

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

MEETING TO BE HELD MONDAY, FEBRUARY 28, 1977.

- 7:30 P.M. -- Meeting convenes
Roll Call
Approval of Minutes
- 7:40 P.M. -- Tom Jungman--1950 Grand-St. Paul
Application for Special Use Permit
to build double bungalow on one
acre lot in Lake Jane Hills area.(lot 4,Blk. 1-2nd.
Add.)
- 8:00 P.M. -- Frank Leier--8490 Demontreville Trail
Continuation of Hearing for approval
of preliminary plat (Country Hills)
- 8:30 P.M. -- Lee Rossow--8628 Ironwood Trail--770-5046
Discuss building of factory-warehouse-office,
approximately 3000 sq. ft., to locate on the
Gene Peltier property on Highway 12.
- ^{9:15}
9:00 P.M. -- Continuation of Subdivision Ordinance
Systems Statement

Late Addition-- Please Note:

- 9:00 P.M. -- Jess Mottaz-7982 Hill Trail No.
Application for SUP for mobile home located in
Bergmann Addition

ITEMS FOR DISCUSSION:

- Processing of applications
Eden Park, 2nd. Addition
Election of Officers

CITY OF LAKE ELMO
PLANNING AND ZONING COMMISSION
MINUTES OF FEBRUARY 28, 1977

Meeting called to order at 7:47 PM by Chairman Grace.

Roll Call: Dreher, Lundquist, Grace, Novak, Crombie, Johnson, Cunningham, Sovereign, D. Lyon, Council and Tom Loucks, Midwest Planning

Minutes: Motion by Lundquist to accept the minutes of January 24, 1976. Seconded by Johnson. Motion carried 7-0

Motion by Johnson to accept the minutes of February 8, 1977. Seconded by Lundquist. Motion carried 7-0

Tom Jungman: Application for SUP to build double bungalow in Lake Jane Hills area (Lot 4, Block 1, 2nd Addition)

Mr. Jungman stated the lot is approximately 130' x 340'. There is only one other home of this type built in this area. There will be two units, each with two bedrooms, each with 1000 sq. ft.

Public Hearing Set for March 28, 1977, at 8PM. The PZC will obtain a report from the City Engineer and the City Attorney as relates to this request.

Frank Leier: 8490 DeMontreville Tr. - Continuation of Hearing for approval of preliminary plat (Country Hills)

Mr. Leier has changed the plan from a thru road to a cul-de-sac, with the possibility of extending the road to Jane Road N when the property owners to the south decide to subdivide.

Mr. Leier stated the property is divided by a NS ridge, which makes it difficult to put a road in for a southern development of SFU and northern area of Agriculture.

Mr. Leier stated that Lot 8, owned by Mr. C. Adams is part of Jane Road. In his memo of January 11, 1977, the City Attorney states Lot 8 was dedicated to the City, but was not accepted and is not maintained by the City. Mr. Leier plans to improve the road with the agreement of the other property owners. Mr. Leier also plans to put in a temporary Cul-de-sac, 3400 ft long, with a future outlet to Jane Road.

Comments: Todd Williams- urges the PZC not to rezone this property because it is not in the Comprehensive Plan. He feels the City does not need further area for SFU. This area will probably be the last area in the City to be sewered and it is foolhardy to extend density in this area, in his opinion.

Lee Rossow- Questioned the increased number of lots in SFU or Agriculture Zone. Mr. Leier stated 10 more lots if SFU.

Frank Leier - Cont'd

Todd Williams- The principle of rezoning any Ag land is in question. Don't rezone anymore Ag Zoned land to SFU.

Gaylan Springborn- No area of this land is good for agriculture. It is not even good for pastureland.

Question to Tom Loucks-Will this area be able to be sewerred? Mr. Loucks stated the engineer felt this area was no more difficult than other land in this area to sewer.

Gene Peltier- Much of the Agriculture Zone is not farmable.

Todd Williams- Rezoning this area will set precedent for future rezoning to north.

Hearing closed by a motion from Johnson. Seconded by Sovereign

Motion by Crombie to recommend approval of rezoning of the northern 20 acres of land from Agriculture to SFU. Seconded by Sovereign.

Discussion: Crombie- This land is simialr to other area development and is a continuation of what is already there.

Johnson- The long cul-de-sac and roadway creates traffic problems on Jane Road. He is opposed to the rezoning because there is no plan in the near future for sewerding this area.

Lundquist- He is opposed to rezoning because there is no definite plan for sewerding.

Motion carried 6-2 Johnson and Lundquist opposed.

Lee Rossow: 8628 Ironwood Trail - Discussion of building a factory-warehouse-office, approximately 3000 sq ft on the Gene Peltier property on Highway 12.

This property is approximately five (5) acres and fronts on County Road 17. Mr. Rossow has an electrical contracting business.

Mr. Rossow was advised to make an application for rezoning.

Jess Mottaz: SUP for a mobile home located in Bergmann Addition

Mr. Mottaz is requesting a SUP for a mobile home to be placed on his property for one year while he builds his home. He plans to put in two wells and two septic systems. The second one at the time he builds his home.

Tom Loucks advised that he will see if this is permissible.

Subdivision Ordinance: Motion by Crombie to approve the Subdivision Ordinance as amended. Seconded by Novak. Motion Carried 8-0

Systems Statement: Discussion of the Systems Statement resulted in a strong emphasis on the need for a sewer plan for Lake Elmo.

It was suggested that the Engineer explain the sewer problems to the PZC.

Tom Loucks will make the necessary changes and return the document for approval at the March 8 meeting.

Processing of applications: Tom Loucks asked the PZC how they would prefer the handling of applications, since there has been some question raised as to the cost to the City.

Concern as to pass through costs and costs to applicants was discussed.

Mr. Loucks will send a copy of the monthly cost sheet to the Chairman of the PZC so that the commission can see how these costs are derived.

Eden Park: Motion by Johnson that the PZC approve the Eden Park, 2nd
2nd Addition Addition Plat, contingent on the recommendations of the
Park Advisory Committee made February 9, 1977, and also
the acquisition of an easement, across the 2.46 acres
bordering Downs Lake, by the City for access. Seconded by
Dreher. Motion carried 8-0

New Officers: Chairman - Duane Grace
Vice Chairman - Jeanne Novak
Secretary - Brian Crombie

Adjournment: 11:45 PM

Respectfully submitted,

Brian Crombie, Secretary

Public Hearing ? Frank Levin
 Name Address

ANTHONY MAISTROVICH 1117 NIGHTINGALE BLVD. STILLWATER, MO

Mark Kubicek 5615 Keate ave 710 Lake Elmo Mo 65092

Daylen Springborn 8709 DeMontreville tr. N. Lake Elmo

Dorothy Lyons 10072 N. 10th St. " "

Linn M. Belter Lake Elmo "

Lee Brown 8628 IRONWOOD LK ELMO

Todd Williams 3025 Lake Elmo Ave. No.

John Kuehn #77 Emerald Way No -