



# City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

**The Lake Elmo Planning Commission will meet Monday, December, December 21, 1998, at 7:00 p.m. in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota.**

## AGENDA

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1998

1. **Agenda**
2. **Minutes November 23, 1998**
3. **PUBLIC HEARING**  
Variances to Section 325.07 Subd.2.B3 & Subd.2.B4  
Additions/Expansions to Non-conforming Structures  
John & Diana Meier (applicants)  
4731 Birchbark Trail
4. Northeast Annexed Area Comprehensive Plan – Metropolitan Council Review
5. Oak Park Heights Comprehensive Plan Draft
6. Planning Training Seminar Notice
7. Other
8. Adjourn

**APPROVED**

**City Of Lake Elmo  
Planning Commission  
Meeting Minutes**

**Monday, December 21, 1998**

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

**1. AGENDA**

7.a Planner Dillerud; present an update on current planning issues.  
**M/S/P Helwig/Lipman – to approve the agenda, as amended.**  
**(Motion Passed 8-0).**

**2. MINUTES November 23, 1998**

Chairman Armstrong asked that the motion regarding zoning text amendment allowing Open Space Developments in AG and RR be clarified. Cynthia Young said she would review the videotape of the November 23, 1998 meeting and present a revised draft of those minutes at the January 11, 1999 meeting.  
**Tabled until the January 11, 1999 meeting.**

**3. PUBLIC HEARING**

**Variances to Section 325.07 Subd.2.B3 & Subd.2.B4  
Additions/Expansions to Non-Conforming Structures  
John & Diana Meier (applicants)  
4731 Birchbark Trail**

City Planner Dillerud said the applicant proposes to remove the existing deck/porch structure and replace it with a similar structure of 428 square feet, at a somewhat increased setback from Lake Jane over the existing deck/porch structure. He said that while the Zoning Ordinance Section 325.07 Subd.2 does permit decks that do not meet shoreland setback standards to be added to nonconforming structures, but it excludes roofed or screened structures. He said the variances applied for are from those standards, and includes a the roofed portion for the proposed replacement structure. He said he had received verbal comments from the DNR stating they have no objections to this proposal on the condition that any vegetation removed be replaced. Planner Dillerud said he recommends approval of this application

Diana Meier, applicant, stated that only grass would be removed during this process, and shrubs and other vegetation would replace it after construction.

Chairman Armstrong opened and closed the comment portion of the Public Hearing at 7:20 p.m. **NO COMMENTS.** However, 3 letters of recommendation were presented for the record (attached).

**M/S/P Lipman/Herber – to approve Resolution No. PZ 98-72, a resolution regarding a zoning ordinance variance to permit a screened porch in the Shoreland setback; and to permit a deck/screened porch to extend close to the Ordinary High Water Mark more than 15% of the principle structure setback subject to the following condition:**

- 1. The building permit application shall include plans that any vegetation removed be restored no later than June 1, 1999.**

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

Planner Dillerud complimented the applicants for presenting the most organized and comprehensive application package he has seen.

**4. Northeast Annexed Area Comprehensive Plan – Metropolitan Council Review.**

Planner Dillerud said in a recent letter he received from Met Council, that they had some problems with the amendment proposed for land use guiding in this area of OP and PF. He said the perspective of the Met Council appears to be a response to an ever-increasing number of cities within the region opting to slow or stop urbanization within their communities. He said Lake Elmo is not alone as a proponent of open spaces and rural character within the suburban context of the region. He said that while the OP classification of this area would have matched the Regional Blueprint definition of land use not long ago, the new immediacy of Met Council regarding urbanization now creates a problem. He said Oak Park Heights can, and is willing to extend public sewer into the NE Annexed Area, and Met Council would be happy to erase the Urban Reserve classification of that area in order to pick up a few precious acres of urbanization they are suddenly finding so hard to create. He said Met Council will be flexible with Lake Elmo when they prepare their 2020 plan with respect to definition of Urban Reserve.

**M/S/P Armstrong/Lipman – to direct staff to call a Public Hearing, January 11, 1999 at City Hall, to consider recommendations for amending the Lake Elmo Comprehensive Plan for an area annexed to the City in April, 1998, proposing to Land Use Classify the entire area as RAD (Rural Agricultural District) and PF (Public Facilities). (Motion Passed 8-0).**

**5. Oak Park Heights Comprehensive Plan Draft**

The Oak Park Heights Comprehensive Plan Draft was presented to the Planning Commission for review.

**6. Planning Training Seminar Notice**

Cynthia Young reminded the Planning Commissioners that a training workshop with Gunnar Isberg, Hamline University, would be held Saturday, January 9, 1999, at 9:00 a.m. in the Council Chambers of City Hall. She asked that the Planning Commissioners respond as soon as possible.

**7.a Planner Dillerud reported on the status of the following items:**

1. Open Space Ordinance; holding on amendments and he thinks it may be necessary to re-hear.
2. Public Facilities; at its January 5, 1999 meeting, the City Council will set a date for a workshop to further discuss PF Ordinance.
3. Oak Park Heights Comprehensive Plan; Planner Dillerud said the Planning Commission should review the plan presented earlier in the meeting and consider that Lake Elmo is affected by its 193 acres and Baytown by 600-700 acres of land.

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

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Respectfully submitted, Cynthia Young-Recording Secretary

Dec 20, 1998

Dear Sirs,

Deane has given me a detailed description and explanation of their plan. I believe the remodeling will be an asset to meyers and also to the neighborhood. I fully support the plan as next door neighbor.

Sincerely yours

Tom Shalbeck

8879 JANE RD N

LAKE ELMO

Date: Dec 19, 1998

Regarding: John & Diana Meier's home improvements  
& variance request

Location: 4931 Birchbark Trail

As next door neighbors to John & Diana  
we are very much in favor of the  
proposed improvements to their property.

We think their plans will add value  
to their property, the neighborhood, & Lake Jane.

Signed: Betty McDougall  
Ann McDougall

4711 N. Birchbark Trail

Dec 20, 1998

To: Lake Elmo Planning Commission

From: WJ & Myra Hirsch

4689 Birchbark Trail S.W.

Lake Elmo, WA 98042

Subject: Variances of John & Diana Meier  
at 4731 Birchbark Trail

Sirs/Madams:

We have reviewed the plans and have no objections. We feel that the proposed structure will be an asset to both the Meier property as well as to the community.

Sincerely,

WJ Hirsch

Myra Hirsch