

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINNESOTA 55042

MEETING TO BE HELD MONDAY, MARCH 24, 1975.

- 7:30 P.M. -- Roll Call  
Approval of Minutes
- 7:45 P.M. -- Review application for rezoning for  
Eldon Loescher--3141 Oakgreen, Stillwater
- 8:00 P.M. -- Jerry Bell -- Metro Council 227-9421, ext.270  
Metro Council Planner for Lake Elmo Area.
- 9:15 P.M. -- Lowell Rieks--4564 Kimbro  
Building permit for barn to be  
built at above address.
- 9:30 P.M. -- Report by Lake Elmo-Oakdale Joint Sub-Committee  
( Duane Grace-Jan Sovereign)

ITEMS FOR DISCUSSION:

1. Reminder-- Please make every attempt to bring all of  
the data requested for Midwest Planning  
data inventory, to the meeting.
2. Read administrative policy supplied by Midwest Planning  
at last meeting. Be prepared to review at meeting.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF MARCH 24, 1975

Meeting called to order at 7:40 P.M. by Vice Chairperson Williams

PRESENT: Williams, Dreher, Grace, Lundquist, Novak and Armstrong.

MINUTES MOTION by Lundquist to approve the Minutes of the March 11th meeting as corrected.  
SECOND by Grace  
VOTE All in favor.

LOESCHER Williams reported that he has been rescheduled for the April 8th meeting.

PATTI HOMES Patti Homes has been scheduled for the April 8th meeting at 7:45 in connection with their special use permit

LUNDQUIST MOTION by Williams  
Be it hereby resolved that the Lake Elmo PZC does convey gratitude and commendation to William G. Lundquist for his many years of service to the City of Lake Elmo in his capacity as Chairman of the Lake Elmo PZC.  
SECOND by Armstrong  
VOTE All in favor ( Lundquist abstained)

BUILDING PERMITS MOTION by Williams that the PZC requests that a monthly report of all new building permits issued with the address of construction be given to the PZC by the Village clerk.  
SECOND by Dreher  
VOTE All in favor

COMPREHENSIVE PLAN The PZC recommends the following changes to the Administrative Goals and Policies:  
1. ¶ 1.f. line 1, should read "and annually update a Five Year Capital Improvement Program..."  
2. ¶ 1.h. line 4, should read "...heard by the governing body, before changes are made."

JERRY BELL SEWERS Jerry Bell of the Metro Council discussed various Lake Elmo problems and the solutions with the PZC. As to sewers, he stated that there is no plan to sewer the Washington Central Plaza area until some time after 1980. Possible solution for the developers might be the Cimarron plant. The School District has already approached Cimarron with their sewer needs. There will be a public hearing on April 30th concerning the Sewer Development Framework. Bell stated that there is a plan now for an interceptor other than WONE to service the North West area of Lake Elmo. He was not certain that this would be brought out at the April hearing. The Waste Control Commission feels that the WONE should

MINUTES OF THE PLANNING AND ZONING COMMISSION MARCH 24, 1975

be used to capacity before another interceptor is built to the east of WONE. Bob Davis of the Physical Development section had recently discussed the sewer situation with Bell.

NORTH SOUTH ROAD Bell studied the various maps of the County Road 80 and 19 areas of Lake Elmo and indicated that he would indicate the problems to the road planning expert of the Metro Staff and that he was sure this man would come to the April 28th PZC meeting to discuss the possibilities for the North-South Road.

LOT SIZE Bell also discussed lot sizes and stated that he feels there should be a five acre minimum where no sewer is provided. He is not certain what restrictions the PCC will come out with. There should be at least 10-20 acre limits in Agriculture Preserves.

PUD Bell has had a great deal of experience with PUD and will send the PZC a copy of the checklist he has worked out.

LOWELL RIEKS Mr. Rieks, 4564 Kimbro Avenue N., 777-0921, presented his plans for a 28 X 40 Barn to be built on his 35.24 Acres in the SW 1/4 of Section 11. It will have a 20-22 foot peak. The area is zoned SFU, but the agricultural use is a pre-existing one. The PZC members felt that the use was a good one and should be allowed, but there was uncertainty as to the best method to reach this goal. Building a barn in a SFU would require some action.

MOTION by Grace

That Armstrong contact the City Attorney and discuss with him the three possible methods of handling this situation.

1. Rezone the area
2. Have Rieks obtain a Special use permit.
3. Change the ordinance to allow an agricultural use in all residential districts.

SECOND by Novak

VOTE All in favor

JOINT COMMITTEE WITH OAKDALE Grace reported that the meeting set for March 31st had been cancelled in light of the proposed letter to 3M from Licht. This letter would ask 3M to have their paid expert put together a PUD ordinance to be used by Oakdale and Lake Elmo. Questions were raised as to how this would appear and whether a one sided job would be done. Licht stated to the Committee that 3M has a consultant who is an expert on PUD ordinances. Would this ordinance also be made applicable to Daytons PUD or would it have an industrial outlook?

MOTION by Lundquist That the proposed letter be rejected and that the PUD ordinance be done by Lake Elmo and worked out by the committee as to Oakdale.

SECOND by Novak

VOTE Motion carried 5-1, Grace voted against.

MOTION by Armstrong that Mr. Licht be requested to:

1. Outline those areas where the present PUD ordinance is not adequate.
2. Present to the PZC ordinances from other communities covering PUDs which are considered more adequate by Licht.

SECOND by Novak

VOTE All in favor.

MINUTES OF THE PLANNING AND ZONING COMMISSION MARCH 24, 1975

AIRPORT Williams informed the PZC that a report on the Lake Elmo Airport would be sent to each member. The report will be discussed at the next meeting.

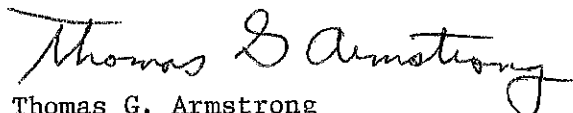
NORTH-SOUTH MOTION by Grace  
ROAD The PZC requests the Lake Elmo Council to expedite alignment planning of County Road 80 and any other road that contacts or goes through the proposed residential plat of Lake Jane Hills.  
SECOND Lundquist  
VOTE All in favor.

LEGION MOTION by Grace  
AVENUE The PZC requests the Lake Elmo Council to expedite planning the alignment of Legion Avenue between 25th and 30th Streets.  
SECOND by Lundquist  
VOTE All in favor

ADJOURNMENT MOTION TO ADJOURN by Grace  
SECOND by Novak  
VOTE All in favor, meeting adjourned at 11:12 P.M.

THE NEXT SCHEDULED MEETING IS TUESDAY APRIL 8th at 7:30 P.M.

Respectfully submitted,

  
Thomas G. Armstrong  
Secretary