

AGENDA--PLANNING-ZONING COMMISSION

City of Lake Elmo, Minn. 55042

MEETING TO BE HELD MONDAY, APRIL 25, 1977.

- 7:30 P.M.-- Meeting convenes
Roll Call
Approval of Minutes
Proposed Motions from April 12 meeting.
- 7:45 P.M.-- John Sauer--Afton, Minn. --436-5514
Development of land at the SW corner of
County 13 and Stillwater Blvd.--149 acres.
- 8:15 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.
- 8:45 P.M.-- Bruce Folz representing Lake Jane Hills,
3rd. Addition Plat
- 9:30 P.M.-- Joe Rogers--Lake Elmo Hardwood-11320 Upper 33rd.
Variance--Set back for building. 777-8118

Items for Discussion:

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF APRIL 25, 1977

Meeting called to order at 7:40 by Chairman Grace.

Roll Call: Johnson, Sovereign, Crombie, Grace, Dreher, Lundquist, Cunningham
Tom Loucks, Midwest Planning

Minutes: Corrections to the minutes of 3-28-77.
Page 2, paragraph 5, Jungman; vote should read 5-2, opposed Crombie & Grace.
Page 2, paragraph 10, Mottaz; vote should read 5-1, opposed Crombie, abstain
Novak.

Motion by Lundquist to approve the minutes of March 28, 1977 and April 12,
1977 as corrected. Seconded by Johnson. Motion carried 7-0

Motions: Proposed motions from April 12, 1977:

Motion by Johnson for:

William Hjlemgren, the PZC recommends approval of a Special Use Permit at
10899 32nd Street No., with the following stipulations:

- 1) No hired help outside family
- 2) No advertising on premises
- 3) Hours, 7 AM to 9 PM, Monday thru Friday, 7 AM to 5 PM, Saturday,
Closed Sunday
- 4) Customer visitation to the shop be discouraged.

Seconded by Dreher. Motion carried 7-0

Motion by Lundquist for:

Resolution R-77-2, the PZC supports Resolution R-77-2, adopted March 3, 1977
by the City Council, and shares the concerns expressed by this document.
Seconded by Sovereign. Motion carried 6-0 Abstaining, Johnson.

Motion by Dreher for:

Quorum reduction, the Planning and Zoning Commission will lower the number
of persons comprising a quorum from six (6) to five (5).

Seconded by Lundquist. Jan Sovereign was opposed to this motion stating
the possibility of three people carrying a vote. She felt it was poor
representation for a nine person commission.

Motion carried 6-1 Opposed, Sovereign.

John Sauer: Development of the SW corner of County 13 and Stillwater Blvd, 149 acres.

Mr. Sauer would like a concept approval on a development with its own
sewage system, water supply, streets, fire hydrants, etc. These would be
privately maintained by the development.

The average lot sizes would be 1/3 to 1/2 acre per dwelling. The homes
would sell for an average of \$30,000. The style would be a story and a
half expansion with 816 square feet on the first floor and 816 to be
finished on the upper expansion. Mr. Sauer stated these are FHA approved
and meet State Code.

John Sauer cont'd: Tom Loucks expressed concern about small package treatment systems. The MPCA has been clamping down on some of these systems.

In order for Mr. Sauer to proceed it will be necessary for him to make a PUD Application. Also an Environmental Assessment will be needed if there are 100 or more units. Mr. Sauer was requested to send development proposals to the City Planner and City Engineer.

The name of Mr. Sauer's company is Cloverleaf Development Company. The owners are Henry Piela, President, Andrew Fisher, Richard Retter and John Sauer. Mr. Sauer presently resides in Afton.

Bill Stouvenal: Bruce Folz, representing Mr. Stouvenal presented the percolation test results on the $7\frac{1}{2}$ acre parcel, at 8552 Lake Jane Trail, which Mr. Stouvenal wishes to split.

The results of the perc test indicate the property in question will provide adequate drainage and support for a septic system.

A letter from the City Engineer requesting easement around the property was read. This would be so the City could install drainage pipe at the request of the VBWSD. Mr. Stouvenal was opposed to the easement request on the east line of his property as there is a stand of large trees there which would have to be removed if such pipe went in. If the City would enter into an environmental agreement to replace the trees, Mr. Stouvenal would reconsider his position on the easement.

The question of a road through this property was also discussed. A 60' road was platted at the time of the Oace 5th Addition. This road would be a continuation of Jack Pine and exit on Lake Jane Trail. There is no proposed road through the Stouvenal property.

Motion by Johnson that the PZC approve the request for Minor Subdivision of Lot 6, Three Lakes Farm Addition, to be known as Tract 1 & 2, Three Lakes Farm Addition. Also approval of a variance to allow a metes and bounds division of part of Lot 6, Three Lakes Farm Addition and include a 20 foot utility and drainage easement along the North and South line of Tract 1.

Seconded by Dreher. Motion carried 7-0

Lake Jane Hills, 3rd. Addition: Bruce Folz presented the Preliminary Plat for concept approval. Discussion of erosion control and ponding areas followed. Proposed ponding in the park area is to be determined by the Park Board.

Copies of the plat are to be sent to Chuck Swanson, County Engineer, Otto Bonostroo, City Engineer, Park Board and Midwest Planning

Hearing for Lake Jane Hills, 3rd Addition is set for May 23, 1977 at 8 PM.

Joe Rogers: Lake Elmo Hardwood - Variance to set-back regulation.

Motion by Crombie that the PZC recommend approval for variance to the set-back regulation provided Mr. Rogers receive written permission from property owners within 350 feet of his property.

Seconded by Sovereign. Motion carried 7-0

APRIL 25, 1977

3M: May 10, 1977 has been set for an up-date review with Mr. John Rudquist,
Project Coordinator for 3M. The City Council will also attend.

Adjournment: 10:30

Respectfully submitted,

Brian F. Crombie, Secretary