

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD TUESDAY, APRIL 12, 1977.

- 7:30 P.M.-- Meeting called to order
Roll Call
Approval of Minutes
- 7:45 P.M.-- James Zins--8633 Ironwood Trail --777-0489
Discuss possibility of establishing a
kennel at the above address.
- 8:00 P.M.-- HEARING-- Wm. Hjelmgren
Requests Special Use Permit to operate
small upholstery business at 10899-32nd. St. No.
- 8:45 P.M.-- Bruce Folz representing
Lake Jane Hills, 3rd. Addition
- 9:15 P.M.-- Bruce Folz representing Bill Stouvenel
Percolation tests relating to the
7-1/2 acre tract at 8552 Lake Jane Trail
which Mr. Stouvenel wishes to split into
2 tracts of approximately 5.2 acres and
2.04 acres.

ITEMS FOR DISCUSSION:

I-94

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF APRIL 12, 1977

Meeting called to order by Chairman Grace at 8:50 PM.

Minutes: Due to lack of quorum the minutes could not be approved.

Roll Call: Novak, Johnson, Grace, Lundquist, Cunningham, Tom Loucks, Midwest Planning Councilman Shervheim and Councilperson Lyons (9PM)

James Zins: 8633 Ironwood Trail - Possibility of establishing a kennel at Ironwood address.

Mr. Zins presently has five dogs. In order for Mr. Zins to obtain a permit for a kennel a public hearing will have to be held. Also a variance will also be needed since it is necessary to be 100 ft. from the nearest residence. The ordinance allows three dogs per residence without the need of a kennel permit. If Mr. Zins still desires to keep five dogs it was recommended he apply for such a permit at the office.

Wm. Hjelmgren: Public Hearing. Special Use Permit to operate upholstery business at 10899 32nd Street N.

Mr. Hjelmgren explained the business operation, which is done in a garage at the rear of his fathers home. There is little customer contact on the premises as the majority is done in customers homes. Mr. Hjelmgren does all the pick-up and delivery so traffic near the shop is minimal. Mr. Hjelmgrens' father does work with him .

Comments from the audience:

Mr. T. M. Osborne, who resides to the west does not feel a shop should be allowed in a residential area. Also, if this shop is permitted how many more will be allowed in the area?

Q. Is this the only location considered?

A. Mr. Hjelmgren felt renting was not economically feasible. This is his sole livelihood. He works six days a week plus some evenings.

Q. What amount of traffic is there to the business during the week?

A. Approximately 2-3 clients at times, not at all times.

There is no sign to advertise.

Tom Loucks, Midwest Planning felt this request did fit the purpose of a SUP. Problems of congestion or others related to the business can cause the SUP to be revoked.

Mr. Osborne brought up the question of encroachment. He stated that 2-5 feet of his property is driven on at the side of the Hjelmgen driveway. Presently there is a question as to who owns this five feet.

Duane Grace felt these stipulations should be included in the SUP:

- 1) No hired help outside the family
- 2) No advertising
- 3) Hours: 7-9 Monday thru Friday, 7-5 Saturday, None on Sunday
- 4) Customer visitation to the shop be discouraged

Hearing was closed at 8:40 PM.

I-94: It is felt that there are still many questions and concerns as to how the placement of I-94 on Highway 12 is going to affect the City of Lake Elmo. The impact of the now proposed route to Lake Elmo businesses has not been evaluated and tho the EQC accepted the petition from Lake Elmo, requesting an EIS for this proposal, no further consideration was given the request.

Any ideas, proposals or objections the PZC may have regarding this proposal are to be sent to the Council.

The PZC supports Resolution R-77-2, adopted March 3, 1977 by the City Council, and share the concerns expressed by this document.

Proposed Motions for consideration at the next meeting:

- 1) Wm. Hjelmgren - Motion to approve request for Special Use Permit with the following stipulations: No hired help outside the family
No advertising
Hours 7-9 Mon-Fri, 7-5 Sat., Closed Sunday
Customer visitation to shop be discouraged
- 2) Motion that the PZC supports Resolution R-77-2, adopted March 3, 1977 by the City Council, and share the concerns expressed by this document.
- 3) Quorum - Motion to reduce, from six (6) to five (5) the number needed to comprise a quorum. This to be discussed at the next meeting

Bruce Folz: Did not appear.

Journalment: 10:20 PM

Respectfully submitted,

Brian Crombie, Secretary

Glennon: Dealing 4-12-77

T.M. Osborne - 10891 32nd St. No.

DICK GRUBNER - 10867 33RD ST. No.