

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD TUESDAY, OCTOBER 14, 1975.

- 7:30 P.M. -- Roll Call
- 7:45 P.M. -- Hearing--Berschens Shores, 2nd. Addition
Approval of Preliminary Plan.
- 8:00 P.M. -- Hearing-- Parranto Bros.
Application for PUD.
- 8:45 P.M. -- Washington 37-Willard Morton Application
Review any new information as requested
at hearing on September 22nd.
- 9:00 P.M. -- Review of rough draft of Comprehensive
Plan-- Midwest Planning.
- 10:00 P.M. -- Discussion Period of PZC Members

ITEMS FOR DISCUSSION:

1976 Planning Budget
Regional Park
Proposed Lake Elmo Road Plan

PLANNING COMMISSION MEMBERS PLEASE NOTE:

Special Meeting with City Council on Wednesday, October 15,
1975 at the City Hall, at 7:00 P.M., for the sole purpose of
discussing the Comprehensive Plan.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF OCTOBER 14, 1975

Meeting called to order at 7:40 p.m. by Chairman Johnson.

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

MINUTES: MOTION by Novak

That the Minutes of the meeting of September 22 be approved with the following amendments:

1. At Page 3, PUBLIC HEARING WASHINGTON 37 AND WILLARD MORTON, change "Peltier property" to read "Parranto I-94 Corridor PUD (Peltier property)".
2. At Page 4, PUBLIC HEARING WASHINGTON 37 AND WILLARD MORTON, change "SECOND by Grace" to read "SECOND by Sovereign".
3. At Page 4, 3M, Line 3, change "Plan to" to read "Plan to accommodate 3M development to".
4. At Page 5, BUDGET, after the end of the last sentence, add: "Councilman Abercrombie agreed to have the information before the next PZC meeting on October 14".

SECOND by Williams.

VOTE In favor: Johnson, Williams, Dreher, Novak, Armstrong.
Abstain: Froehner. Absent: Lundquist, Grace, Sovereign.

BERSCHENS
SHORES 2nd
ADDITION

Bruce Folz explained a plat of the changes to Berschens Shores 2nd Addition. There are four lots in question and the smallest is 1.05 acres and the largest one is 1.66 acres. Williams urged that the PZC not recommend approval until re-subdivision lines are put in to the plat. This is required in the Subdivision Code 4(d)(3), page 11. Folz then drew lines in for a proposed re-subdivision. The third lot is almost impossible to re-subdivide and there are questions as to whether Lot 4 is a buildable lot. There is a 24-foot easement over the eastern portion of Lot 3. James Friend questioned which lot the Wausau had been built on. Folz answered that this was on the lot to the east of the present plat and not on the plat itself. The public hearing was closed at 8:12 p.m. The following people were present:

Mrs. Wm. Hammes, 10112 10th St. No., Lake Elmo, MN
Jim Friend, 9498 Jane Road, Lake Elmo, MN
Patricia Iverson, 9322 Lake Jane Trail No., Lake Elmo, MN
Harold Iverson, 9322 Lake Jane Trail No., Lake Elmo, MN
Akira Frijohn, 9366 Lake Jane Trail, Lake Elmo, MN
Stelios Aslanidis, 2614 Nicollet Ave. So., Minneapolis, MN

PARRANTO I-94
CORRIDOR PUD

Mr. Stelios Aslanidis made a presentation of various maps and proposed usages of this property. The property was formerly owned by the Peltier family and consists of two 80-acre parcels, 1/4 mile wide and one mile long. The proposed land division with I-94 on the northern route would be as follows:

	<u>Acres</u>	<u>Percentage</u>
Right-of-way	25.66	16.03
Residential - high density	26.25	16.40
Commercial	35.88	22.42
Industrial	52.48	32.80
Open Space	19.73	12.33

With I-94 alignment on its present route, the acreage would be as follows:

	<u>Acres</u>	<u>Percentage</u>
Right-of-way	20.41	12.75
Residential - high density	26.25	16.40
Commercial	42.47	26.54
Industrial	51.85	32.40
Open Space	19.04	11.90

Jack Page, a member of the Oakdale Gun Club, stated that the Club owns 40 acres directly to the north of the site on the north side of 10th Street. The grounds are used for target practice by members of the Club and also from time to time used by the National Guard and Military Reserves for target practice. He stated that they have had their facility there for some time and he didn't want later residents who would be living in this development complaining about the shooting facility. He stated that they were there first.

PARRANTO I-94
CORRIDOR PUD
(Continued)

Fred Croft of St. Paul stated he is also a member of the Gun Club. The property is located in the SE 1/4 of the SE 1/4, Section 26. The shooting is from 8:00 in the morning until 30 minutes before dark. The Club is open for shooting 365 days a year but the busiest times are June through November when 90% of the shooting takes place. The Club has a special use permit which is renewed yearly. He indicated that the Club is very much interested in continuing to use its property and does not desire to see complaints from future residents.

