



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

MEETING NOTICE

**The Lake Elmo Planning Commission will meet Monday, September 28, 1998
at 7:00 p.m. in the Council Chambers of City Hall, 3800 Laverne Avenue
North, Lake Elmo, Minnesota.**

AGENDA

1. Agenda
2. Minutes September 14, 1998
3. PF Ordinance – Continued Consideration
4. Fence Ordinance – Snow Fences
5. Open Space Ordinance – Continued Consideration
6. Comprehensive Plan Amendment – Annexed Area
7. Other
8. Adjourn

Sept
28

City of Lake Elmo
Planning Commission

APPROVED

Meeting Minutes
Monday, September 28, 1998

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

1. AGENDA

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

2. MINUTES

**M/S/P Sessing/Helwig – to accept the corrected minutes from the September 14, 1998 meeting.
(Motion Passed 6-0-1). Abstain: Brass**

3. PF Ordinance

City Planner Dillerud said he had requested the City Attorney to look at this draft ordinance. The City Attorney said that there may be a difficult time in making the distinction between private schools and private schools that are accessory to churches. Planner Dillerud said the distinction is single use on the site compared to a multiple use on a site. He said the buffer vs. maximum site size issue has some validity. There are some specific site sizes that made the opportunities quite minimal in terms of development potential.

City Planner Dillerud noted that there had been a revised draft ordinance presented to the Planning Commissioners from the 6 churches that own property or are existing in Lake Elmo, and noted the changes made by them (attached). He reviewed other notations made in the draft ordinance and said there may be other changes made to the church proposal.

Chairman Armstrong presented a letter to the Planning Commission from Mayor Wyn John. (attached)

The Commissioners, City Planner Dillerud and several representatives from local churches discussed changes to the draft ordinance. The City Planner noted the changes and will present a revised draft to the Commission at the October 26, 1998 meeting.

4. Fence Ordinance

City Planner Dillerud presented a draft ordinance amending Section 1360.01 Subd. 5 Snow Fences. "Snow fences shall not be located within fifty (50) feet of property lines or public streets. Snow fences shall not be placed prior to November 1 and shall be removed prior to April 15."

**M/S/P Mandel/Sessing – to recommend approval of Ordinance 98-___ amending Section 1360 of the 1997 Lake Elmo Municipal Code.
(Motion Passed 7-0).**

5. Open Space Ordinance – Continued Consideration

City Planner Dillerud briefly reviewed the most current draft amendments to the Op Ordinance. He said he thought the scenario would be to fix what we have, and the Planning Commission should continue to address a more comprehensive review of the OP concept and application methodology.

The Commissioners discussed the latest revisions which included density, rural section streets & buffering.

M/S/P Mandel/Helwig – to recommend the City Council direct staff to call a Public Hearing on October 14, 1998 on amendments to the OP (Open Space Zoning District) of the Municipal Code. (Motion Passed 7-0).

6. Comprehensive Plan Amendment – Annexed Area

City Planner Dillerud reviewed his memo to the planning Commissioners. He said his recommendation is to designate the entire parcel of the annexed area to OP land use classification.

Commissioner Sessing noted that the existing church should be designated as PF zoning.

M/S/P Sessing/Helwig – to call a Public Hearing on October 14, 1998 regarding the designation of the entire parcel of land, excluding the existing church-which will be PF, to OP land use classification. (Motion Passed 7-0).

Chairman Armstrong adjourned the meeting at 9:50 p.m.

Respectfully submitted, Cynthia Young – Recording Secretary

RECEIVED

SEP 25 1998

CITY OF LAKE ELMO

September 25, 1998

Planning and Zoning Commission
City of Lake Elmo

Dear Commission Members,

Thank you again for the opportunity to interact regarding the proposed PF ordinance. We appreciate your openness as we continue to dialogue about our concerns and our suggestions to modify the ordinance in a way that will not unduly restrict our ministries to the people of our community. This can be done, we are confident, in a way that will maintain the distinctives which make Lake Elmo an outstanding community.

Attached is a copy of the PF ordinance with the revisions which we are recommending. The main feature of our proposal is that we are requesting the "Permitted Uses" category to be re-established and that cemeteries, churches and parks be placed in that category. This change maintains considerable control for the city in overall planning without infringing upon the churches' rights to design and implement ministries which serve our people and enhance the quality of life in our city.

