



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

The meeting was called to order by Vice Chairperson Weeks at 7:00 p.m.

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

COMMISSIONERS ABSENT: Johnson

STAFF PRESENT: Planning Director Roberts

Approve Agenda:

M/S/P: Risner/Hartley move to approve the agenda as submitted, ***Vote: 6-0, motion carried unanimously.***

Approve Minutes:

M/S/P: Hartley/Risner, move to approve the May 29, 2019 minutes as submitted, ***Vote: 6-0, motion carried unanimously.***

M/S/P: Hartley/Steil, move to approve the June 24, 2019 minutes as submitted, ***Vote: 6-0, motion carried unanimously.***

Public Hearing –

Planned Unit Development (PUD) Concept Plan Review – 39th Street Senior Housing

Roberts presented the PUD Concept Plan. He explained that the applicant is applying for a PUD to allow for multiple buildings on one site and to allow additional units, they will be applying for amenity points to reach the proposed density. Roberts mentioned a couple site design concerns about the location of pedestrian traffic and limiting the site to one driveway. Roberts stated the watershed district has not commented yet.

Holtz asked about the 90 percent opaque screening requirements adjacent to residential properties. Roberts explained that it is determined by the site and the landscape architect.

Risner asked about the maximum building height, related to an email the Commission received. Roberts explained that the maximum height is 35 feet and in a PUD can be up to 45 feet. The applicant explained the height would be similar to the Arbor Glen building.

Matt Frisbee, the applicant, explained the potential site change to keep the driveway on the east. He also explained the number of units is half the number of units in the Arbor Glen building. Frisbee stated that Ebenezer will be managing both sites and that there is some shared ownership between the two sites.

The Commissioners had questions about the snow load and removal of the snow from property and pervious pavement.

7:30 pm – Public Hearing Opened

Weeks summarized the emails that were submitted to staff.

Chris Goodman – 4008 Lady Slipper Rd – discussing the height of the building and the tree buffer

Nick Hage – discussing the three story height of the building and maintaining the tree buffer

No one from the audience spoke.

7:32 pm – Public Hearing Closed

Weeks mentioned that she liked the look of the development with the independent units. She mentioned her agreement with the City Engineer about the ponding and run off, with the fire chief regarding access to the rear of the building, and with emails regarding maintaining the existing tree line.

Hartley discussed height and suggested that a condition be placed on maintaining the mature trees at the rear of the property. Cadenhead I suggested that a hard line would not be ideal since there is no guarantee that some of the trees will not be damaged during construction and that maybe requiring replacement in kind would be better. Roberts added that trees to be retained would be fenced for protection.

Risner asked about the age of the residents and suggested the fit with the type of housing next to Arbor Glen and heights of the houses behind the property.

Hartley mentioned that there could easily be one spouse in the memory care and the other living in the independent living units. He also brought up the concept of density in comparison to Wildflower.

Holtz suggested that the location, near Lake Elmo Avenue and along 39th is a good location for higher density since vehicles would not be driving through residential neighborhoods.

M/S/P: Steil/Cadenhead made a motion to recommend approval of the PUD Concept Plan as requested by Matt Frisbee (Ayers Associates) for PID# 13.029.21.22.0013 for the

project to be known as the 39th Street Senior Living, subject to the conditions of approval listed by staff. ***Vote: 6-0, motion carried unanimously.***

Public Hearing –

Rural Zoning Districts Off-Street Parking and Storage Ordinance update

Roberts presented the proposed changes to the ordinance.

M/S/P: Hartley/Cadenhead to recommend approval of the changes to the ordinance as presented by staff. ***Vote: 6-0, motion carried unanimously.***

Public Hearing –

Rural Zoning Districts Accessory Building Size Limits Ordinance update

Roberts explained that Council liked the idea of a possible code amendment for the size and number of accessory buildings in the smaller lots in the rural districts. Council and staff support the proposed change to allow attached garages to not be included in the accessory structure limitations. All existing setback and lot coverage requirements would remain.

Weeks stated she would not be in support of the change in the code since it limits the properties that cannot have an attached garage. She does not support the limit of 1000 square feet. Others were supportive of the concept that the proposal is too restrictive and that different sizes would limit the requests for variances.

M/S/P: Holtz/Cadenhead to recommend approval of the changes to the ordinance with the following changes: Under 1 acre remain at 1200 square feet, 1 to 2 acres 1500 square feet, 2 to 5 acres 1750 square feet, item B is struck from the ordinance, other section letters updated due to removal. ***Vote: 6-0, motion carried unanimously.***

City Council Updates – July 2, 2019

1. Minimum Lot Sizes in Medium and High Density Residential Zones was continued to the August workshop meeting. A couple council members have concern with removing the minimum lot size that the City could lose control of density.
2. Comprehensive Plan 2040 update is almost complete and is expected to be submitted to the Met council by the Planning Consultant this week.

Staff Updates

1. Upcoming Meeting
 - a. July 22, 2019 – no current applications, staff has identified needed changes in the subdivision ordinance to be considered by the PC.
 - b. August 12, 2019 – a developer may be bringing in an application for a Kwik Trip for the property at the intersection of Inwood Avenue and 5th Street N.

Meeting adjourned at 8:30 pm.

Respectfully submitted,

Tanya Nuss
Permit Technician