay, which is currently in the PF District.

4.b Fence Ordinance

City Planner Dillerud said the City Council looked at the previous recommendation and basically asked him to look at some technical "twists" to the snow fence amendment. Said at tonight's meeting, the commission should take a more comprehensive look at the entire ordinance. Suggested the fence ordinance be a part of the zoning code and not a separate section of City code, so a zoning code administrator can enforce it, zoning code penalties for violations, plus a variance procedure. He briefly reviewed the submitted City of Plymouth Fence Ordinance.

The commissioners discussed wire fences in residential area, concerns about the appearance of fences in residential areas, privacy fences, snow fences and fencing in agricultural areas, OP District.

City Planner Dillerud suggested considering fences allowed by Conditional Use Permit. Reminded the commissioners to be careful of language such as "attractive."

4.c Accessory Buildings

Commissioner Helwig addressed inconsistencies in the Municipal Code that relate to accessory structures.

City Planner Dillerud said he has noticed conflicts with the accessory structure sections in the code.

M/S/P Berg/Mandel – to recommend the City Council amend the City Code to provide consistency between Section 300.07 Subd. 4.b; Section 300.13 Subd. 3.a.3; and any other references in the Code to accessory structures in the RR Zoning District.

(Motion Passed 8-0).

4.d Cul-de-sacs

Commissioner Helwig brought to attention cul-de-sac standards is addressed in Chapter 4, Section 400, page 400-19 of the Municipal Code. He made specific reference to the recent application for an Open Space Development proposed on the Zintl property. He noted that there was no provision in the OP section of the code regarding cul-de-sacs.

City Planner Dillerud said he was not aware of this ordinance and will get an opinion from the City Attorney regarding Section 400 and the OP concerning cul-de-sacs.

4.e Open Space

The Commissioners and City Planner Dillerud discussed the OP Ordinance.

City Planner Dillerud explained that the Zintl property was rezoned OP because the Future Land Use designation for that parcel was indeed OP. Mr. Dillerud said Ann Pung-Terwedo told him the overlay district in the future land use for OP was based on soils, hydrology and a lot of different things to achieve a "greenbelt" effect. They squared off the parcels, which was the extent of the research. His suggestion is look at the future land use map in terms of which parcels will really work for OP. Said a possible solution would be to look at a density driven land use map, then make every OP Development a Conditional Use Permit issue. Another solution he mentioned was density transfer.

The Commissioners agreed that density was the key issue with the OP Ordinance. Commissioner Helwig suggested another moratorium on OP developments.

City Planner Dillerud said very soon, a Public Hearing should be set to address the amendments to the OP Ordinance. Said a moratorium is not his preference, but the City Council and Planning Commission should discuss that option.

Chairman Armstrong adjourned the meeting at 8:37 PM.

Respectfully submitted-Cynthia Young, Recording Secretary