

AGENDA- Joint Meeting Council & PZC
City of Lake Elmo, Minnesota 55042

Meeting to held Tuesday, September 26, 1977

5:00 Linda Larson Subdivision

5:30 Tom Loucks

6:30 Dinner break

7:30 Jim Scharfer

8:00 Midwest Planning

8:30 Proposals for Planning program

9:30 Preliminary zoning map

Areal Plats
Base Map

10:00 Moratorium

Discussion:

Foxfire - Schudule Hearing

*PZC
Minutes
File*

MINUTES
JOINT MEETING
LAKE ELMO CITY COUNCIL AND
PLANNING/ZONING COMMISSION
SEPTEMBER 26, 1977

VARIANCE FOR LINDA LARSON

The Planning/Zoning Commission convened at 5:00 p.m.; and considered the request of Linda Larson for a Variance to sell one acre to Mr. Dick Hesse. Mr. Hesse and Mr. Ed Whitman were present to discuss the request. Mr. Hesse wants to buy the land and buildings across from his property on 50th Street North (860 feet west of Co. Rd. 17 on 50th). Miss Larson does not want to sell five acres, as the Zoning District would mandate, although Hesse is willing to buy the required five acres. The Council and Commission tabled the matter until the City Attorney could examine the matter.

Councillors Morgan and Lyons and Mayor Armstrong were present by 5:45 p.m., making a quorum of the City Council. All PZC members except Sovereign, Crombie, and Cunningham were present.

TOM LOUCKS & ASSOC. with PROPOSAL for ZONING WORK

Tom Loucks presented his proposal for providing the services requested by the City: Preparation of updated Zoning Ordinance and Revised Zoning Map; Preparation of Land Use Planning Grant Application; and Preparation of Cost/Revenue Analysis of various lot sizes and land use densities.

The Commission and Council discussed Mr. Loucks approach to completing the work. Mayor Armstrong mentioned that he felt a moratorium on new development would help free the City to consider the proposed work. The group discussed the effect and various alternatives for demand zoning. They discussed applying the new information to routine development reviews - using it as a tool.

Mr Loucks summarized his presentation with a request that, if chosen, the \$4,000.00 contract price be paid in four equal monthly installments. The full proposal is available in the City offices.

The meeting was recessed until 8:10 p.m. All Councillors and PZC members were, then, present. They agreed the City Council could act on Mr. Schaeffer's request to separate and return part of his property to his father.

MIDWEST PLANNING AND RESEARCH with PROPOSAL for ZONING WORK

David Licht presented Midwest's proposal to do the above outlined work. In discussion, the group discussed completing the program in six months. They agreed on the joint meeting approach, as it cuts the number of discussions and reviews in half. They talked about relating the demand forecast and cost to the number of people rather than the five year intervals. There was much discussion about the direction and utility of the planning program. Mayor Armstrong again stressed the desirability of a moratorium, which would give the City time to select appropriate Zoning Districts and for rezoning the City. Councillor Morgan again stressed his belief that the City could manage development to protect the tax base and hold down the taxes, as well as insure Lake Elmo remains the kind of community we want.

Mr. Licht, after completing his explanation of the proposal, stressed Midwest's qualifications to do the work; and outlined thier cost estimate of \$7,100.00. He also stressed his experience with issues in the community. He also stressed his feeling that the City needed to decide soon; and get the work started.