



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

MEETING NOTICE

The Lake Elmo Planning Commission will meet Monday, October 26, 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, October 14, 1998 (Wednesday meeting)
3. Zoning Text Amendments
Public Facilities Ordinance – Continued Consideration
4. Zoning Text Amendments
Open Space Ordinance – Continued Consideration
5. Other
6. Adjourn

*Planning Commissioners are reminded to bring their Municipal Codebooks and Comprehensive Plans to all Planning Commission meetings.

Oct
26
1998

**City of Lake Elmo
Planning Commission**

APPROVED

**Meeting Minutes
Monday, October 26, 1998**

Chairman Armstrong called the meeting to order at 7:00 p.m. on Monday, October 26, 1998 in the Council Chambers of City Hall, 3800 Lake Elmo Avenue North. Present: Commissioners Berg, Brass, Gerard, Helwig, Herber, Mandel, Sedro and Sessing. Also present: City Planner Dillerud and Councilmember Johnston. Absent: Commissioner Ptacek.

1. AGENDA

Commissioner Sessing added Amendment to the Fence Ordinance as agenda item 5.A

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

2. MINUTES

**M/S/P Helwig/Sessing – to accept the Minutes from the October 14, 1998 meeting, as presented.
(Motion Passed 9-0).**

3. Zoning Text Amendments – Public Facilities Ordinance

City Planner Dillerud said he had made the changes to the draft, based upon testimony heard and comments from the Planning Commissioners at the September 28, 1998 meeting. He said most of the changes he had made were relative to churches and places of worship. He said he had looked into a couple of issues raised by Jeff Roos in his attached letters, and made some changes, which he had worked on and discussed with City Engineer Prew. He said he did not draft changes to the buffer issue, but did make changes to the SAC restrictions.

The Commissioners continued their discussion of the Public Facilities Ordinance which included comments regarding setbacks to the parking areas, SAC unit capability and the buffer issue.

**Pastor Dan Dennison
River Valley Christian Church**

He expressed his concern regarding the maximum lot size and buffer requirements, and asked the Commissioners to reconsider these two issues. He said he personally felt the 15-acre maximum lot size restriction was discriminatory.

**Jeff Roos
(Representing Apostolic Bible Church)**

He discussed the deletion of the restriction related to 3.0 SAC units per acre because churches are typically used intensely on Sundays for services and other events and said in his professional opinion the 235-gallon per day per net acre is a better limit for churches. He also expressed his concern regarding the parcel size (15-acre maximum).

Chuck Palmer

Lakewood Evangelical Free Church

He questioned what is the reason for restricting churches, cemeteries and parks to 15 acres or less. He wanted to know how the Planning Commission arrived at the 15-acre maximum lot size requirement for Public Facilities. He said that with the current proposed buffer, the actual use area is really much less, and that currently they are serving their congregation on much less than what is proposed in the new ordinance. He said he thought this ordinance is short sighted

Commissioner Berg said he recalled that the 15-acre maximum standard was taken from the OP Ordinance buffer requirements.

M/S/P Mandel/Sessing – to recommend that, where areas abut residential districts, a buffer area and setback of a minimum depth of 200 feet and 100 feet from the property lines remain as written.

(Motion Passed 6-3). Opposed: Herber, Berg, Helwig; need more flexibility, especially with parking lot areas.

M/S/P Helwig/Sessing – to recommend modification to eliminate the required buffer along the street frontage, because the 75 foot structure setback along with the street right-of-way width is sufficient.

(Motion Passed 9-0).

M/S/P Sessing/Helwig – to recommend modification to eliminate the required buffer along the street frontage because the 20 foot parking lot setback, along with the street right-of-way width, is sufficient.

(Motion Passed 9-0).

M/S/P Helwig/Sessing – to recommend all uses in the Public Facilities Ordinance remain conditional.

(Motion Passed 8-0-1). Abstain: Gerard

M/S/P Helwig/Sessing – to recommend retaining a 15 acre maximum lot size in the Public Facilities Zoning District.

(Motion Passed 9-0).

4. Zoning Text Amendments – Open Space Ordinance – Continued Consideration

City Planner Dillerud said the City Council had directed him to find a way of making the two maps (Future Land Use and Zoning Ordinance) consistent. He said what the Planning Commission had previously recommended that they change the future land use map to come into compliance with the zoning map and OP no longer be mandatory. He said that the Planning Commission said they wanted no more RE type developments. He said the problem is that there was property guided RAD and changed to RED in 1996, and that land is primarily located in the I-94 corridor.

M/S/P Armstrong/Sessing - to direct the City Planner to draft a Future Land Use map consistent with the 1996 version and bring back to the Planning Commission for further review.

(Motion Passed 9-0).

5.A Amendment to the Fence Ordinance

City Planner Dillerud presented a draft ordinance that reflects the comments from Councilmember DeLapp and the Planning Commission's work of the past several weeks.

M/S/P Sessing/Mandel – to recommend adopting an Ordinance amending Section 1360 of the 1997 Lake Elmo Municipal Code pertaining the Subd. 4 Temporary Fences (Snow Fences).
(Motion Passed 9-0).

Chairman Armstrong adjourned the meeting at 8:45 p.m.

Respectfully Submitted, Cynthia Young-Recording Secretary