We plan to be present Monday evening as you discuss this ordinance further. We do appreciate the service that each of you renders to the people of Lake Elmo.

Sincerely,

Jerome H. Mfalali, CHRIST LUTHERAN CHURCH, LAKE ELMO
Dan Demission, RIVER VALLEY CHRISTIAN CHURCH LAKE ELMO, MN.
Clarence Delaney, ST. LUCAS COMMUNITY CHURCH, LAKE ELMO, MN.
By Satchar, Parkview Community Church, Lake Elmo, MN
Jerry Kause, Lakewood EFC
Michael Shum, APOSTOLIC BIBLE CHURCH

Chapter 3 - Zoning

Section 300.07 M Zoning Districts

M. Parks, Open Space, Public Facilities, Quasi-Public Facilities (PF)

Subd 1. Purpose and Intent:

The purpose and intent of the "PF" zoning district is to allow uses and structures that are incidental and appertaining to the overall land uses permitted in the City. While allowing certain "PF" uses within the City, general performance standards have been established. This is intended to assure maintenance and preservation of the established rural character of the City by preserving agricultural land, woodlands, corridors, and other significant natural features, and provide buffering between PF and residential or other uses, when deemed appropriate by the City.

Subd 2. Permitted Uses - A permit may allow for the following uses:

(a) Cemeteries provided that:

1. Direct access is provided to a public street classified by the Comprehensive Plan as Major Collector or Arterial
2. No mausoleum, crematorium, or other structure is permitted.

(b) Churches and Places of Worship provided that:

1. Direct access is preferred to a public street classified by the comprehensive Plan as Major Collector or Arterial when available.
2. No use may exceed a ratio of 235 gallons per day per net acre of land.
3. No single on-site sewer system shall be designed to handle more than 5,000 gallons per day.
4. No broadcast or telecast antennae shall exceed the height of the principal structure.
5. Use of structures or other facilities for services to the general public not directly related to the ministry of the local church shall require a conditional use permit.

(c) Parks (Public), provided that:

1. The location, use intensity and location are consistent with the park and Trail Element of the Comprehensive Plan
2. No use may exceed a ratio of 235 gallons per day per net acre of land based on design capacity of all facilities.

*Note-

This version
was drafted
by church officials
not city staff-

3. Except for Neighborhood parks and Tot Lots, as defined by the park and Trail Element of the Comprehensive Plan, direct access is provided to a public street classified by the Comprehensive Plan as a Major Collector or Arterial.

Subd 3. Uses Allowed by Conditional Use Permit

In addition to the specific standards and criteria which may be cited below for respective Conditional Uses, each application shall be evaluated based on the standards and criteria set forth in Chapter 300.06 of the Lake Elmo City Code. A Conditional Use Permit in the PF zoning district may allow the following structures:

(a) Compost Facilities provided that:

1. Direct access is provided to a public street classified by the Comprehensive Plan as Major Collector or Arterial
2. Such facilities are owned and operated by the City of Lake Elmo or its designee.

(b) Facilities for Local, County and State Government, provided that:

1. Direct access is provided to a public street classified by the Comprehensive Plan as Major Collector or Arterial
2. The use and location is consistent with the Community Facilities Element of the Comprehensive Plan.

(c) Parks (Private), provided that:

1. No use may exceed a ratio of 235 gallons per day per net acre of land based on design capacity of all facilities.
2. A plan is provided, together with a Declaration and Covenants to run with the title to the land, that prescribes perpetual maintenance, insurance and ownership responsibilities for all facilities and land area.
3. Except for Neighborhood parks and Tot Lots, as defined by the park and Trail Element of the Comprehensive Plan, direct access is provided to a public street classified by the Comprehensive Plan as a Major Collector or Arterial.

(d) Libraries, and Museums (Public and Private), provided that:

1. No use may exceed a ratio of 235 gallons per day per net acre of land based on design capacity of all facilities.
2. For private facilities, a plan is provided, together with a Declaration and Covenants to run with the title to the land, that prescribes perpetual maintenance, insurance and ownership responsibilities for all facilities and land area.
3. Direct access is provided to a public street classified by the Comprehensive Plan as a major Collector or Arterial.

(e) Public and Private Schools (except licensed day care), provided that:

1. No use may exceed a ratio of 235 gallons per day per net acre of land based on design capacity of all facilities.
2. Direct access is provided to a public street classified by the Comprehensive Plan as a major Collector or Arterial.