Dick Stockstead of Finneman's Enterprises stated that his corporation owns the north 110 acres of the NE 1/4 of Section 35 and he asked additional questions concerning proposed use of the development and its effect on the Finneman property.

William Hammes, Sr. said that residential uses should not be allowed next to the Interstate highway. People do not desire to live next to a freeway.

The hearing was closed at 9:05 p.m. The following people were present:

Wm. E. Hammes, Jr., 10105 10th St. No., Lake Elmo, MN
William E. Hammes, 10105 10th St. No., Lake Elmo, MN
Helena M. Hammes, 10112 10th St. No., Lake Elmo, MN
Fred W. Croft, Jr., 1015 W. Iowa Ave., St. Paul, MN 55117
Jack Page, 1125 W. Roselawn, Roseville, MN 55113
J. R. Stockstead, 2954 Rice St., St. Paul, MN 55113

WASHINGTON 37
AND
WILLARD MORTON

Williams questioned the September 5 letter from Midwest Planning. On Page 3, Section D, a comment was made concerning the commercial center on the southeast corner of the intersection of County Road 70 and 17. This area is zoned RB. Sovereign and Lyons stated that Cimmaron already had approval for a small store complex but has done nothing to build at this point. Barbara Seness of Midwest Planning said that the major issue is sewer availability and that the proposal is premature.

MOTION By Armstrong

Whereas, the PZC has reviewed the plans for Washington 37, and

WASHINGTON 37
AND
WILLARD MORTON
(Continued)

Whereas, the proposal appears to be not inconsistent with the proposed Comprehensive Plan; and

Whereas, the plans for sewers are not complete, and it would appear that the area will not be sewerred in the next five years and possibly not until 1985 or 1990; and

Whereas, the City Planner has recommended denial of the application;

THEREFORE, the PZC recommends denial of the request.

SECOND By Williams.

VOTE In favor: Johnson, Williams, Dreher, Froehner, Grace, Novak, Armstrong, Sovereign. Opposed: Lundquist.

Lundquist indicated he feels no action should be taken until the sewer plan is fully decided. Williams commented that the plan proposed shows the highest overall density that he would like to see. He indicated approval of a small commercial center at the corner of the property. Johnson stated that the schools are already full and that the areas within 622 should be developed before 834 because of the school conditions. William Hammes, Sr. commented that the area should be used for industrial because that would create no school problems, and Mr. Aslanidis indicated that the number of single family residences should be multiplied by 1.3 to reach the school population and the number of townhouses should be multiplied by .3 to reach the number of school age children.

COMPREHENSIVE
PLAN

Barbara Seness from Midwest Planning presented the draft of the Comprehensive Plan and discussion took place regarding the road plan. Williams proposed that the road plan be discussed at the next meeting in two weeks. The Comprehensive Plan will be discussed more fully at the special meeting on Wednesday, October 15.

BUDGET

No information was received from Councilman Abercrombie. Dorothy Lyons indicated that the 1976 Budget had been approved. Williams stated that the Council Budget Committee showed severe lack of foresight in planning the budget. The PZC was not consulted as to its own budget and the PZC was not supplied with information on last year's budget. Williams stated that he hopes things will be different when next year's budget is made up. Lyons indicated that the total PZC budget was \$7,500.00 for the Planner plus \$600.00 for PZC expenses. Novak agreed with Williams' above remarks.

REGIONAL
PARK

A proposed plan for the regional park was passed out at the last council meeting and a copy of it is attached to these Minutes.

PUD
ORDINANCE

Williams questioned whether anything had been done on the PUD Ordinance. Apparently the City Planner and City Attorney have not yet given their views to the Council and no action has been taken on the PUD Ordinance.

BUILDING
PERMITS

Williams questioned whether the PZC had ever received monthly lists of the building permits that were issued. Apparently these have not been received. The PZC requests that some method be developed whereby they can be informed each month of the number, type and location of all building permits issued.

WILLIAMS

Williams suggested that an additional form be prepared to be signed by a developer agreeing to the pass-through costs so that the developer is aware that he is responsible for these costs and given a probable amount as to these costs. The form would also commit the developer through his signature to the payment of these costs.

BUDGET

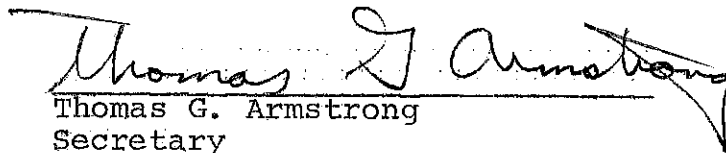
Williams renewed his request on behalf of the PZC for a detailed budget accounting for last year's PZC expenses.

ADJOURNMENT

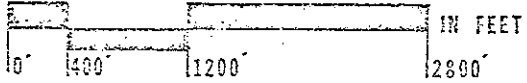
The meeting was adjourned at 11:10 p.m.

THE NEXT SCHEDULED MEETING IS MONDAY, OCTOBER 27, AT 7:30 P.M.

Respectfully submitted,


Thomas G. Armstrong
Secretary

LAKE ELMO REGIONAL PARK



PLAN B

