



**City of Lake Elmo  
Planning Commission Meeting  
Minutes of April 8, 2019**

Chairman Johnson called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

**COMMISSIONERS PRESENT:** Johnson, Cadenhead, Weeks, Hartley, Holtz, Risner and Steil

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Planning Director Roberts

**Approve Agenda:**

M/S/P: Hartley/Weeks, move to approve the agenda as presented, ***Vote: 7-0, motion carried unanimously.***

**Approve Minutes:** March 25, 2019

M/S/P: Hartley/Weeks, move to approve the March 25, 2019 minutes as presented, ***Vote: 7-0, motion carried unanimously.***

**New Business - Easement Vacation and Final Plat – Easton Village 5<sup>th</sup> Addition**

Roberts started his presentation regarding the Easement Vacations and Final Plat for Easton Village 5<sup>th</sup> Addition. This request will create lots for 48 single family homes on 17.57 acres generally lying west of Manning Avenue and south of the existing railroad tracks. The final plat is generally consistent with the preliminary plat that was approved. This proposal is the fifth phase of a development that will ultimately have 217 single-family residences.

Director Roberts reviewed the proposal and the comments from the City Engineer. He noted that the Engineer is proposing a condition of approval that the applicant construct Village Parkway (with the trail and sidewalk) up to the railroad tracks on the north side of the site. The Commission discussed this proposed condition and discussed the importance of safety and proper barricades for the street and for the trail and sidewalk near the railroad tracks.

Roberts touched on the issue of water supply. This is a City wide problem and the City may need to implement watering restrictions. This would include limiting or prohibiting

the use of water outside to include watering grass. It might be wise to put a condition on this phase that home builders inform the buyers about the possible watering restrictions. He reminded the Planning Commission that the City had discussed such a condition earlier this year with another plat.

M/S/P: Holtz/Cadenhead, move to amend Condition #11 to include the sentence that the trails and sidewalks along Village Parkway be properly barricaded at the railroad tracks, ***Vote: 7-0, motion carried unanimously.***

M/S/P: Cadenhead/Weeks, move to recommend approval of the request for the vacation of the drainage and utility easements within the site of the proposed Easton Village 5<sup>th</sup> Addition ***Vote: 7-0, motion carried unanimously.***

M/S/P: Cadenhead/Weeks, move to recommend approval of the Easton Village 5<sup>th</sup> Addition Final Plat with recommended findings and conditions of approval as amended, ***Vote: 7-0, motion carried unanimously.***

#### **City Council Updates – April 2, 2019**

1. Lake Elmo Inn – CUP Time extension

#### **Staff Updates**

1. Upcoming Meetings
  - a. April 22, 2019
  - b. May 13, 2019

Meeting adjourned at 7:50 pm.

Respectfully submitted,

Ken Roberts

Planning Director