

AGENDA---PLANNING--ZONING COMMISSION

City of Lake Elmo, Minn. 55042

MEETING TO BE HELD MONDAY, SEPTEMBER 27, 1976.

7:30 P.M. -- Roll Call

Approval of Minutes

Kelly Brookman--Brookman Motors

Blacktopping at 11144 Stillwater Blvd. No.

8:00 P.M. -- HEARING--to consider a proposed amendment to the zoning ordinance, relating to Section 302 of Municipal Code providing for variances regarding the Planned Unit Developments.

9:00 P.M. -- Geo. Whittier--8488 Hudson Blvd.

Build an unattached 2 car garage to his residency . Mr. Whittier operates and resides at the Cedar Crest Motel.

7:35 P.M. - ADDITION -- Richard Paquin, Lot 6 Blk. 2
Eden Park (Request for Variance)

ITEMS FOR DISCUSSION:

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF SEPTEMBER 27, 1976

Meeting called to order at 7:50 pm

ROLL CALL: Johnson, Torseth, Grace, Novak, Crombie, Lundquist, Armstrong
Dreher (8:25)
Dave Licht, Midwest Planning, Councilman Shervheim,
Councilwoman Lyon, John Mueller, Building Inspector

Kelly Brookman: Did not appear

PUD Hearing: Dave Licht went over and explained the proposed amendment
Some of the comments relating to this amendment are as follows:
3M rezoning falls under the clustering type concept.
A development agreement will be drawn up with 3M
to cover problems that may come up.
A performance standard, rules for particular site.
In conventional ordinance many items such as number
of parking spaces or road sizes, etc. may not be
applicable and may need to vary.
RECESS

Mr. & Mrs. Pacquins: Eden Park Plat - Lot 6 Block 2
John Mueller requested the PZC recommend to the Council
that they approve a metes and bounds description so that
the Pacquins basement would be legal.

Background on the above recommendation is as follows.
Mr. Pacquins made an error when he staked out his home.
Thus, his garage is over the line of Lot 7 by four feet.
The problem at this stage is the cost to move the basement
would be approximately \$3,500.

Mr. Mueller proposed taking the needed footage from Lot 7,
which is approximately 1.3 acres. This would be done by
a metes and bounds description.

Dave Licht felt this was not the proper way to solve the
problem, and suggested resubdivision under the minor
subdivision regulation. He felt it would be better to
revise the original plat rather than use a metes and bounds
description.

Bruce Folz is to appear at the meeting later in the evening
and will further explain this situation.

Hearing (continued): Further comments relating to the proposed PUD
Zoning Ordinance Revision:
Pg. 4 - clustering - you have the option to stay
with original zoning or go with PUD.
Problem may be, that we imply need for sewer and water.
Ownership amendment - where is change of owner handled?
Answer to above - Page 1, Item 302.030.
PUD meant to be flexible with more review to the
developer by the City.
An open-end contract would cover the time limit

HEARING (cont'd) on completion of roads, landscape, etc., which would be written in the contract. PUD offers total flexibility.

There being no further discussion Chairman Grace asked for a motion to close the hearing. Torseth so moved. Seconded by Crombie. Motion carried. 8-0

Motion by Armstrong to table further discussion until the next meeting, before recommending any action to the Council. Seconded by Dreher. Motion carried. 8-0

George Whittier: 8488 Hudson Blvd. - Build unattached two car garage
Mr. Whittier is the owner of Cedar Crest Motel. His property is in a SFU zone, consequently any additional structures need a Special Use Permit, since it is nonconforming under the present zoning.

The garage will be 100 ft. back from the service road and 70 ft. back from County 13, which is the side road. Also, Mr. Whittier will be placing a one car garage rather than a two car garage on the site.

Motion by Armstrong that the PZC recommend to the Council approval of a Special Use Permit for the placement of a one car garage on the designated property owned by George Whittier, 8488 Hudson Boulevard. Also Mr. Whittier is to obtain written approval of all property owners within 350 ft. of his property. This is in lieu of a hearing. John Mueller is to inspect the structure and advise the proper procedure relating to this structure. Seconded by Johnson. Motion carried 8-0

Mr. & Mrs. Pacquins: Eden Park Plat - Lot 6 Block 2
Bruce Folz gave an explanation of the problem relating to the Pacquins house. The house is over the line and due to the type of structure it is it is impossible to flop the plan.

Lot 7 is 7 to 15 feet wider. Bruce suggested that 30 ft. is needed to add to Lot 6. Presently .33 A is now under water on Lot 7 and .500 is needed for Lot 6. Lot 7 is still over 1 acre and suitable for building. It was requested that this additional property be conveyed by metes and bounds for the present, then replat Lots 6&7.

Motion by Armstrong that the PZC recommend to the Council that they approve a variance of ordinance and allow a metes and bounds description for use in deeding a portion of Lot 7 to the owner of Lot 6, provided the owners post a bond in an amount determined by the Council.

Within nine months of approval of the Council, a minor resub-division is to be submitted, waving all requirements of a preliminary plat.

It is also recommended the drain and utility easement, the southerly 6.00 feet of said Lot 6 lying easterly of the westerly 30.00 feet and the northerly 6.00 feet of said Lot 7 lying easterly of the westerly 30.00 feet, be vacated and

Motion

Pacquins (cont'd):and be relocated as the engineer recommends at such time.
Seconded by Novak. Motion carried 8-0

Questions: Is a Certificate of Survey equal to a Final Plat as regards matters such as the previous one?

Is the City of Lake Elmo legally responsible for not catching an error in placement of a structure, in a footing inspection?

Oace: Dave Licht briefly explained the new proposed subdivision concerning the Ralph Oace property. This proposal will be submitted at the next meeting.

Minutes: Motion by Novak to approve the minutes of September 13, 1976
Seconded by Lundquist. Motion carried 8-0

Adjournment: 10:25

PUD Hearing

9-27-76

Name

Address

Lloyd Sherheim

City Council

Dorothy Lyons

8488 Hudson Blvd.

George E. Whittier

3919 Hudson Rd.

Jane Querton

3M Co.

John E. Rudquist

3M Co.

BOB SOULES

PUD Hearing

9-27-76

Name

Address

Lloyd Stenheim

City Council

Dorothy Lyons

"
8488 Hudson Blvd.

George E. Whittier

Lars Overton

3919 Hudson Rd.

John E. Rudquist

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Bob Soules

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