

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JULY 28, 1975

Meeting called to order at 7:50 p.m. by Chairman Johnson

PRESENT: Johnson, Williams, Dreher, Grace, Sovereign and Armstrong

3M MEETING The public meeting concerning 3M will be held Thursday, August 14, 1975 at Oakland School beginning at 7:30 p.m. It will begin with a 20 minute presentation by 3M representatives. A printed agenda will be distributed. The format will follow the environmental assessment. Sovereign mentioned that the charge after 10:00 p.m. is \$8.00 per hour for the building.

LUND Mr. W.E. Lund and his son requested information concerning a special use permit for Lot 4, Block 2, Kenridge 2nd. Addition. The lot is 248 feet wide and 150 feet deep, for a total of 37,200 square feet. The father and son wish to build a duplex for their own use. One portion will be two-story and the other a one-story building. The present zoning is single family urban. It would require a special use permit under Model Zoning Regulation Code Section 7.03 a. It is possible that this does not meet the requirements of 301.040 U. 1. & 2. but it would require a determination of whether the plat was of record prior to October 3, 1968. The plat which the City has is not dated. Lund indicated that his portion of the house would be empty four months a year while he was South. The PZC informed him that it would have to be the property owner who put in the application for the special use permit. Lund agreed to talk to the property owner and to get the request for a special use permit in order to be on the agenda for the next meeting.

LEHMANN
MUSHROOM
PLANT Bill Lehmann discussed his personnel problems at the Mushroom Plant and indicated a possible desire to add 2,000 square feet to his present building. This would be used for housing up to 20 workers. It would be a two-story 20x50 foot addition to the plant. Mr. Mueller, the village building inspector was present. He indicated that the area is zoned Limited Industrial and will need a special use permit. Lehmann also expressed the idea that he may convert the house which is present on his property to house as many workers as possible. When Grace and Mueller informed Mr. Lehmann about the current costs of the type of building he was considering, Lehmann indicated that he would probably go ahead with the farm house plan rather than put up a building. Mueller indicated that he had not inspected the farm building and requested that Lehmann get an architect to draw up some plans for the building and bring them to him. Lehmann will be meeting with the representative from Midwest Planning Wednesday morning the 30th of July.

EASTEP Mr. John Eastep requested some clarification concerning his 16 foot mobile trailer located on Lot 2, Pabst Lake Jane, 2nd addition. The lot measures 125 feet wide and in depth, one side

EASTEP
(Continued)

is 109 feet and on the other is 144 feet for a total square footage of approximately 15,875 feet. The South half of the property along the lake is a very steep grade. The lot is located east of Kirby Kennedy's house. Eastep states that he is storing a 16 foot trailer on the lot. There is also a screen building which Eastep says cost less than \$200 to construct and which he maintains did not need a building permit at the time it was constructed in 1968. Mueller stated that it was a non-buildable lot because a septic system could not put in. Johnson requested an opinion from the City Attorney and was told that the trailer was in violation of City Ordinances. The Model Zoning Code, Section 8.01 A requires that "all materials and equipment shall be stored within a building or fully screened so as not to be visible from adjoining properties except for the following ... recreational equipment... boats and unoccupied trailers less than 20 feet in length are permissible if stored in the rear yard more than 10 feet from the property line..." 3.02 VVV defines recreation equipment (in residential districts) as "... unoccupied boats and trailers not exceeding 20 feet in length..." There was discussion among the PZC members as to whether this 16 foot trailer might meet the requirements of the references cited above. The screen building was also considered 4.05 A states that there can be no accessory building or use constructed or developed on a lot prior to the time of construction of the principal building to which it is accessory." Mr. Eastep was informed that he would have to get a special use permit for the accessory building and for the trailer. He indicated he would be setting up an appointment with the City Clerk and although he could not meet with the planner this coming Wednesday would attempt to meet with the planner the following Wednesday, August 6, 1975.

OAKDALE
LAKE ELMO
JOINT POWERS
AGREEMENT

Chairman Johnson talked about the Joint Powers Agreement between Oakdale and Lake Elmo to prepare an environmental impact statement. Oakdale would be the lead agency. MEQC will made a decision this Thursday, July 31, concerning the Joint Powers Agreement. If this proposal is not accepted it may be the Metropolitan Council that will prepare the environmental impact statement on the 3M project.

Not Joint Powers

MINUTES

MOTION by Williams to approve the minutes of the meeting of July 8, 1975.
SECOND by Dreher
VOTE All in favor

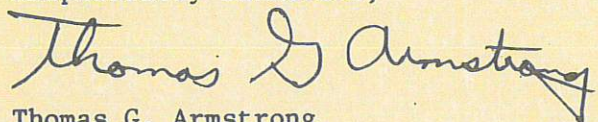
ADJOURNMENT

MOTION to adjourn by Williams
SECOND by Sovereign
VOTE All in favor

MEETING ADJOURNED AT 9:35 P.M.

THE NEXT SCHEDULED MEETING IS TUESDAY, AUGUST 12, 1975 at 7:30 p.m.

Respectfully Submitted;



Thomas G. Armstrong
Secretary

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD MONDAY, JULY 28, 1975.

- 7:30 P.M. -- Roll Call
Approval of Minutes
- 8:00 P.M. -- W. E. Lund--116 Lamplite Circle, Royal Oaks
Woodbury, Minn. ---- 738-0135
Discuss building of duplex on Lot 4,
Block 2, Kenridge 2nd. Addition.
- 8:30 P.M. -- Wm. Lehmann-- Lehmann Mushroom -11490 Hudson Blvd.
739-0686
Add to Mushroom Plant for housing.
- 9:00 P.M. -- John Eastep--771 E. Nebraska Ave., St. Paul
774-2761
Park mobile trailer on Eastep property at
Lot 2, Pabst Lake Jane, 2nd Addition

ITEMS FOR DISCUSSION:

Agenda for 3M Hearing on August 14, 1975,

Lake Elmo--Oakdale Joint Power Agreement to handle
Environmental Assessments for 3M Development.

Due to the fact that written opinions from PZC members
and Council were slow in coming in, Midwest has been
postponed until next meeting, August 12, 1975.

Review of rough draft of Comprehensive Plan from
Midwest Planning has not been able to meet the
deadline of July 28th. To date they only have
written responses from six PZC members.

It is Midwest's intent to proceed now with what
they have.

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