

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

MEETING TO BE HELD TUESDAY, MARCH 9, 1976.

- 7:30 P.M. -- Roll Call
Approval of Minutes
- 7:35 P.M. -- Dist. 9, Minn. Highway Dept.
Discuss sign removal program.
- 8:00 P.M. -- Elmer Haase--7676 Hudson Blvd.--739-1387
Zoning clarification--Section 32
- 8:30 P.M. -- Lake Elmo City Council
Demontreville Highlands
Ebertz rezoning
- 9:00 P.M.-- Jack Kinney--Wicker Realtor
representing Arlin Christ--8839-36th. St. No.
Discuss dividing lot 4, Block 3, Kenridge 2nd.Add.

COMMUNICATIONS:

Letter from Park Advisory Committee regarding
Lake Jane Hills and Top Twenty.

Letter from Midwest Planning regarding Comprehensive Plan.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF MARCH 9, 1976

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

PRESENT: Novak, Grace, Crombie, Lundquist. Dreher, 8:15 p.m.,
Johnson, 9:30 p.m.

HIGHWAY: Jim Mayeda of the Highway Department spoke to the PZC on the Highway Sign Program. Presently there are 47 permitted signs on highway 12, 212 and 36. TH 12 & 212 were recently designated Urban Highways. Consequently, there are no state funds for sign removal. There are to be no signs on rural and agriculture land. Altho the state may grant a permit it may be denied at the local level. Presently, in Lake Elmo, there are 13 signs on agriculture land on TH 36. If there is no permit issued by the village these signs are considered to be in violation.

HAASE: According to the City Zoning Map the Haase Property lies half in, to the west, and half out, to the east, of the General Business Zone. Mr. Haase would like to see the remainder of the property zoned General Business. There being no quorum the PZC took the matter under advisement and will contact him at a later date. Don Raleigh advised, in his letter to PZC, the property be zoned as one tract since its a small parcel.

ARLIN CHRIST: Mr. Christ, represented by Jack Kinney, Wicker Inc., re-8839-36th. requesting to have his 1 acre lot split into two lots. Present zoning does not permit such a split.

COUNCIL vs.
PZC-Ebertz
Rezoning:

Don Raleigh outlined the reasons the council granted rezoning of the Ebertz land. It was felt, by the Council there were 3 alternatives: 1. grant the rezoning; 2. deny the rezoning; 3. return the issue to the PZC. It was felt there was no reason to deny the rezoning since the planner concurred and the land lay in the proper zone. The PZC's reasons to deny spoke for specific use of land, not rezoning. It was felt the specific use can be handled at the time the applicant comes in for plat approval. Lundquist felt applicant didn't ask for commercial rezoning as referred to in Attorney Lammers Memorandum to the PZC and the General Business zoning was quite broad.

Comments on the matter were: Before such matters were handled by a Special Use Permit, but are now covered by rezoning. Mix use should be more specific and define standards. Write a special ordinance in form of Special Use Permit for all business that goes in on 12. Expand the list of special uses.

It was felt some of the use in General Business were un-

EBERTZ
REZONING
cont'd:

desirable and should be removed from the list and included in the special use area. Also define type of acceptable warehouses.

Raleigh--There are two levels of consideration in rezoning:

1. Any reason in our plan or ordinances for denial.
2. Is ordinance or regulation reasonable.

Mayor Eder suggested a meeting of a council member, a pzc member and the counselor to get together and discuss applications that come in. If there are problems then call planner in.

The Council did have concern about rezoning the Ebertz Property. It was felt, though all the requirements were met and there were no strong reasons to deny the request.

DEMONTREVILLE

HIGHLANDS: Reference to the 1-30-76 letter of Barbara Senness, answers why the Council gave their preliminary approval.

The Council stated it would be available for the PZC one evening a month.

COMMUNICATIONS: Discussion of letter from the Park Advisory Committee.

It was noted that Mr. Dave Morgans letter was in error. It should read the S.E. corner of the Lake Jane Hills Plan.

MIDWEST PLANNING: Dave Licht suggested an ammendment to the Comprehensive Plan regarding the 3M plan. Grace stated such an ammendment has been proposed.

MINUTES: Corrections to the Feb. 23 minutes: Number 6 of the denial of the Ebertz Property should read General Business is not necessarily consistant with Mixed Use indicated on the proposed Comprehensive Plan. Number 4 should read not adequate fire protection. The motion made by Novak should read: The PZC requests City Council permission to work with the Planner for Developmental and Regulatory Ordinances.

Lundquist moved the minutes be approved. Carried 6-0.

Adjournment 10:55 p.m.

Brian Crombie, Secy.