

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD MONDAY, OCTOBER 25, 1976.

- 7:30 P.M. -- Meeting convenes
Roll Call
Approval of Minutes
- 7:45 P.M. -- Mr. & Mrs. Ralph Oace--8142 Hidden Bay Trail
Proposed subdivision of Lot 6, Bl. 1,
Oace 4th. Addition.
- 8:15 P.M. -- File for Don Raleigh of 3074 Laverne Ave. No.
Minor subdivision --variance request
- 8:45 P.M. -- Informational--Larson/Hesse Inquiry
10830-50th. St. No.
Sale of 2.5 acre tract of land
- 9:15 P.M. -- David Licht--Midwest Planning
Discuss proposed amendment to zoning
ordinance-- PUD

Please note rearrangement in agenda scheduling :

- 8:45 P.M. -- Merle Payne--5205-165th St.No., Hugo, Minn.55038
429-6519
Discuss roadway for a back 40 acres in Section 3,
off of Keats Ave.(Frank Meyer acreage).

ITEMS FOR DISCUSSION: 9:15 P.M.--David Licht--Midwest Planning

Informational--Larson/Hesse Inquiry
Sale of 2.5 acre tract of land at
10830-50th. St.No.

Discuss proposed amendment to
zoning ordinance--PUD

10:00 P.M.-- Margie Williams--3025 Lake Elmo Ave.

Request information regarding
setting up office in home for
Interior Design business.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF OCTOBER 25, 1976

(8pm)

Roll Call: Dreher, Torseth, Novak, Grace, Crombie, Lundquist, Armstrong
Dave Licht, Tom Loucks, Midwest Planning, Councilperson Lyons

Minutes: Pertaining to the Variance request of Don Raleigh. Correction to read.....This piece will be six-tenths (6/10) of an acre with 130 ft. frontage and conveyance by metes and bounds. Another parcel of approximately one-tenth (1/10) acre to be added to Lot 4, Meiers Park Third Addition. Motion by Lundquist to approve the minutes of October 12, 1976 as corrected. Seconded by Crombie. Motion carried 6-0

Ralph Oace: Mr. Oace presented his revised plan with a few minor changes included. He moved the proposed road 25 ft. and Lots C-1 and C-2 are both 1 acre now. These lots now have the 125 ft. of road frontage, as required.

Ken Sovereign opposed the proposal, stating Lots C-1 and C-2 should be one building site. He also felt the outlot owner could give easement rights to whoever built on Lot C-2.

Dave Licht stated that Mr. Oace does meet the ordinance and does comply with the engineers required 50 ft. roadway

Motion by Armstrong that the PZC approve the preliminary concept of the resubdivision of Lot 6, Block 1, Oace 4th Addition, into the configuration as described by the new plat; provided each lot is one (1) acre and provided a restrictive covenant is placed upon the outlot. This covenant would limit transfer of the outlot or any easement there on, to the parcel owned by the Larsens. And also provided the the restrictive covenant be placed on the deed to C-1 providing that the owner of Tract C-1 may not grant any easement of Tract C-1 over to C-2. Seconded by Crombie. Motion carried 7-0

Don Raleigh: Minor Subdivision - Variance Request
Dave Licht restated Mr. Raleighs' request and explained the precedence set within the "old city" as relates to a 1/2 A where there is City water.

Motion by Crombie to approve the variance request for Don Raleigh subject to the engineers sewer fesibility report for a private sewer system.
Seconded by Torseth. Carried 7-0

Merle Payne: 5205 165th Street No. Woodbury

Mr. Payne owns a 40 acre tract of land on Keats Avenue near Highway 36. He is requesting a Special Use Permit to put a driveway in to his property, which lies behind a front 40 acre parcel. He does have a 66 ft. easement written in his deed.

Motion by Armstrong that the PZC recommend approval of the SUP for Merle Payne, owner of 40 acres in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, for a road easement over the NE $\frac{1}{4}$ of said SE $\frac{1}{4}$. Written permission to be obtained from all residents within 350 ft. of the property and easement. Also the variance of Section 603.03 and 603.10 of the Model Subdivision Code. Seconded by Lundquist. Motion carried 6-0. 1 abstention, Novak.

Dave Licht: Midwest Planning - Discussion of previous matters.

Doris Buberl- 5615 Keats Avenue N.
No formal application has been filed for a variance consequently no further action is necessary.

Larson/Heese - 10830 50th St. No.
It is Mr. Lichts opinion, after conferring with Don Raleigh that the two properties do not abut, and five (5) acres should be purchased, not 2 $\frac{1}{2}$ acres.

PUD Ordinance

Dave Licht noted a change in the section of Public Streets. The width of the streets to be reduced to 20 ft. in width from 25 ft. minimum width.

A few other changes in the wording of the text will be in the final ordinance.

Motion by Torseth that the PUD Ordinance, as presented, with revisions be recommended to the City Council for approval. Seconded by Dreher. Motion carried. 7-0

Subdivision Ordinance Review

Motion by Armstrong that a public hearing be held on Monday, November 22, 1976 at 8 pm for the Subdivision Ordinance Review.

Seconded by Torseth. Motion carried 7-0

Margie Williams - SUP for occupation in her home

Mrs. Williams request falls under the heading "home occupation" and since she will have no business conducted at her home no SUP is necessary.

Minutes of September 27, 1976 - Motion by Armstrong to approve the minutes of September 27, 1976. Seconded by Torseth. Motion carried 7-0

Adjournment: 10:40 pm
Respectfully submitted
Brian Crombie, Secretary