

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

MEETING TO BE HELD MONDAY, FEBRUARY 23, 1976.

- 7:30 P.M. -- Roll Call
Approval of Minutes
- 8:00 P.M. -- HEARING-- W. Ebertz Rezoning from "Single
Family Urban" to "General Business"
(the west one-half of the southeast quarter
of the southeast quarter of section 35,
township 29, range 21).
- 8:30 P.M. -- Gordon Bjornson--5749 Lake Elmo Ave. No.--439-8483
Questions on platting of property on west
side of Demontreville and Highway 36 (Bergman
Addition); permission to clear swamp and to
make a clear lake.
- 9:00 P.M. -- Mr. Nordling-8028 Hill Trail No.--777-4150 and
Mr. Gene Swanson-8374 Windbreak Trail--777-9359
representing the Top Twenty Investment Club.
Discuss requirements for Preliminary Plans.

ITEMS FOR DISCUSSION:

- Comprehensive Plan.
Demontreville Highlands File.
Section 32, Zoning Clarification.

MINUTES OF THE LAKE ELMO PLANNING COMMISSION MEETING, FEBRUARY 23, 1976

Meeting was called to order at 7:45 by Janet Sovereign.

Present: Lundquist, Sovereign, Crombie, Johnson, Torseth, Novak, Grace (9:30)
and Armstrong (10:25)

Approval of Minutes: A minor change regarding the hearing time on the Ebertz Property from 7:30 to 8:00 P.M. was made. It was moved by Torseth and seconded by Johnson the minutes of February 10, 1976 be approved. Carried 6-0

Ebertz: Bruce Folz presented a proposal to rezone a 20 A tract from SFU to General Business. This property lies in the west one-half of the southeast quarter of the Southeast quarter of section 35, township 29, range 21. The owner, W. Ebertz, proposes to construct a road up the center of the property and construct a storage warehouse for his grading equipment. Future plans include possible selling of other business sites on the acreage.

Discussion followed regarding the construction of an East-West road. Johnson felt all future use should be laid out before any approval on rezoning.

The question of traffic problems, along with what recourse the PZC may have in denial of future building permits, if such problems arose.

Folz stated the highway department gave a favorable opinion regarding the opening location onto T.H.12. Barbara Senness agreed the highway 12 question has to be resolved, but in regard to the rezoning and general use question, felt the recommendation should stand.

Land use, road placement, control on future business and availability of services were further discussed. The hearing was closed at 9:15.

Bjornson: Gordon Bjornson asked the PZC their recommendations on the feasibility of developing the property on the west side of DeMontreville and Highway 36 (Bergman Addition). It was recommended he obtain further information on the property at the village office.

Top 20: Bruce Folz presented the proposed plan for the property adjacent to Tablyn Park. Top Twenty Investment, Inc. are requesting concept approval for this development, then they will file for a formal subdivision. Discussion on soil, grading, percolation, land use, roadways, etc. followed. Also discussed was the possibility of a 50 ft. strip as a walkway between the regional and the City park. A motion was made by Torseth, stating the pzc is in agreement with the sketch plan, as presented by the Top Twenty, as far as land use and plan. Seconded by Johnson. Carried 6-1 abstain

Comprehensive plan: Discussion of map availability regarding sewer and transportation. Also a copy of the Comprehensive Plan will be available in the library. It was felt there may be a need for future public meetings regarding the plan.

Ordinances: A discussion of ordinances regarding control after rezoning resulted in the feeling that changes and up dating were needed.

It was moved by Novak that the PZC request City Council permission to work with the Planner for development and regulation. Seconded by Sovereign. Carried 8-0

DeMontreville Highlands: Armstrong moved the PZC request the City Council to give its reasons for approval of the DeMontreville Highlands Plat rezoning, in relation to the reasons given by the PZC for their disapproval of the rezoning. Seconded by Novak. Carried 8-0

Sec. 32 Ordinance: Discussion on zoning clarification, particularly pertaining to Haase Property, it appears the property lies in two zones. It was suggested Mr. Haase attend the next PZC meeting to discuss the matter. A request from Don Mehsikomer to the PZC asking clarification of the ordinance regarding definition of zoning lines was read. Torseth moved to table this matter until a one-half section map is obtained. Seconded by Sovereign. Carried 8-0

Ebertz: Johnson moved that the PZC recommend denial for rezoning of the W. Ebertz property because:

1. PZC has no final determination of a road plan through the property.
2. There is no indication of the future uses of the property.
3. Sewer Plan is presently incomplete.
4. There is no adequate fire protection.
5. I 94's final location and its service roads are undetermined.
6. General Business does not necessarily consist with Mix Use, indicated on the proposed Comprehensive Plan.

Seconded by Armstrong. Carried 7-1

Adjournment: The meeting was adjourned at 11:30.