(f) Historic Sites and Interpretive Centers provided that:

1. Direct access is provided to a public street classified by the Comprehensive Plan as a major Collector or Arterial.

Subd 4. Accessory Uses and Structures

Uses and structures which are clearly incidental and subordinate to the primary permitted, uses and structures. All exterior materials of accessory structures must be the same as those of the principal structure.

Compatible with

Subd 5. Minimum District Requirements

District Requirements in PF Zoning District		
Lot Size - Maximum	N.A.	N.A.
Lot Width - Minimum	150 Feet	N.A.
Lot Depth - Minimum	150 Feet	N.A.
Primary Structure Setback from Property Lines		
Front - Minimum	75 Feet	N.A.
Side (Interior) - Minimum	75 Feet	N.A.
Side (Corner) - Minimum	75 Feet	N.A.
Rear - Minimum	75 Feet	N.A.
Accessory Structure Setback from Property Lines		
Front - Minimum	75 Feet	N.A.
Side (Interior) - Minimum	75 Feet	N.A.
Side (Corner) - Minimum	75 Feet	N.A.
Rear - Minimum	75 Feet	N.A.
Principal Structure Height - Maximum	50 Feet	N.A.
Accessory Structure Height - Maximum	35 Feet	N.A.
Bell Tower - Maximum	-75 Feet	
Septic Drainfield Regulations	See Section 700	See Section 700
Signage	See Section 535	See Section 535
Impervious Surface Coverage - Maximum	75%	N.A.

Subd 6. Performance Standards

- a. **Minimum Architectural Standards.** It is in the best interest of the City to promote high standards of architectural design. New building proposals shall include architectural and site plans prepared by registered architect and shall show the following as a minimum:
- i. Elevations of all sides of the building,
 - ii. Type and color of exterior building materials,
 - iii. Typical general floor plans,
 - iv. Dimensions of all structures,
 - v. Location of trash containers, heating, cooling and ventilation equipment and systems,
 - vi. Description of unique architectural features specific to the particular request.
 - vii. The exterior surfaces of all buildings shall be faced with stucco, brick, stone, glass, treated wood or equivalent material. The City may allow architecturally enhanced and integrally colored block, in all cases examples of the proposed finish are to be submitted for review by the Planning Commission. No building shall be constructed with a main exterior surface of sheet aluminum, steel corrugated aluminum, or similar products; these materials are acceptable only as trim. Non-structural metal standing seam roofing is permitted. No accessory building shall exceed the height of a principal building. All exterior equipment and trash and recycling storage areas and dock areas shall be screened with materials used in the principal structure. Low profile, self-contained HVAC units, which blend in with the building architecture, are exempt from the screening requirement. Underground utilities shall be provided for all structures. These standards may be waived in reference to Historical Structures.

- b. **Parking.** Each site shall be provided with such off-street automobile parking as follows:
1. Churches and Places of Worship – One (1) space for each permanent and temporary four (4) seats based on the design capacity of the main assembly hall. Facilities as may be provided in conjunction with such buildings and uses shall be subject to additional requirements which are imposed by the City Code.
 2. Facilities for Local, County and State Government – One (1) space for each two hundred fifty (250) square feet of office area. Facilities as may be provided in conjunction with such buildings and uses shall be subject to additional requirements which are imposed by the City Code.
 3. School, Elementary and Junior High (Public or Private) – Three (3) spaces for each classroom.
 4. School, High School (Public or Private) – One (1) space for each of two (2) students.
 5. Parks (Public or Private) – One space for each four (4) seats spectator capacity for playfields. Off street parking requirements for all other park facilities shall be consistent with the specifications of manuals prepared by the American Planning Association and the Institute of Traffic Engineers.
 6. Historic Sites and Interpretive Centers, Libraries and Museums (Public or Private) – One (1) space for each three hundred (300) square feet of floor area.
- c. **Landscaping.** All yard area shall either be landscaped green areas or open and left in a natural state. Yards to be landscaped shall be landscaped attractively with lawn, trees and shrubs in accordance with a plan prepared by a landscape architect. Areas left in a natural state shall be kept free of litter, debris and noxious weeds. Yards adjoining any residential zone shall contain a buffer area consisting of berming, landscaping and/or fencing for the purpose of screening noise, sight, sound and glare. A reasonable attempt shall be made to preserve as many existing trees as is practical and to incorporate them into the site plan.

