

AGENDA--PLANNING--ZONING COMMISSION

CITY OF LAKE ELMO, MINNESOTA 55042

MEETING TO BE HELD TUESDAY, JULY 12, 1977.

7:30 P.M. -- Meeting convenes

Roll Call

Approval of Minutes

7:45 P.M. -- Albert Liddicoat-1713 Evergreen Drive, Woodbury
Home phone-739-9569-office-733-2930

Discuss landlock--11 acres at Keats Ave.
(section 3)

8:30 P.M. -- John Mueller-- City Building Inspector

9:30 P.M. -- Tom Loucks-- Midwest Planning

Continue review on Zoning Ordinance
(PZC Chairman requests that members read
contents of ordinance before meeting.)

"Jesse's Hideaway " Plat--Hearing postponed, for notice requirements,
until July 25, 1977.

ITEMS FOR DISCUSSION:

Notice: Amendment to By-laws asked to be passed after each PZC
member has had 5 days notice of proposed change. This
will be voted on at PZC meeting of July 25, 1977.

--L. Whittaker

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JULY 12, 1977

The meeting was called to order at 8 PM by Vice Chairman Novak.

Roll Call: Johnson, Crombie, Novak, Lundquist, Dreher, Michaels

Albert Liddicoat: Possible sub-division of 11 acres on Keats Avenue

Mr. Liddicoat has approximately 11 acres, $\frac{1}{2}$ mile south of Hwy 36 on Keats Avenue. He would like to build a home and possibly sell part of the land.

Presently the parcel is under contract for deed, with a metes and bounds description. It is not recorded and has no City approval.

Merle Payne has a 40 acre parcel behind the Liddicoat property. This presently has a 66 ft. easement for access. An access road is now being worked out. The easement lies to the north of the property.

Mr. Liddicoat would like to subdivide this property so all the lots in the 40 acre plot would have road frontage. There would be 12 lots of approximately 2.5 acres. This would be achieved by a road running east and west through the center of the property. John Mueller felt this would be a better solution to the Payne problem, as the road would abut their property. In order to do this rezoning would be required.

Mr. Liddicoat asked if there have been any rezonings in that area. It was explained that the Comprehensive Plan puts this area as the last area to be developed and there is no SFU in the area.

Although DeMontreville Highlands was a rezoning to a smaller lot size, this was done with the expectation of sewer to the area.

Henry Harvey requested that the road be put in now, and Mr. Liddicoat questioned if the Commission would reduce their five (5) acre minimum. Generally, the Commission would be opposed. It was suggested that Mr. Liddicoat plat five (5) acre lots with the road, and provide $2\frac{1}{2}$ A resubdivision lines.

Councilwoman Lyons, Midwest Planning and the City Engineer will review this request and offer whatever help they can.

John Mueller: Problems with additions to present structures in Cimmeron.

It was suggested that Martin Cunningham be the liason between the Commission and Cimmeron.

John Mueller, Building Inspector stated that the additions are a safety problem with the Fire Department, and would like the PZC to bring in the Cimmeron Homeowners Association to discuss the matter.

JULY 12, 1977

Zoning Ordinance: Review of the proposed ordinance

Discussion on Comprehensive Planning Program and alternatives.

Minutes: Motion by Lundquist to approve the minutes of the meeting of June 27, 1977. Seconded by Johnson. Motion carried 6-0.

Adjournment: 10:45 PM.

Respectfully submitted,

Brian Crombie, Secretary

PZC July 12
No Quorum 8:00P

1/2 mi. south of 36
on Reats
opposite.

Albert Fiddicoat - has 11 acres
wants to build home + poss. sell
part of land.

- meets + bounds under contract
for deed, not recorded, no
City approval

- access road for Payne in the
works for Payne.

- wants to subdivide so all
lots on 40 acre plot would
have frontage. 12 LOTS ^{approx 2.5} acres
(see attached)

* Check zoning - agriculture
- agreeable to Payne?

- Quorum - 8:10 PM

- was an easement along north
side

- John Muller - Payne is landlocked
This would be better solution;
but would need rezoning.

- Explain first step to Rezoning.

- Fiddicoat - ask if any rezonings
in that area

- Comm. explain Plan pats
this as last area to devel.

- and there's no SFU in area.

- Al - are there other smaller lots
with water, well + septic.

- There have been some rezoning from ag. to SFU (1 acre),
Dumontville Highlands
But - expect sewer there.
- Comm. explains sewer service phasing and density

Henry Hawey and Dr. Henry Abramowicz
on Hawey - anxious to straighten
it out

Hawey. Can they just put in road
now.

- Jeanne - Road better there than up north.
- al - Would Comm. go under 5 a.
- Comm. - generally "No"

Whit - Suggest plat 5 acre lot with road + provide for 2 1/2 acre resubdiv. lines.

~~Comm.~~ Dick Johnson - Is Road safer farther south
al - not necessarily
Jeanne - Need Variance because dead-end road over 600' long.

Dick Johnson - maybe require a cul-de-sac.
Mr. Abramowicz - he prev. advised
Payne that they should have road. Lawyers lit them
back 40.

(P.2)

PZC July 12

Dr. - Thought Payne's just wanted
Privacy. So they granted
easement. Lawyers said
O.K.

Whit - suggest Registered Land Surveyor
Dorothy Planner & Engineer will
review. They may help
some.

Whit - Call me when ready
John Muller

Cimarron - Want to add
to buildings there. Suggests
Marty Cunningham be Liaison.
It's a safety problem with
Fire Dept. Wants PZC
to bring in C. Homeowners
Assoc. to discuss plan.

- * Next agenda - Have them in
after 9:00 p.m.
- Dig up Special Use Permit
+ restrictions on these
additions - In Ordinance P.64 code
Find Chairman - HO Assoc.

Discuss Comp. planning
Program - alternatives
Zoning Ord Review

Edna

ask Duane - Why engineer etc reports - to ALL Commission members.

(m) Minutes Bill, & Dick - as read.

Carried unan

Dick, Bill Adyau.