

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

MEETING TO BE HELD MONDAY, MARCH 28, 1977.

- 7:30 P.M. -- Meeting convenes
Roll Call
Approval of Minutes
- 8:00 P.M. -- HEARING -- Tom Jungman--1950 St. Clair
Application for SUP to build double
bungalow on one acre lot in Lot 4, Block 1,
2nd. Addition, Lake Jane Hills.
- 8:30 P.M. -- Wm. Hjelmgren--3153 Layton Ct. No.
Requests Special Use Permit to operate
small upholstery business at 10899-32nd. St. No.
- 9:00 P.M. -- Jess Mottaz-- 7982 Hill Trail No.
Discuss allowing mobile home to be placed
on property in Bergmann Addition until
home is built.

Tom Torseth resignation from PZC

ITEMS FOR DISCUSSION:

Lake Elmo-Tri Lakes Interceptor Facility
Planning Report.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF MARCH 28, 1977

The meeting was called to order by Chairman Grace at 8:45 PM.

Roll Call: Johnson, Dreher, Grace, Novak, Lundquist, Crombie, Cunningham,
Council: Lloyd Shervheim, Dorothy Lyons, Tom Armstrong
Midwest Planning: Tom Loucks, and Molly Hedges

Resignation: A letter of resignation from Tom Torseth was accepted by the Planning Commission. Mr. Torseth was a great asset to the PZC and we are grateful for the time and energy he gave to the City.

Minutes: Motion by Johnson to approve the minutes of March 8, 1977.
Seconded by Novak. Motion carried 7-0

I-94: A brief discussion on the EIS for I-94.

Tom Jungman: Hearing for SUP to build a double bungalow on a one acre lot in Lake Jane Hills 2nd Addition.

Chairman Grace read a memo from the City Attorney as to questions relating to whether this request would be detrimental to the area, health problems as relates to the septic system, lot size, more than one family dwelling per acre, etc. City policy thus far has dictated that one family dwelling per acre is what is allowed. This being due to possible septic problems.

Earl Brown, the builder for Mr. Jungman, stated that their proposed septic system met with the satisfaction of the City Inspector Bob Wier. The system would include two septic tanks and two drain fields.

Bill Lundquist felt that there were two questions to be considered:
1) A multiple home in a single family area and its effect on traffic, health, surrounding property value, and lot size.
2) Multiple dwelling on a single family zoned lot.

Since the ordinance was adopted in 1965 all multiple dwellings have been on a double lot or larger.

Dick Johnson felt that the septic created the major problem, and the unit does not meet the standard of 1 unit per 1 acre.

Mr. Jungman cannot see any problems if the septic is workable and meets the standards of Lake Elmo. He also felt that this double bungalow would be no detriment to the area as far as design and exterior appearance. He also was under the impression, from previous discussion, that if the septic system proved adequate a SUP could be issued.

Tom Armstrong felt that density housing is a long term problem without sewer and varying the ordinance would cause problems.

Tom Jungman Hearing Cont'd: Brian Crombie felt this double bungalow would be an asset to the City and the area. Since there have been no problems with similar structures he can foresee no additional problems with this one.

Dick Johnson felt that if there is no sewer than the density should be lower for health reasons. He also stressed the need for a sewer plan for the City, with dates so septic questions can be addressed adequately when they arise.

A letter from Mr. Paul F. Schrepfer, an adjoining lot owner opposed Mr. Jungmans request.

The hearing was closed at 9:15 PM.

Motion by Lundquist that the PZC recommend denial of this request to avoid establishing a presedent of putting multiple dwellings in a single family area on a single lot. Seconded by Johnson. Motion carried 5-0 Opposed Crombie & Grace.

Brian Crombie stated that since this request was rejected for lack of zoning that the City designate an area where this type of housing would be acceptable.

Wm. Hjelmgren: SUP to operate upholstery business at 10899 32nd St. N

A public hearing will be held April 12, 1977 at 8 PM.

Jess Mottaz: Mobile home to be placed on property in Bergman Addition while building a home.

A proposed amendment to the code, from the City Attorney was reviewed. Lundquist moved to amend the ordinance to include the provisions in the Washington County Code.

Motion by Johnson that Ordinance 402.020 be amended as per recommendations made by the City Attorney in his letter of March 25, 1977, and consideration be given to the extension of the six (6) month period of occupancy to eight (8) or 12 months. Also the consideration of expanding the ordinance to include uses permitted in the County Model Code, 3-1-77, Section 731, Mobile Homes. Seconded by Lundquist. Motion carried 5-0 Abstain-Novak Opposed-Crombie.

Brian Crombie questioned how the PZC could reject a multiple dwelling and approve the use of mobile homes during the construction period of a new home, without opening the door to future problems, which he feels this amended Code will bring.

Jeanne Novak questioned the regulations governing mobile homes outside a mobile home park. Mobile home parks can enforce the regulations within their boundaries, but how does the City set standards and maintain them outside a park?

Jess Mottaz Cont'd: Since Mr. Mottaz already has a garage constructed on his property and has indicated he is going to put in two wells and two septic systems it was suggested that Mr. Mottaz sign a document for the City stating the structure will not be used as a residence or a place of business without City approval.

Motion by Crombie that the garage, well and septic will not be utilized at a later date as a residence or place of business without proper approval.

Seconded by Johnson. Motion carried 7-0

Tom Jungman: Final comments to the Council as relates to this matter are that according to the intent of the ordinance it is not in harmony with the general purpose of the Zoning Ordinance and Comprehensive Plan.

Adjournment: 11:30 PM

Respectfully submitted,

Brian Crombie, Secretary