- d. **Buffering** -- Where a proposed "PF" development abuts on RR, R-1, R-2, R-3, R-4, or RE district other than at a public street line, buffer provision shall be established. There shall be provided a protective strip of not less than thirty-five (35) feet in width. The protective strip shall not be used for parking, off-street loading or storage and shall be landscaped.
- e. **Signage**... All signs shall comply with Section 535.07, Subd. 2 of the City Code.
- f. **Lighting**. All lighting shall comply with Chapter 1350 of the City Code.
- g. **Traffic**. No use shall be allowed unless the property owner provides a traffic plan acceptable to the City, which shall demonstrate, at a minimum, that the proposed use and resulting traffic can be accommodated on the abutting public roadway. \leq All private roads must comply with existing City regulations, with construction and maintenance being the sole responsibility of the property owner.

Subd 7. Application Process

Applications for Conditional Use Permits in the PF Zoning District shall follow the procedure set forth in Section 300.06, Subd. 4.

To: Lake Elmo Planning Commission

From: Wyn M. John

Copy: Lake Elmo City Council
Lake Elmo City Administrator
Lake Elmo City Planner

Subject: PF Ordinance Revision

Date: September 28, 1998

At the last Planning Commission Meeting you were faced with a well orchestrated criticism of the proposed changes to the PF Ordinance. Some of these concerns may well be valid, particularly in relation to the provision of desirable amenities such as day care centers. I feel some input from me as your Mayor is necessary too, as I am unable to be present at Council deliberations through October.

My comments are as follows:

1. Some redefinition of the Ordinance is necessary, to clarify what the City would like to see, and not want to see in a future Lake Elmo.
2. The accusation that the Ordinance changes are anti religious is simply not true. The fact that the protest was so strong does indicate to me that it was felt that the proposed changes limited the opportunities that some churches felt could advance their ministries.
3. The fundamental aspect that you as a planning body have to address is whether a large site given over to a big and expanding church, with large parking lots, facilities for sports arenas, day care centers etc., the type of development which fits into a rural Lake Elmo?
4. Churches are unique, yet operate just as any other business. They look after the mores of the community, and provide many a social benefit. As many a business, churches thrive or wither. It is in this long range aspect of the potential change of use of an area already zoned PF that concerns the City Council. To what extent should a church site be permitted to dominate a neighborhood that previously was rural?

Approved

**City of Lake Elmo
Planning Commission**

**Meeting Minutes
Monday, September 14, 1998**

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

1. AGENDA

7.a Chairman Armstrong; add discussion – OP.

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

2. MINUTES

**M/S/P Sessing/Berg – to accept the minutes from the August 24, 1998 meeting, as presented.
(Motion Passed 7-0).**

3. PUBLIC HEARING – Oakdale Gun Club

**Northeast Quadrant of 10th Street and Keats Avenue
Amendment to CUP**

City Planner Dillerud reviewed the history of the Oakdale Gun Club which extends back to 1965 and most likely further. He said it appears that the most current CUP was issued by the City in 1988 and has been annually renewed. He said the demolition of the existing barn structure was nearly completed. He said the Gun Club proposed the construction of a replacement storage structure of 2,800 square feet and noted the location; demolition of the caretaker's residence and replacing that with a new residence of 1,175 square feet with an additional 3-car garage of 832 square feet; relocation of the main access road to the site approximately 600 feet to the west of the existing entrance. Said staff recommends approval of the CUP amendment as proposed, based on the opinion of the City Attorney, they also recommend that the approval action be conditioned on the amendment of the Comprehensive Plan to reclassify the west 40 acres of the Gun Club site from OP to AG, as it was classified prior to the "OP Amendment" to the Comprehensive Plan.

Chairman Armstrong opened and closed the comment portion of the PH at 7:15 p.m., NO COMMENTS.

Chairman Armstrong and Commissioner Berg stated they are not opposed to the proposed amendment and support the issue, in terms of the intention of the OP reclassification. Commissioner Helwig said he had heard off-hour shooting. The applicant said there were plans to install an electronic gate and that should help remedy any unlawful activity.

