

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD TUESDAY, NOVEMBER 11, 1975.

- 7:30 P.M. -- Roll Call
- 7:45 P.M. -- Bruce Folz
Presenting final plat of Eden Park
(Emerson property)
- 8:15 P.M. -- Eugene Eggert -- 8891-37th. St. No. 777-6008
Requesting variance to build storage
building on Lot 3, Block 2, Kenridge 2nd.
Addition, Eggerts vacant lot adjacent
to 8891-37th. St. No.
- 8:30 P.M. -- Barbara Senness-- Midwest Planning
Lake Jane Hills Plat-- 2nd. Addition
- 9:00 P.M. -- Discussion period for PZC members
Items: Comprehensive Plan
 Status of Sewer Plan

Late Addition to Agenda-- per J. Mueller, Bldg. Inspector

- 8:25 P.M. Roger Schlicht-- 9202-31st. St.

 Variance on driveway and garage

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF NOVEMBER 11, 1975

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

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

MIDWEST
PLANNING.

Johnson informed the PZC that Midwest Planning had suspended action on the Comprehensive Plan because the sewer time-table had not been approved by the staff of the Metropolitan Council. Dave Licht also told Johnson that he felt that Midwest had overrun its costs on the Comprehensive Plan and that he would have to have more money in order to begin work on it again. Further discussion was had regarding the contract with Midwest for next year. Until some action is taken by the Metropolitan Council on the sewer plan, work on the Lake Elmo Comprehensive Plan is at a standstill.

3M

Councilman Abercrombie informed the PZC that the Engineer for Oakdale is presenting a study of the environmental impact of the 3M Plans. The meeting will be held at the Oakdale Town Hall on November 20, at 7:30 p.m.

EDEN PARK

Bruce Folz presented the final plat for Eden Park. Discussion was had concerning the dedication of park land. The preliminary plat was approved at the June 10 meeting. Chairman Johnson raised the question as to whether the final plat had met all the requirements of the City Attorney, City Engineer and Planner. He questioned whether it was the PZC's obligation to check the final plat against all of these recommendations. Johnson suggested that in the future the final plats should go through the Engineer and that the PZC should be informed by the Engineer as to whether the final plat meets all his specifications.

MOTION by Grace

That the Chairman and Secretary of the PZC sign the final plat of Eden Park, but that the PZC recommends to the Council that the park land dedication should not count for the entire amount required because of the limited recreational use possible on such a mixture of low, wet, and steeply-sloping land. The exact "credit" to be assigned should be determined by the Council. The remainder of the park land dedication should be satisfied by the appropriate cash payment.

SECOND by Lundquist.

VOTE all in favor.

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SECOND by Lundquist.

VOTE all in favor.

GERT
STORAGE BUILDING

Eugene Eggert of 8891 37th Street North requested that the PZC recommend granting a variance in order to build a storage building on Lot 3, Block 2, of Kenridge 2nd Addition. This is a vacant lot to the rear of the present lot owned by Mr. Eggert, on which his home is located. His residence is Lot 5, Kenridge Addition.

MOTION by Williams

That the PZC recommend approval of a variance to build an auxiliary structure on Lote 3, Block 2, Kendridge 2nd, subject to a contractual agreement written by the City Attorney specifying that the titles to the lots in question may not be transferred separately without approval of the Council or prior removal of the auxiliary structure.

SECOND by Froehner.
VOTE all in favor.

SCHLICHT
GARAGE

Mr. Roger Schlicht of 9202 31st Street requested a variance on the setback requirement for his garage. The required setback is five feet and he wishes to place the garage four feet from the line. Mr. Mueller, the City Building Inspector, was present and explained Mr. Schlicht's problem. The house is only 11 feet from the lot line and, with a 10-foot driveway and a required offset of 5 feet, it is not safe to drive in and out of the garage. The problem is caused by the closeness of the proposed garage to the house. The garage is being built by Gorco Garage Company.

MOTION by Williams

That the PZC recommend that the garage be located five feet from the side lot line in accordance with the setback requirement and that the garage be moved further back from the house in order to achieve the proper driving angle, and that Mr. and Mrs. Schlicht not apply for a variance at this time.

SECOND by Grace.
VOTE all in favor.

LAKE JANE
HILLS PLAT
2ND

Bruce Folz was present representing the owners of Lake Jane Hills Plat 2nd. The PZC set November 24 at 8:00 as the time for the public hearing. Williams indicated that he did not like the present lot layout of the plat. The lots were long and narrow. Williams stated that he favored a wider lot of approximately 160 feet, so that at a later time the lots could be divided along the street line. Folz stated that he would submit a plat showing probable resubdivision lines but indicated that the owner would not be in favor of widening each of the lots in order to meet 160-foot frontage. Folz stated that this is not the ordinance requirement. Folz

LAKE JANE
HILLS PLAT
2ND
(Continued)

further stated that the cost of development is raised 25 - 50 percent when the front footage requirement is raised to 160 feet.

ROAD PLAN

Todd Williams informed Chairman Johnson of the activities at the last meeting concerning the proposed Lake Elmo Road Plan. Johnson indicated approval of the alignment proposed for Ideal Street, the accesses to 3M and the general layout of County Road 13.

MINUTES

MOTION by Grace

That the Minutes of the meeting of October 27, 1975, be approved with the following amendments:

1. At Page 2, BUDGET, line 5, "Don Raleigh" should be changed to "Don Mehsikomer".
2. At Page 4, COMPREHENSIVE PLAN, line 9, "northwest corners usage" should be changed to "land use of the northwest corner of the city north of the Tri-Lakes area".

SECOND by Williams.
VOTE all in favor.

MINIMUM LOT SIZE

Novak indicated that she had heard favorable reaction to the PZC's recommendation of a minimum lot size for an in-term solution to the Lake Elmo development problems. A letter was read from Sovereign indicating that she disapproves the motion and believes that the PZC was shirking its responsibility for planning. She asked to be able to vote in absentia against the motion.

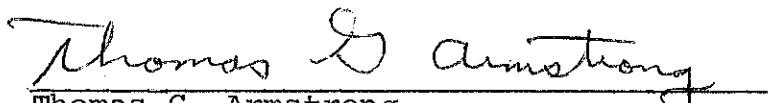
ADJOURNMENT

MOTION by Grace to adjourn.
SECOND by Williams.
VOTE all in favor.

The meeting adjourned at 10:34 p.m.

THE NEXT SCHEDULED MEETING IS MONDAY, NOVEMBER 24, 1975,
AT 7:30 P.M.

Respectfully submitted,


Thomas G. Armstrong
Secretary

BUILDING PERMITS ISSUED FOR OCTOBER, 1975

4890 Keats - new home, 1,248 sq. ft.

9202 31st St. - garage

3645 Laverne Ave. - new windows in home

9385 45th St. - storage building, 160 sq. ft.

3759 Jamaica Ave. - garage

Stillater Ave. - office units, 1,488 sq. ft.

8028 Hill Trail - window remodeled

8509 Lake Jane Trail - new home, 1,387 sq. ft.

4454 Kimbro Ave. No. - addition to existing pole barn

3812 Jamaica Ave. No. - fence (property protection)

Respectfully submitted,

John Mueller