

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

MEETING TO BE HELD MONDAY AUGUST 25, 1975.

7:30 P.M. -- Roll Call

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF AUGUST 25, 1975

Meeting was called to order at 7:45 p.m. by Chairman Johnson.

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

MINUTES: MOTION by Williams
To approve the Minutes of the PZC Meeting of August 12 with the following amendments:

1. At DREHER, line 2-3, "Washington County Fairgrounds" should read "State Fairgrounds".
2. At DREHER, MOTION, line 2, "Permit to" should read "Permit, if necessary, to", and line 3, "Grant of" should read "Granting of".
3. At DREHER, after line 3, the following should be added: "Dreher is in the process of settling his father's estate from which he will obtain additional acres adjoining the present five acres he now owns."

SECOND by Lundquist.
VOTE All in favor.

DAYTON-
HUDSON

Mayor Eder gave each PZC member a copy of a letter dated August 22, 1975, from George C. Hite, of Dayton-Hudson Properties. The letter indicated that the SE 1/4 of Section 28, containing 160 acres, was up for sale and also 118 acres in the SE 1/4 of Section 27.

ZONING AND
LOT SIZE

Todd Williams questioned Mayor Eder regarding the Council's actions and plans regarding the changing of the minimum one acre lot size to a five acre lot size. Williams indicated that the ordinances and zoning should be changed and that something should be done immediately. If areas are zoned SFU and houses can be built on one-acre lots, there is nothing the City can do to stop a developer. This is the reasoning that got the Eden Park plat on the books. Johnson stated that the ordinance should be changed so that the acres required for SFU is no longer one acre but five acres. Johnson stated that this would be a better method than rezoning SFR, SFU and SFS to A.

ZONING AND
LOT SIZE
(continued)

MOTION by Armstrong.

The PZC recommends that, as part of the Comprehensive Plan, and as a change to the Lake Elmo Zoning Ordinance, in accordance with a PZC recommendation of the August 12 meeting pertaining to a sewer development timetable in Lake Elmo, and to prevent urban density development in unsewered areas, one of the following two procedures or some combination thereof be adopted:

1. That all lands in Lake Elmo lying north of Tenth Street presently zoned SFU, SFS or SFR be rezoned to A.
2. That Ordinance 301.040 U.1. be changed from a one-acre minimum lot size to a five acre minimum lot size for residential development.

SECOND by Williams.

VOTE: In Favor Williams, Novak, Armstrong; Opposed Grace, Lundquist, Sovereign; Abstain, Johnson.

In discussion on the above Motion, Sovereign indicated that she felt that no action should be taken on the Motion until such time as comments could be received from the City Planner, the City Attorney and the City Engineer as to the best methods of limiting residential development. Sovereign stated that she felt that a moratorium on all development might be in order until the time that the comprehensive plan and sewer plan is developed. Bruce Folz indicated that he thought an exception to the five-acre lot size should be a requirement that the developer can put eight housing units on a 40-acre plat. Folz indicated that this allows better development of an area and allows for further development when sewer is available.

MOTION by Grace.

That the points raised in the Motion stated above be considered by the PZC at its next meeting and that the City Planner, City Engineer and the City Attorney be asked to make comments as to the proposed Agriculture rezoning, proposed change in the minimum lot size and the eight houses per 40 acres proposition.

SECOND by Sovereign.

VOTE All in favor.

LAKE JANE
HILLS

Bruce Folz stated that he represented Jerry Mogren, one of the fee owners of Lake Jane Hills. The preliminary plat of Lake Jane Hills 2 was discussed some years before. The northern lots were platted. Mogren's son would now like to build on Lot 10 of Block 2. This lot has received preliminary approval but has not been platted. It lies directly south of Lot 9, Block 2, of platted Lake Jane Hills and to the north of a proposed roadway going east-west. It is a one-acre lot. Mogren's son would like to build this fall. The problem is confining the limits of the mortgage to the one-acre lot. There is enough land for a home on 5 acres but Mogren would like a variance so that the house could be built on this one acre tract. Williams questioned Folz concerning the feasibility of platting the one lot. Folz stated that there is a pressing time limit if the home is to be built this fall.

MOTION by Lundquist

That contingent upon an application being filed, the PZC favors expediting the subdivision of Lot 10, Block 2, Lake Jane Hills 2, plat if it complies with the preliminary plat and if it presents no problem as to the east-west roadway. The PZC approves the issuance of a building permit during the process of platting. The opinions of the City Planner, City Engineer and City Attorney should be obtained by the developer prior to the Council's consideration of the plat.

SECOND by Williams.
VOTE All in favor.

3M--SEWER

MOTION by Lundquist.

In view of the fact that 3M favored Plan A for sewer development and building may be delayed at the 3M site, so that the plan A sewer could suffice until 1990, the Tri-Lakes area should not be sewerred until the major interceptor is built.

SECOND by Armstrong.
VOTE In favor, Williams, Grace, Lundquist, Novak and Armstrong; Opposed, Sovereign.
MOTION Carried.

Sovereign indicated that she felt that preference should not be given to 3M for the Plan A Sewer. In effect, the PZC is allowing 3M to dominate that sewer. Sovereign states that she is not in favor of sewerred the Tri-Lakes

area but, if it should become absolutely necessary, then the people of the Tri-Lakes area should be entitled to the interceptor which will be part of Plan A and this interceptor should not be limited to 3M.

FEDERAL
FUNDS FOR
SEWER

Lundquist inquired whether there is a time limit on receiving the federal funds for the proposed northwest-southeast interceptor through Lake Elmo. He stated that if the funds were only available now or within a short time period, he felt that we should take the interceptor.

MOTION by Lundquist

That the PZC request Kelly Brookman to come to the September 9 meeting to discuss the Metro Council's Sewer plans and that the City Engineer be asked for an opinion as to how much land in the southwest corner of Lake Elmo could be sewerred into the WONE through Section 32.

SECOND by Grace.
VOTE All in favor.

BASEBALL
CHALLENGE

MOTION by Williams

That the Planning and Zoning Commission hereby accepts the challenge to a baseball game made by the Park Committee.

SECOND by Novak.
VOTE All in favor.

PARK PLAN

Lundquist stated that he has seen the proposed plan for the Metro Park. There would be a campsite on the northeast corner and a golf course in the west. The Mears farm would be used for a children's farm. The man who is planning the park is Dick Munech. Ed LeClaire of Lake Elmo is on the Washington County Planning and Zoning Commission and is also Lake Elmo's representative as to the park development. Todd Williams indicated he would call Ed LeClaire and ask him to come to our second meeting in September on Monday, September 22.

3M

Mr. Rudquist of 3M was present and inquired as to the PZC's action on the proposed change in the comprehensive plan for 3M. Action was tabled until the next meeting on September 9.

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF August 25, 1975.

Attached to these Minutes is a copy of Minnesota Statutes 462.351 through 462.363. A procedure for amending a comprehensive municipal plan is contained in 462.355. There apparently is no time limit set by municipal ordinance or state statute for considering amendments to the comprehensive plan.

ADJOURN

MOTION by Grace to adjourn.

SECOND By Williams.

VOTE All in favor.

The meeting was adjourned at 10:40 p.m.

THE NEXT SCHEDULED MEETING IS TUESDAY, SEPTEMBER 9, 1975,
at 7:30 p.m.

Respectfully submitted,


Thomas G. Armstrong
Secretary