

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

MEETING TO BE HELD TUESDAY, SEPTEMBER 13, 1977

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

7:45 P.M. Bruce Folz -Approval of final Plats:  
Lake Jane Hills - 3rd Add.  
Eden Park - 2nd Add.

8:15 P.M. Continuation of Hearing for "Foxfire Estates"

ITEMS FOR DISCUSSION:

Organization of Planning -Zoning Meetings

RE: Study - work meetings

Appointment Review

City of Lake Elmo

Suggested Agenda Items for Joint Meeting of the City Council and Planning-Zoning Commission.

Meeting to be held Monday, September 12, 1977, at 7:30 P.M.

Finalize Subdivision Ordinance.

Establish minimum consultant needs for Planner.

Discuss I-94 frontage roads (if time)

Begin Zoning Ordinance discussion with Council (if time)

Larry Whittaker

Adjourn 10:30 p.m.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF SEPTEMBER 13, 1977

Meeting was called to order by Vice-Chairman Novak at 7:30 PM.

Roll Call: Lundquist, Michaels, Novak, Crombie, Cunningham, Johnson, Sovereign  
Council: Lyons, Armstrong, Midwest Planning: Jim Christenson

Minutes: Correction - Foxfire Hearing - should read ....Hearing Continued until  
September 13, 1977, not Hearing Closed.

Motion by Michaels to accept the minutes of August 22, 1977 as corrected.  
Seconded by Lundquist. Motion Carried 7-0.

Eden Park 2nd Addition: Final Plat

Bruce Folz gave a review of the final plat. Two changes will include  
the channeling of run-off along a lot line, rather than across it. The  
DNR Permit for this has been secured. Also, since the City does not want the  
outlot, it will become a common lot.

Motion by Johnson that the PZC recommend approval of the Final Plat of  
Eden Park, 2nd Addition, and that the Chairman and Secretary of the PZC  
be authorized to sign the final hard copy. Seconded by Crombie. Motion  
Carried 6-0.

Lake Jane Hills 3rd Addition: Final Plat

Bruce Folz reviewed the final plat, there are no changes from the  
Preliminary Plat.

The PZC could find no correspondence from the County Engineer or the City  
Engineer.. Also, the Council is to note there is no record of the Preliminary  
Plat approval in their minutes.

The PZC recommends Preliminary Plat approval from the City Council,  
before it can take action on the Final Plat.

Foxfire Estates: Continuation of Hearing.

Bruce Folz presented the Foxfire Concept Plan along with a new proposal  
for Green Acres Subdivision. Green Acres Subdivision is to the west of  
Foxfire Estates.

Previous concept for development of this parcel was rejected based on  
road continuity and accessibility. The new Green Acres Subdivision  
will provide an extension of Jamaca from Jane Road N., through the  
Springborn property, to DeMontreville Trail N. The upper road of Foxfire  
will also connect with Jamaca.. This road connection has the approval of  
the County Engineer. This road will provide access from the North and  
connect DeMontreville Trail N. with Jane Road N.

Questions: What about traffic on Jane Road N.? Based on the Councils  
previous denial of no continuity of roads, and no flow through  
for traffic, the extension of Jamaca seems the logical answer  
to the problem.

Foxfire Estates: Hearing Continuation

Questions: What about storm water run-off? A storm water study by the Engineer should be done for Foxfire Estates and Green Acres Subdivision. The developers propose to contain all their water on their property.

What about underground flow - well pollution if the flow is too fast? Percolation tests will be done on each type of soil in the area.

Zoning - what will it be, will it be changed? The present PUD allows for cluster development.

Traffic Counts - have any been done? No, but more information can be secured. It will be impossible to predict where the traffic will go.

Since Green Acres Subdivision has filed under a PUD and Foxfire Estates originally filed under Cluster Development on their application, but are now PUD, will there be a need for another hearing? This question to be referred to the City Attorney.

Residents along Jane Road N. feel the road is inadequate to serve a development.

A memo from Larry Whittaker, Adm. Assistant urges the PZC withhold any recommendations until we receive the necessary correspondence from Tom Noyes.

Since the Foxfire Estates request is for Concept Approval, they feel an Environmental Assessment Study should not be required until there is a decision made on the concept. The Administrative Assistant will determine when an Environmental Assessment Study will be required.

It is advised that Foxfire Estates and Green Acres Subdivision be brought in simultaneously, since the Green Acres Subdivision road has a definite effect on Foxfire Estates.

It is also advised we go PUD, if this is the recommendation of the City Attorney and the Administrative Assistant.

Hearing closed at 9:30 PM.

Motion by Sovereign that the PZC recommends Foxfire Estates go through PUD and would like the Councils reaction. Also, the PZC recommends considering Foxfire Estates and Green Acres Subdivision at the same time. Seconded by Johnson. Motion carried 7-0

Wm. Hjlemgren: Variance for garage at 10899 32nd Street, Lake Elmo.

Mr. Hjlemgren submitted an application for a dormer in the roof of his garage. The dormer area is to be used for storage. The dormers are presently on the garage.

John Mueller, Bldg. Insp. stated the addition of the dormers constitute a 2½ story structure. The Code stipulates one (1) story for a garage. The original application was for a one (1) story garage and the present structure does not comply.

Wm. Hjlemgren: Variance

Mr. Mueller also feels the storage area will present a fire hazard, this based on the garage being below the area where flammable material will be stored.

A letter of objection to the Council, regarding the garage, from Helen Weir was read.

A hearing is set for September 26, 1977, time is pending.

Windmar Estates: Pine Springs - Relocation of County 36 at Hwy. 36

The main concern expressed by the Planning Commission, as relates to the relocation of County 36, in Windmar Estates, is the drainage from the entire development, which will effect Long Lake and ultimately Lake DeMontreville.

Birchwood Nursing Home: Motion by Sovereign that the PZC recommend to the Council that the City of Lake Elmo advise the City of Woodbury, that they see no adverse effect and have no objection to the Birchwood Nursing Home in Woodbury. Seconded by Michaels. Motion Carried 7-0

Jess Mottaz: Mobile home in Bergmann Addition

The PZC is concerned as to the status of this request. Has the Building Inspector issued a building permit, as required under Chapter 402.021 of the Municipal Code, as amended April 5, 1977.

If the permit has not been issued, will the trailer be removed as indicated?

Adjournment: 11:30 PM.

Respectfully submitted,

Brian F. Crombie, Secretary

Book

Continued  
Jury Estates Hearing September 13, 1977

Name

Address

Tom Meyer	9025 JANE RD N
Robert J. Johnson	9109 Jane Rd. N.
Conrad E Adams	8903 Jane Rd N.
Agnes K. Klein	9241 60th N LAKE Elmo.
Lyle Dawson	5540 Keats ave - Lake Elmo.
Florence Klein	9241-60 <sup>th</sup> St. No. Lake Elmo
Margaret Dawson	5540 Keats Ave. Lake Elmo
Chris Buhel Miller	5545 Keats ave N. Lake Elmo
Gaylen Springborn	8709 Desmontreville tr. N. Lake Elmo.
Howard Springborn	" " " " " "
James O. Shiffly	7081 Joyce/N LA Spillwatch
W. Honey	1170 N Red Blag St Paul
Alvin Schaefer	9109 No. 60th St Lake Elmo Minn.
Kathy A. Kennedy	9051 Jane Rd N.
Dorothy Lyons	10072 No 10th St.