

AGENDA--PLANNING-ZONING COMMISSION

CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD TUESDAY, JUNE 28, 1977.

RELEASE NOTE: PZC meeting is being held as stated above since the public hearing for approval of preliminary plan for Tablyn Park, 2nd. Addition, was published as Tuesday, June 28, 1977.

7:30 P.M. -- Meeting convenes
Roll Call
Approval of Minutes

8:00 P.M. -- HEARING--Approval of preliminary plan for
Tablyn Park, 2nd. Addition

* Late Addition to Agenda

* Bruce Folz--Application for preliminary plans for
Plat "Jesse's Hideaway" at 10550-50th. St. No.
(Part of the W 1/2 - SE 1/4 Sec. 11 and part
of the W 1/2 - NE 1/4 Sec. 2, T. 29 R. 21)

ITEMS FOR DISCUSSION:

By Laws
Planning Assistance Grants
Zoning Ordinance

* Annual Membership to Minn. Planning Assoc.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JUNE 27, 1977

Meeting called to order at 7:50 PM by Chairman Grace.

Roll Call: Michaels, Johnson, Grace, Crombie, Novak, Cunningham
Carol Morphew, Midwest Planning, Council: Lyons, Shervheim, Morgan

Minutes: Motion by Johnson to approve the minutes of June 14, 1977. Seconded by Cunningham. Motion carried 6-0

Gailen Smith: 10550 50th Street N. Jesses Hideaway, Preliminary Plan
Bruce Folz submitted Mr. Smith's preliminary plan to subdivide 39 acres into seven (7) lots under Chapter 400 of the Subdivision Regulation. Also a variance for a 32 foot gravel road is requested.

If all the questions can be satisfied concerning this proposal, the owner has requested that the preliminary and final plats be approved at the same time.

A Hearing has been set for July 12, 1977 at 8 PM for the Preliminary Plat approval of Jesses Hideaway.

Tablyn Park, 2nd Addition: Preliminary Plat Approval Hearing

Bruce Folz reviewed the proposed subdivision of Tablyn Park, 2nd Addition. 20 homes are proposed with a walkway to the City Park between lots 6 and 7. The developers are proposing to pay the park dedication in cash rather than land.

Comments: Mr. M. Klohn commented on the existing easement to the park, which is on the west edge of the property. This is a steep unsafe area which would be a poor choice for access to the park. The proposed access is much more acceptable. Possibly the existing easement could be deeded back to the adjoining property owners.

Kathleen Henke questioned the possibility of a cul-de-sac going in at the east edge of 27th Street in the new proposal. This is not feasible as 27th is lined up with an already proposed street and may be extended.

Another residents concern is the traffic the new addition will generate. One solution would be signing to keep through traffic down.

Mr. J. Kaufhold lives on Ironwood and the extension of 27th Street. He is concerned with the grade change in the property near him.

The surface water will run into the street and collect in catch basins. There will also be curbing to contain the water. It is requested that the City Engineer study and design the street plan for run-off in the area. Also storm sewers are included in the proposal for the development.

The proposed plat has been sent to all the necessary agencies for approval. As yet, no responses have been received.

The residents of Tablyn Park request a traffic study of 27th Street and the proposed extension of 27th Street through to Jamely, be made by the City Engineer.

Tablyn Park Cont'd: Additional concerns as to drainage were expressed. The developers lay-out for water run-off in the area is awaiting the Engineers drainage report.

There is also an overgrown drainage area to the east of the development. It was suggested that possibly 100 ft. could be bought.

It was requested that the 30ft. easement, owned by the City on the west line be vacated, as it was feared this may become a walkway between the City and Regional Parks. Mr. Folz disagreed with this suggestion stating the City should retain access to the City Park and also this maybe needed as a utility easement.

9:15 the hearing was closed.

If all the reports have been received by July 12, 1977, Tablyn Park, 2nd Addition will be placed on the PZC agenda.

PZC Attendance: Motion by Johnson that the PZC By-laws be amended to include restrictions on attendance, whereby a member having more than three (3) consecutive unexcused absences or a total of six (6) absences in a period of one calendar year, will be subject to replacement by the City Council. Seconded by Crombie. Motion carried 6-0

Planning Assistance Grants: No discussion

Minnesota Planning Association: Members being D. Lyons, Council, M. Cunningham, PZC
J. Novak, PZC, B. Dreher, PZC.

Zoning Ordinance: Review of pages 16 to 34.

Adjournment: 11:05 PM

Respectfully submitted,

Brian F. Crombie, Secretary

Sally's Park Hearing: June 28, 1977 - 8 P.M.

Name	Address
Mary + Vern Olson	2748 Greenwood Tr N.
Bernadine Karpis	9755 Greenwood
John + Jeanette Jones	8776 Howard St N.
John + Mary	10072 No 10 th St
Miet Klobin	10072 No 10 th St
Dorothy Lyons	10072 No 10 th St
James + Phyllis	10072 No 10 th St
Gene + Dennis Hennen	8656 - 27 th St N.
Jo Ann Stett	8709 - 27 th St N.