



# City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

## MEETING NOTICE

**The Lake Elmo Planning Commission will meet Wednesday, October 14, 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 28, 1998
3. Introduction of new Planning Commissioners: Todd Ptacek, Kathy Sedro, Greg Gerard  
    Appoint Vice-Chair  
    Appoint Planning Commission Liaison to Village Commission
4. **PUBLIC HEARING:**  
    Accessory Structures
5. **PUBLIC HEARING:**  
    Open Space Zoning District Amendment
6. **PUBLIC HEARING:**  
    Open Space Amendment, Annexed Area
7. **Site Plan Amendment** – High Pointe Health Center (\*note name change from East Metro Health)  
    8650 Hudson Blvd.
8. Other
9. Adjourn
7. Adjourn

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\*Please remember to bring your codebooks to all meetings and use the microphone when speaking.

**This is a Wednesday meeting as the City Office is closed Monday, October 12, 1998 in observance of Columbus Day.**

**City of Lake Elmo  
Planning Commission**

**Meeting Minutes  
Wednesday, October 14, 1998**

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

**1. AGENDA**

Chairman Armstrong requested moving item 7. Site Plan Amendment to a place on the agenda following item 3.

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

**2. MINUTES**

**M/S/P Helwig/Sessing – to accept the minutes from the September 28, 1998 meeting, as presented.**  
(Motion Passed 6-0-2). Abstain: Ptacek, Sedro.

**3. Chairman Armstrong introduced new Planning Commissioners Ptacek, Sedro and Gerard.**

**M/S/P Mandel/Sessing – to appoint Bob Helwig as Planning Commission Vice Chair.**  
(Motion Passed 8-0-1). Abstain: Helwig.

**M/S/P Mandel/Helwig – to appoint Jeff Berg as Planning Commission Secretary.**  
(Motion Passed 8-0-1). Abstain: Berg.

**Commissioner Mandel volunteered to be the Planning Commission liaison to the Village Commission.**

**7. Site Plan Amendment – Highpointe Health Campus (East Metro Health)  
8650 Hudson Blvd.**

Planner Dillerud said that code requires review and approval by the Planning Commission for any changes made to a previously approved site plan. He said the owner of the medical office building desired to change the orientation of the trash enclosure from East to South, change the façade of the enclosure from brick to decorative block, and, remove the gates.

Mark Schneider  
BWBR Architects

(Representing Frauenshuh)

*Mr. Schneider briefly reviewed the proposal for the changes Planner Dillerud mentioned.*

The Commissioners viewed a sample of the decorative block and a photo that illustrated its application. They discussed the proposed changes and expressed their concern for the type of waste that would be generated by a medical facility.

Mr. Schneider said medical waste would not be put into the dumpsters. He said he expected the waste in the trash enclosure would be "office waste."

**M/S/P Sessing/Berg – to allow Frauenshuh to change the orientation of the trash enclosure from East to South, and use decorative block in place of brick for the façade of the trash enclosure. (Motion Passed 7-2). Opposed: Mandel & Brass; they both feel that the originally proposed surface should be required.**

**4. PUBLIC HEARING  
Amendments to Accessory Structures**

City Planner Dillerud reviewed the last draft of the amendments regarding accessory structures.

**Chairman Armstrong opened and closed the comment portion of the P.H. at 7:29 p.m. (NO COMMENTS)**

**M/S/P Brass/Herber – to recommend the amendments to the Zoning Ordinance – Accessory Structures to the City Council. (Motion Passed 9-0).**

**5. PUBLIC HEARING  
Open Space Zoning District Amendment**

City Planner Dillerud said there were no additional modifications to the draft code amendments to the Open Space Ordinance and suggested the Planning Commission table this P.H. until the October 26, 1998 meeting with the intent of sending the entire OP issue to the City Council in a "single package", which will include the amendments and the Land Use Element.

**Chairman Armstrong opened and closed the comment portion of the P.H. at 7:35 p.m., NO COMMENTS.**

**M/S/P Armstrong/Helwig – to table the OP Amendments discussion until a later meeting. (Motion Passed 9-0).**

**6. PUBLIC HEARING  
Open Space Amendment, Annexed Area**

City Planner Dillerud said he had drafted an application for a major Comprehensive Plan Amendment to guide the land use for the newly annexed area of Lake Elmo that consists of approximately 193 acres of land. He said parcel sizes range from several smaller parcels to parcels that are in excess of 30 acres of land. He said the reason for guiding this OP is consistency with guiding of adjoining properties and the character of the majority of the land within the area. The exception would be the property owned by St. John's Church, which would be guided as P.F.

**Chairman Armstrong opened the comment portion of the P.H. at 7:45 p.m.**

**Kenneth Hauta  
5775 Manning Avenue North**

*Mr. Hauta said he supported the guidance of the land use for the annexed area to OP.*

**Chairman Armstrong closed the comment portion of the P.H. at 7:50 p.m.**

**M/S/P Mandel/Herber – to recommend the Comprehensive Plan Land Use amendment, as proposed, be adopted and that the Development Moratorium in place for the Northeast Annexation Area be repealed upon the effective date of the Amendment.  
(Motion Passed 9-0).**

**Chairman Armstrong adjourned the meeting at 8:00 p.m.**

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Respectfully submitted, Cynthia Young- Recording Secretary