

CITY OF LAKE ELMO
PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF FEBRUARY 11, 1975.

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

PRESENT: Dreher, Froehner, Grace, Johnson, Lundquist, Novak,
Sovereign and Williams.

MINUTES: The minutes of January 27, 1975 were corrected as follows:
Washington Central Plaza; line 8: "...I-94 Management Committee..."
line 8: "The PZC was asked to support a proposed sewer inter-
ceptor line to go through their property." line 14: add after
"a restaurant" the words "in Lake Elmo." Delete the sentence
"The plans...in Lake Elmo."

Shafer: page 2, add after line 6: "Refer to minutes of PZC
meetings of November 26, 1974 and May 14, 1974."

Motion by Williams, second by Grace, to approve the minutes
as corrected. Motion carried.

J&W
Marine: Jim Griffin appeared and claimed the City Engineer had
approved the new grading plans for Griffin's mining permit
application. Building Inspector Mueller and Planning Commis-
sioner Dreher confirmed that the City Engineer had given
verbal approval at the City Council Meeting of February 4, 1975.
Griffin plans to complete all mining operations in 1975.
No opinion from the City Attorney as to the completeness of
the application (as asked for by the PZC on September 23, 1974)
has been received.
Motion by Froehner, second by Grace to recommend approval of
the mining permit. Motion carried.
Later in the meeting, Mayor Eder supplied the written approval
of the City Engineer.

Elvin
Sweno: Mr. Sweno and Building Inspector Mueller appeared. Mr. Sweno
wants to renovate the old barn previously owned by Joe Lenz
in Section 15. The structure is currently condemned. The
building will be used as a personal garage and storage area.
The PZC felt that the proposed renovation will be in accordance
with City Ordinance 502.010.B. This will be a continuance of
a non-conforming use, because the building is too large for a
SFU-zoned area, but the non-conforming use will not be intens-
ified. No action was required or taken.

George
Kasse: Mr. Kasse did not appear.

Dave Licht
Midwest
Planning: Licht complimented the PZC and especially Chairman Lundquist
and Mayor Eder on the excellent conductance of the public
meeting held on February 6, 1975 on the Comprehensive Plan.
Licht recommended that one of the biggest jobs ahead for the

continued--

Minutes of the meeting of February 11, 1975.

City is one of education, i.e., informing the public as to the probable forthcoming State requirements for minimum lot sizes with private septic tanks (3 to 5 acres). Licht feels certain that all lots of one acre or less will be sewerred eventually, especially if the lots are near lakes. If the City wants to preserve its rural character, a five acre minimum lotsize for residences should be established. Licht also recommended that the City require any developer to clear his plans through the Minnesota Department of Natural Resources (if development is around lakes, marshes, flood plain, etc.) before being accepted by the City. Lake Elmo should revise its zoning ordinances, especially to include more zoning classes and the possibility of "spot zoning". Licht updated the PZC as to the further information required for progress on the Comprehensive Plan update. One person should be designated as "coordinator" for gathering information in the "inventory" phase of the update. Further, the City should be divided into "neighborhoods", i.e., areas around activity centers or recreational facilities. A meeting was set for March 11, 1975 at 7:30 P.M. to discuss a draft of the City Policies and Standards. The draft will be prepared by Midwest Planning, and copies will be provided the PZC and City Council members approximately one week before the meeting.

Planning Commissioner Williams was appointed "inventory coordinator" and other Commissioners were assigned specific tasks to complete the inventory gathering.

Bylaws-- The draft of the PZC Bylaws was discussed and corrected as follows:

Section 3: Special meetings...time and public place....

Section 5: The affirmative vote...total membership of the....

Section 6: a(3): Public hearings as scheduled on the agenda

(4): Old and new business as scheduled on the agenda

Section 9. a(3): To sign documents of the Commission as required.

c(3): To sign documents of the Commission as required.

Section 10: Delete the second sentence. Add the following:

"If a vacancy occurs in the Chairman's office, the Vice Chairman shall assume the Chairman's duties for the remainder of the year. If a vacancy occurs in the office of Vice Chairman or Secretary, a special election shall be held to fill such vacancy. Such a special election shall be held at the next regular meeting of the Commission after said vacancy occurs, and written notice shall be given to each member at least two days prior to said election."

The Bylaws will be adopted at the February 24th meeting of the PZC unless major revisions are necessary. Elections of officers will also be held at that meeting.

Adjournment: Meeting adjourned at 11:00 P.M.

Respectfully submitted,

Todd R. Williams

AGENDA - PLANNING-ZONING COMMISSION
CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD ON TUESDAY FEBRUARY 11, 1975

- 7:30 P.M. -- J & W Boat Works, James Griffin
- 7:40 P.M. - - John Mueller with plans - Joe Lenz Prop.
- 7:50 P.M. -- George Kasse, 3889 Insdale Ave. No.
re: splitting up parcel
- 8:00 P.M. -- Dave Licht, Midwest Planning
Planning Procedure
- 9:30 P.M. -- Mayor M. Eder
I 94 Route
HUD Community Development Program

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