

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD TUESDAY, OCTOBER 12, 1976.

- 7:30 P.M. -- Roll Call
Approval of Minutes
- 7:45 P.M. -- Mr. & Mrs. Ralph Oace--3142 Hidden Bay Trail
Proposed subdivision of Lot 6, Bl. 1
Oace 4th. Addition
- 8:30 P.M. -- Bruce Folz representing Don Raleigh of
3074 Laverne Ave. No.
Minor Subdivision-Variance request
- * 9:00 P.M. -- Doris Buberl--5615 Keats Ave. No.
Lot size variance request in agricultural
zone.
- 9:30 P.M. -- Informational--Larson/Hesse Inquiry
10830-50th. St. No.
Sale of 2.5 acre tract of land
- 10:00 P.M. -- Discuss proposed amendment to zoning
ordinance-- PUD.

* Ms. Buberl called City Office at 4:15 p.m. on 10/12/76, cancelling her appointment.

ITEMS FOR DISCUSSION:

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ITEMS FOR DISCUSSION:

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF OCTOBER 12, 1976

Meeting called to order at 7:50 pm by Acting Chairman Johnson

Roll Call: Johnson, Armstrong, Novak, Lundquist (8:20)
Dave Licht, Midwest Planning, Tom Loucks, Assistant Director
of Planning - Midwest Planning, Councilpersons Lyon and
Shervheim

Ralph Oace: 8142 Hidden Bay Trail - Submission of new proposal for
subdivision of Lot 6 Block 1 Oace 4th Addition.

The Oaces' renewed plan is to divide Lot 6 into four (4)
parcels: Tract A - registered to Mr. Kenneth Larson 1+ acre
Tract B - Oace home 1+ acre
Tract C-1 -.92 acre
Tract C-2 -.92 acre
Outlot

The plans show a road along the western border of the
property.

Questions: Tract C-1 and C-2 are substandard in size and
need a variance. If lot lines of C-1 and C-2 are extended
to include part of outlot, would each meet one (1) acre
standard? Mr. Oace said this was questionable but they
would rather ask for variance than extend lot lines.

Ken Sovereign (adjoining property owner to the west),
stated he is generally in agreement to the road if the rest
of the plat was considered good planning, and if the road
would not adversely affect future subdivision of his property.
He will investigate this as soon as possible, and requests
that the PZC take no action until he can determine if the
road is suitable to future planning of his property.

The Oaces' will return next meeting.

Valley Branch Watershed District: Discussion

Should the PZC depend on this body (VBWD) for professional
opinions regarding passing recommendations? PZC requests
from the City Council, in writing, their position on the
VBWD concerning the VBWD review of plats. PZC also
recommends that the City inform VBWD that its review must
be taken in a limited number of days (to be determined by
the City Council), or the City will take action without
VBWD recommendation.

Don Raleigh: 3074 Laverne Ct. No. - Variance requested for minor sub-
division.

Bruce Folz represented Mr. Raleigh and stated a minor
subdivision approval was needed to create one single-
family residential lot, facing Laverne Ct. No.

Don Raleigh (cont'd): This piece will be six-tenths (6/10) of an acre with 130 ft. frontage and conveyance by metes and bounds of approximately one-tenth (1/10) acre to be added to Lot 4, Meiers Park Third Addition. This conveyance is to increase Lot 4, which is where Mr. Raleigh's home is built.

Questions by the PZC regarding the lot size, drainage problems and extending a cul-de-sac were discussed.

Dave Licht stated that the City has set precedence of granting variances of this size in the "old village area". The new lot has a low area and a possible drainage problem.

A report has been requested of the engineer, regarding the drainage and street questions. The PZC will consider the proposal at the next meeting.

Parks:

Councilman Shervheim informed the PZC as follows:

- 1). The DNR has not determined the placement of a public access for Lake DeMontreville. A public access is a requirement in order to have a rearing pond in the DeMontreville Highlands area. Access size has not been decided. The City of Lake Elmo has discussed if the access should be from the Village Park area.
- 2). Washington County and Lake Elmo will be doing an Economic Impact Study regarding acquisition of the Mears' property to the Metro Park. It is questionable if this property is necessary to the Metro Park, and if it would adversely affect the Lake Elmo tax base.

If the Mears' property is bought and the Washington County and Lake Elmo EIS shows that it is not necessary to the Metro Park, the property could be sold to Lake Elmo or be open to public auction at a time which the City is agreeable to.

PUD Zoning Ordinance Revision: Due to lack of a quorum the PZC will plan to take action at the next meeting.

Adjournment 9:03 pm

Respectfully submitted,

Jean Novak, Acting Secretary

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