

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD TUESDAY, MARCH 8, 1977.

- 7:30 P.M. -- Meeting convenes
Roll Call
Approval of Minutes
- 7:45 P.M. -- Mike DeNoma--8420-39th. St. No.--733-0224-work
770-5322-home
General information regarding
extension of streets in 38th &
39th. St. area.
- 8:00 P.M. -- Jess Mottaz--7982 Hill Trail No.
Application for SUP for locating mobile home
in Bergmann Addition.
- 8:15 P.M. -- Systems Statement--Tom Louck, Midwest Planning

Please note adjustment in scheduling agenda:

- 8:15 P.M. -- Gene Peltier--10376 Hudson Blvd. No.
Application for rezoning the above property
(approximately 5 acres)
- 8:30 P.M. -- Systems Statement

ITEMS FOR DISCUSSION:

Development Moratorium

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF MARCH 8, 1977

The meeting was called to order by Vice Chairman Novak at 7:50 PM

Roll Call: Dreher, Torseth, Novak, Crombie, Cunningham, Sovereign, Lundquist (9:15), Tom Loucks, Midwest Planning, D. Lyons, Council, Armstrong, Mayor

Mike DeNoma: Information regarding extension of streets in 38th and 39th Street area.

Mr. DeNoma, who resides on 39th Street, was approached by Mr. Joe Timmers who was notifying residents within 350' of his property of possible development.

It was the opinion of the PZC that Mr. Timmers may be planning to submit a preliminary plat, at a future date, for this property. To date, no plat of this nature has been submitted for review and there is no extension for either of these streets proposed.

Minutes: Motion by Sovereign to approve the minutes of February 28, 1977. Seconded by Dreher. Motion carried 6-0.

Jess Mottaz: Application for SUP for a mobile home in Bergmann Addition.

The ordinance does not allow mobile homes, except in mobile home parks. It is not a permitted use and a variance for use cannot be granted under the ordinance.

Tom Loucks did discuss the matter with the City Attorney. It was the opinion of the planner that this request should not be allowed since the ordinance would have to be amended.

Vice Chairman Novak read a letter from John Mueller, Building Inspector, stating that one variance had already been granted to Mr. Mottaz for a two car garage on the property, and before any other structure could be considered more information, such as percolation tests, cite plan, etc. would have to be obtained.

No action can be taken since the ordinance does not permit this type of structure, other than in a mobile home park.

The PZC will wait for correspondence from the City Attorney as relates to this matter.

Systems Statement: Motion by Sovereign to forward the response to the Systems Statement to the Council for their consideration. Seconded by Cunningham. Motion carried 7-0

Highway 94: Motion by Lundquist that the PZC support the recommendation in the Lake Elmo presentation to the Minnesota State Department of Highways of May 20, 1976. It was recommended if Highway 94 were built on the present Highway 94 alignment the service road should be approximately $\frac{1}{4}$ mile north.

Highway 94 (cont'd): Motion seconded by Sovereign. Motion carried 7-0

Development Moratorium: Discussion on a proposed moratorium until such time as a definite sewer plan is established, was debated at length.

Adjournment: 10:30 PM

Respectfully submitted,

Brian Crombie, Secretary