

ROUGH

CITY OF LAKE ELMO
PLANNING AND ZONING COMMISSION
MINUTES OF MEETING OF NOVEMBER 12, 1974

Meeting called to order at 7:35 P.M. by Chairman Lundquist.

Members present: Froehner, Grace (7:50), Johnson, Novak, Lundquist, Lyons (7:45), Sovereign (7:50) and Williams.

Minutes of Meeting of October 28, 1974

Corrections of minutes of October 28- Page 2, 1st para., 3rd line, "There is a pipeline easement on the West edge of the property"; Page 2, 6th para., "Paul Emerson and surveyor, Bruce Folz, were present ..."; Page 2, 6th para., 5th line, "It was reported by Bruce Folz that the property is mostly gravel so should be no problem..."; Page 3, 2nd para., 2nd sentence, "Propose residential Southwest of Eagle Point Lake, transitional area of low density housing and then the Center."

Motion by Williams, second by Johnson, that the minutes of the previous meeting be approved as corrected. Motion carried.

Roger Derrick, Robert Gottsacker, representing Allied Properties- (former Crombie property)

Roger Derrick and Robert Gottsacker, Engineer, were present. One proposal is to develop the land such that no central sewer be required. This apparently would be satisfactory to Allied Prop.

They would like to have a layout for the future - whether commercial or residential even though development in some areas would not take place for 15 years or so.

It is the PZC's feeling that large commercial and industrial zoning would hasten the development along Highway 36 on both sides and would be undesirable so far as police and fire protection and extension of sewer. This would most probably be undesirable to the Metro Council also.

It is the desire of the PZC to keep this zoned agricultural. The PZC felt industrial development would catalize further development around the area and hence lead to the need for sewers much quicker and the City shouldn't have to supply sewers for that kind of development within the next 20 years. It is felt that the estate lots would not bring further high density development around it. Definition of estate lots would hinge on what the PCA and Metro Council say. Concern was expressed in regard to all accesses being off of relocated County Road 13. It was mentioned that the County has the say over the accesses.

Motion by Williams, second by Johnson, that the PZC recommends that Allied Properties or their agents, go to the City Council to discuss plans for development throughout the DeMontreville Gardens area (the old Crombie property), which will not require and will even discourage the extension of sewer and water to the area for at least 25 years. These developments may include estate lots and low water usage developments such as warehousing in the Northern part of the tract in addition to the proposed residential development in the Western portion. Motion carried.

11-12-74

Battan Timber - Haul Roads

After discussion by PZC relating to haul roads, motion made by Johnson, second by Williams, that it is the PZC's recommendation that haul roads for hauling diseased trees from other areas outside the City going through the City, be restricted to Highways 36, 212, 12, and 694 and request an opinion from the City Attorney as to the legality of the City restricting travel on county roads or any road within the City. Motion carried.

Regional Park Committee

The PZC expressed concern that no one from Lake Elmo was on the committee for the Regional Park, and that there presently are two vacancies on the committee. It was felt that members of the City Park Committee would be good representatives because of their experience. Johnson recommended that Lyons be representative of the Planning Commission to investigate whether any action is being taken on appointing someone from the City.

Comprehensive Plan

Motion by Williams, second by Lundquist, that the Planning Commission urge the City Council to resolve timetable for the Comprehensive Plan as soon as possible. Motion carried.

Road Plans

There was some concern expressed re road planning. It was decided that the PZC should meet with adjoining municipalities in regard to road planning and that they should also get together with Oakdale again.

Meetings:

Nov. 14-Oakland School at 7:30. Public info. meeting to discuss and explain regional parks in Washington County.

Nov. 19-Fairgrounds at 7:30. For general public, County Ext. Office on planning. Bob Schneider will be present.

Nov. 21-Tartan High School at 7:30. 3M public info. meeting.

Nov. 25-District 9 Office (3485 Hadley Ave.). I-94 meeting.

Nov. 26-Metro Council Chambers at 7:00. Hearing by Metro Council of development guide section on recreational open space.

Motion by Grace, second by Johnson, that the PZC move their next regular meeting scheduled for November 25 to November 26. Motion carried.

Motion by Grace, second by Lundquist, to adjourn at 9:35 P.M.

Respectfully submitted,

Barbara J. Christianson

Barbara J. Christianson, Secretary