

AGENDA--PLANNING-ZONING COMMISSION  
CITY OF LAKE ELMO, MINN. 55042

MEETING TO BE HELD MONDAY, AUGUST 22, 1977.

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

8:00 P.M. -- HEARING--Approval of Preliminary Plat-  
"Foxfire Estates" located in the  
South 1/2 of the Southwest Quarter of  
Section 3, Government Lot 1 of Section  
10; the Northeast Quarter of the South-  
west Quarter of Section 3; the Southwest  
Quarter of the Northwest Quarter of  
Section 3 and the Southeast Quarter of  
the Southeast Quarter of Section 4 all  
in Township 29, North, Range 21 West  
(City of Lake Elmo)

ITEMS FOR DISCUSSION:

- Bike & Pedestrian Facilities
- Regional Park & Park Reserve
- Highway Plan Trails -----Larry Whittaker,  
Administrative Asst.
- Zoning Ordinance -- Midwest Planning

## PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF AUGUST 22, 1977

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

Roll Call: Grace, Lundquist, Michaels, Dreher, Larry Whittaker, Administrative Asst.,  
Council: Fran Pott, Dave Morgan, Dorothy Lyons, Jim Christianson, Midwest

\* Foxfire Estates: Hearing - Approval of Preliminary Plat

Bruce Folz, representing T. A. Schifsky and Sons, gave the presentation of the proposed subdivision, which is located north of Lake Jane and Jane Road.

This property contains 148 A, which the owners propose to subdivide into 61 lots. The average size of the lots being two (2) acres. This property presently lies within two zones, Agricultural and Single Family.

The Valley Branch Watershed is requesting a storm water plan, this to be proposed at the next meeting. The property is within 1000 ft. of Lake Jane, therefore, a mandatory Environmental Assessment is to be made.

Variances may be required for a temporary cul-de-sac which is over 600 feet.

Mr. Howard Springborn and Mr. Jerome Schifsky have proposed to extend Lake Jane Road through the Springborn property to DeMontreville Tr. N. The Highway Department has approved an intersection at DeMontreville and the Springborn driveway.

Questions and concerns from the audience:

Kirby Kennedy questioned if any traffic studies have been done. This is to be handled by the City Engineer. Direct access to Highway 36 was questioned, along with the amount of traffic back and forth on Jane Road. The definition of the Agricultural Zone was brought up. Five acre building sites are permitted in the Ag Zone. The proposed location of County 8Q through this area, was discussed. Although it has not been permanently defined, there are two alternates proposed. The City now has to declare the route they prefer. Access to Lake Jane - will there be any lots given access to Lake Jane? Presently, the 50 ft. access owned by Mr. John Kleis, is used for his personal access. There is no future intent to make this a public access. It was brought out that there are now three common accesses to the lake. There is no intent to make this 50 ft. lot part of the deeds for the lot owners in Foxfire.

Drainage from the area - Will any run off go into Lake Jane. No. There are several ponding areas proposed and it is felt that all the water can be contained on the property. It is hoped that with a policy of having no water leave the site, that control can be maintained on the land above it.

Kirby Kennedy felt that a hydrologist will be needed to calculate the water evaporation and recharge rate, he also feels that this proposal needs an Environmental Impact Study. The Environmental Assessment Sheet will determine if an EIS is needed.



# Hearing

August 22, 1977 "Foxfire Estates" 8 P.M.

Name	Address
Arco Colosimo	9287 Jane Rd N.
Conrad E Adams	8903 Jane Rd N.
Francis J. Bott	Councilman
Jerome Schiffley	Developer
Jerwin Schaefer	9109 No. 60th St Lake Elmo
Laurence F. Kleis	9241 60th St N Lake Elmo Minn
Flourance Kleis	" "
John Kleis	5540 Keats Ave N Lake Elmo
Joni Ziton	9109 Jane Rd N - Lake Elmo
Debra Ziton	" " " "
Kathy Kennedy	9051 Jane Rd.
John J. Schmeider	8919 JANE RD NORTH, LAKE ELMO
Virginia Schnieder	8919 Jane Rd. Lake Elmo
Earl P. Nelson	8895 Jane Rd No Lake Elmo
Jean Nelson	8895 Jane Rd No Lake Elmo
Andy Jay Gaudson	5540 Keats Ave N. Lake Elmo
Phyllis Lawson	5540 Keats Ave N. Lake Elmo.
Howard Springborn	8709 Demontreville trail North Lake Elmo Minn
Willard F. Eden	3405 Lake Elmo Ave. N. Lake Elmo;
M. Pederson	9585 - 60th St. No. Lake Elmo
Ray Schmitt	9377 Jane Ct No Lake Elmo
Sylvester Price	Highland Park
Dave Morgan	
Dorothy Lyons	Councilwoman

14A