

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF APRIL 28TH 1975

Meeting called to order at 7:45 by Chairman Johnson

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

JERRY BELL Mr. Jerry Bell of the Metro Council Planning Staff discussed various aspects of development and procedures with the PZC. A meeting will be held on May 14th regarding the Lake Elmo sewer plans. Ray Payne is the engineer in charge at the WCC Telephone 222-8423. Bell said that the Metro Council has no position on airport expansion. Mr. Casey is the Planner and will be putting information together concerning the Airport. Casey is with the Transportation Section.

The strategy of handling PUD might be aided by a contract with the developer. Such things as the costs for collector streets and bringing sewers to the site can be covered. Other methods are conditional use permits, very detailed plans, zoning and special use permits. Any Contract can be for a term of years and there should be a lapse of zoning if the project is not started within a specified period. The Contract would be tied to the land and not to the owner. Any zoning change in Lake Elmo must have Public Hearing. The best formula for determining cost/benefit for collector streets was worked out by Bonestroo and should be incorporated into any Contract. The four branches of the Metro Council are:

1. Waste Control Commission
2. Open Space Commission
3. Airports Commission
4. Transportation Commission

John Rutford is the "King of Referrals"

GHALEB  
ABDULRAHMAN Transportation Planner for the Metro Council. The future development of roads in Lake Elmo was discussed in detail. Mr. Abdulrahman had a conversation with Swanson concerning County Rd 80, 19 and 15. Main problem is where will I-94 go. The planning of interchanges at 80 & 19 should be taken one at a time when development comes. The interchange at Helmo and the desire of Woodbury to have 12 go into 94 creates problems which might make the southern route the best. Why have 19 interchange when 10th St., 80 and 212 will go to the park? 10th St. will be four lanes and is scheduled for 1978. 19 will not go beyond 212. In 1976, the construction of 19 from 12 to 10th St. is planned. In any route a cost-benefit analysis must show the need. The outerbelt freeway will never happen. 15 will be a maximum of four lanes, but never freeway. The era of the freeway is over. The population estimates of five years ago were too high. Developers should consider more than the land itself. The sewer capacity may not be there for 3M, Dayton-Hudson and Colby Lake. At 212-694 there is space reserved for a full interchange. 212 will not go through to St. Paul unless it is along the RR right-of-way.

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING APRIL 28TH 1975.

Lake Elmo should reserve right-of-way for a major north-south route. The map of August 1974 is logical. Abdulrahman was against a full interchange at Minnehaha (10th St.). There is no need at this time. A half diamond at 694 and 40th would be against the policy of the TC, but.... maybe it would be possible.

EDER  
PLATTING

The SW corner of Gov't Lot Four (4) has been changed by the surveyor. The property lines have moved three feet east and 12 feet south. The lots are the same size or larger. PZC is requested to exempt the Berchens property from the platting requirements as to this change in the present plat. The changes are due solely to the change in the monument. Parties involved are: Otto and Marianne Mayer, Maynard and Marlene Eder, Edmund and Shirley Slinde, and John and Janet Berchens. The Olinger Plat to the west was also discussed. Johnson expressed concern that one of the lots in the Berchens plat was not buildable. Information was requested as to that lot. No action was taken.

DAVE LICHT

Mr. Licht presented the redraft of the Land Use Goals and they were discussed in detail and changes noted on Licht's copy and copies of the PZC members. Mr. Lemberg of the Bonestroo firm was present.  
MOTION by Williams  
The PZC requests the Council to authorize the City Engineer to review the the goals and standards proposed in the letter from Midwest Planning dealing with Transportation, community facilities and Utilities.  
SECOND by Grace  
VOTE All in favor motion carried.

ROAD PLANS

The PZC requests that the Council act on the Road Planning motions of the March 24th PZC Meeting.

AIRPORT

The Williams Airport Motion will be continued until after the Public meeting set for May 1st.  
MOTION by Williams to continue his airport motion until next meeting.  
SECOND by Novak  
VOTE All in favor motion carried.

LOESCHER

This matter is carried over until the next meeting. The PZC is still waiting for a written opinion from the City Attorney.

MAY MEETING

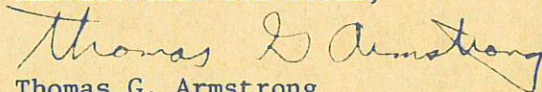
The second meeting in May will be held on Tuesday the 27th because of the holiday.

ADJOURNMENT

The meeting was adjourned on April 29th 1975 at 12:14 A.M.

THE NEXT SCHEDULED MEETING IS MAY 13TH TUESDAY AT 7:30 P.M.

RESPECTFULLY SUBMITTED,

  
Thomas G. Armstrong  
Secretary

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

MEETING TO BE HELD MONDAY, APRIL 28, 1975.

- 7:30 P.M. -- Roll Call  
Approval of Minutes
- 7:45 P.M. -- Jerry Bell  
Ghaleb Abdulrahman  
Metro Planning Staff
- 8:45 P.M. -- Bruce Abercrombie  
Platting of Berschens Property  
Olinger Plat
- 9:00 P.M. -- Dave Licht -- Barbara Gilbertson  
Midwest Planning.  
Finalize Planning Inventory  
Review revised Goals & Policies

ITEMS FOR DISCUSSION:

Continuation of tabled resolution by T. Williams on the  
Lake Elmo Airport expansion.  
Loesch File

Dates of Upcoming Meetings:

- April 30th.-- 7:30 P.M. at Oakdale City Hall  
Oakdale and Lake Elmo Joint Council Meeting.  
Subject: 3M Development  
K-Mart Development on 10th. St.  
( County Road 80 )
- May 1st. -- 7:30 P.M. at Lake Elmo Elementary School  
Hearing: Proposed Lake Elmo Airport Expansion
- May 8th. -- 7:30 P.M. at the Highway Building--(Hadley Ave.)  
I-94 --Informal presentation of all information  
collected to date.
- May 14th.-- Oakland Jr. High -- (evening meeting)  
Hearing on Lake Elmo -- Tri-Lakes Sewer Interceptor  
Alternates.

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