M/S/P Mandel/Carlson – to recommend approval of Resolution No. _____, granting a Conditional Use Permit Amendment to the Oakdale Gun Club to allow construction of a caretaker residence and storage building based on the following findings:

- 1. The proposed CUP Amendment will not result in additional impact on the public health, safety, morals or general welfare of surrounding property. The operation of the Gun Club will not be altered from that which presently is experienced as the result of this amendment.**

2. The anticipated traffic conditions related to the use of this site may actually improve as the result of this amendment by substantially increased setback of the residence, and the enhanced traffic stacking area from 10th Street.
3. Effect on public utilities and school capacity is not applicable.
4. There may be improved visual impact and adjoining property values resulting from removal of the barn and existing residence.
5. While the existing land use (target range) appears to be inconsistent with the Comprehensive Plan since 1996, the single family residence and storage building replacement proposed by this application as an amendment to the existing Conditional Use Permit would not be.

And, including the following conditions:

1. Compliance with all terms and conditions of City Council Resolution No. 88-5, Approving a Conditional Use Permit for an outdoor target range to Oakdale Gun Club.
2. Demolition of the existing residence.
3. Amendment of the Land Use Element of the Comprehensive Plan to reclassify the west 40 acres of the Oakdale Gun Club property from OP (Open Space Preservation) to AG (Agricultural). The reguiding of the land should be in the context of the overall Comprehensive Plan Amendment.

(Motion Passed 7-0).

**4. PUBLIC HEARING – PUBLIC FACILITIES
Zoning Ordinance Amendments**

City Planner Dillerud reviewed the process in creating standards, to date. He presented two overhead views of Public Facility guided locations in the City, existing and future. Advised the Commission to keep citywide impact in mind when making recommendations. He asked them to measure the entire City, not one specific site.

Chairman Armstrong noted, for the record, letters to the Planning Commission; 1) Joan and Steve Ziertman; 2) Lakewood Evangelical Free Church. (attached)

Chairman Armstrong opened the comment portion of the Public Hearing at 7:43 p.m.

**Bryan Latchaw Pastor-Parkview Community Church
10240 Stillwater Blvd.**

Asked what are the Citywide considerations and if Pastors can be involved in the decision making process.

**Dan Dennison - Pastor-River Valley Christian Church
5900 Lake Elmo Ave.**

Has concerns regarding Subd.2.b.4, 5, 6. and Subd.6.a.vii. of the proposed ordinance. Reminded the Planning Commission that when a daycare business in Lake Elmo had a fire which destroyed their facility, it was a Lake Elmo Church that offered their facility until the daycare business was rebuilt.

**Charles Palmer - Lakewood Evangelical Church
660 Edith Avenue**

Mahtomedi, MN 55115
Read a prepared statement. (Attached)

**Jerry Schwartz
82 Cimarron**

He asked the Planning Commission to take a closer look at this ordinance. Said he felt that churches and the programs they offer are an investment in the youth of the future.

Jeffrey Roos – MFRA
Representing Apostolic Bible Church
15050 N. 23rd Ave.
Plymouth, MN

He said his church had discussed building and currently the church is a permitted use on the property, but this ordinance reflects a substantial change. He discussed the buffering areas, and presented drawings of several different scenarios showing where a facility would be situated and how the 200 ft. setback would negatively affect a church's ability to grow. He said there is a willingness to co-operate with the City in future planning regarding PF. He also presented a letter dated September 14, 1998 (attached).

Jim Bonhom
8549 Cherrywood Trail

He said he has been a resident and coached youth for many years. He said going to a high school or another public facility is not always an option, and sees athletic fields and such at a local church as a place that could be free of drugs, and drinking, etc. He said the youth of the community need a safe place.

Jim Arkell
8131 Hidden Bay Trail

He said when he read the proposed ordinance that he felt its purpose was to create a "country church" on a small bit of land. He said this is not the case anymore, needs have changed and the community cannot be served by less than a multifunctional church. He asked that this issue be sent back to committee.

Penny Demko – Resident and Local Business Owner; Lake Elmo Floral
3929 Innsdale Avenue

She said as a business owner and parent of children in the community, she donates time and money to community programs such as the "scouts" and other events. Said these programs are typically connected with a local church. Said she goes to a church outside Lake Elmo because Lake Elmo does not have a church that meets her needs, regarding daycare and sports center, etc. Feels this ordinance is too restrictive regarding churches.

Joe Kvaase
4605 Olson Lake Trail

Thinks this ordinance is an extreme reaction and hates to see government controlling what a church can and cannot do. She said this is not the horse and buggy days and with the moral decay lately, we need to offer more church facilities. She said she sees the church as the backbone of our culture and wants this sent back to committee.

Dr. Jerry Rouse – Sr. Pastor Lakewood Evangelical
5111 Hilltop

Said he feels this ordinance is unfriendly to churches. He said he feels it crosses a fine line between church and state issues and it goes to far to restrict how a church can serve the general public. He said public schools, which are an allowed use, can provide athletic facilities but a church cannot, according to this ordinance.

Ken Larson
8200 Hidden Bay Trail

He asked the commission to reconsider and feels the y should encourage churches into the community. Said he felt this ordinance was too harsh and restrictive to churches. He said that many hospitals,

educational and other public service institutions are the direct result of churches. He asked that this issue be tabled.

Larry Feldhahn

7898 DeMontreville Trail N.

He thanked the Planning Commission and Chuck Dillerud for their hard work on this ordinance. He said he was cautious about the seminary reference and also that the 50% maximum impervious surface figure may be out of line. He said he wanted the commission to consider 1st Amendment rights by churches.

Chairman Armstrong closed the comment portion of the PH at 8:45 p.m.

Chairman Armstrong said that usually, the planning commission had an "empty room" at meetings and urged the public to participate in the process. Encouraged the audience to keep up with their input to City staff.

City Planner Dillerud said he had kept track of specific questions from the public and would be happy to address them. He said in his experience it is better to start off with "more ordinance" rather than too little. He pointed out that over and over again the desire of the community has been to remain "rural" in appearance and character. He said there has to be a way to blend the contemporary church setting with the rural desires of the community. He said to look at churches in the community now, and they represent what the City has in mind. He asked the planning commissioners to tell him what they want, and he will draft it. Regarding specific issues raised in the testimony heard: Outside athletic fields; Goal prohibiting them - intent was to try to make this a Sunday religious organization. Education; Religious education, a day school would be a business operation and impact a neighborhood. Daycare Centers; Common in churches but again, day to day operation. Services to the General Public; same as the others, impact of ministries and seminaries will have an effect on residential neighborhoods. Broadcasting; intent was to preclude the "antennae farm" that would go along with a major broadcast. This would not preclude videotaping and rebroadcast. Siding; Intent is that additions exterior be consistent with the existing building. Lot size/structure 15 acre maximum; Lake Elmo may not be in a position culturally to deal with a "mega-church". He agreed that 50% impervious surface was too high. Non-conforming uses for all existing churches; yes, they would be. The intent is not to be unfriendly to churches, the impact potential is apparent. Agrees that churches are the fabric of any community.

Chairman Armstrong encouraged all the representatives from the local churches put into writing and direct to the City Planner, the current uses and goals and what they may feel will be restricted by the ordinance as it is proposed.

M/S/P Carlson/Armstrong – to table the PF ordinance discussion until its September 28, 1998 meeting and notice be sent to the local church officials in order for them to have an opportunity to provide input.

(Motion Passed 7-0).

Commissioner Carlson left the meeting at 9:20 p.m.

TEN MINUTE BREAK

5. Zoning Ordinance Amendments: Accessory Structures

City Planner Dillerud reviewed the changes made to the Accessory Structures

M/S/F Helwig/Berg – to change the size of accessory structures in the residential zoning district of over 2 acres to 1500 square feet.

(Motion Failed 2-4-0).

**M/S/P Armstrong/Mandel to direct staff to call a Public Hearing for the October 14, 1998 Planning Commission Meeting.
(Motion Passed 6-0).**

6. Fence Ordinance

City Planner Dillerud said the main issue facing the commission at this time is the snow fence portion of the fence section of the code. He said it was not necessary to have a Public Hearing on this issue.

Chairman Armstrong said the main concern with snow fencing is neighbor impact. Discussion continued.

City Planner Dillerud will bring draft amendments to the next meeting.

7. Other: OP Ordinance

The Commissioners discussed the OP Ordinance fundamentals.

M/S/P Armstrong/Sessing – to: 1) Repeal the OP Future Land Use map back to pre-1996 status; 2) Re-establish the OP in the Comprehensive Plan as an overlay district; 3) Give special concern to avoid RED development patterns.

(Motion Passed 4-2). Opposed: Berg, Helwig.

Chairman Armstrong adjourned the meeting at 10:05 p.m.

Respectfully submitted, Cynthia Young-Recording Secretary