

AGENDA--PLANNING-ZONING COMMISSION  
City of Lake Elmo, Minn. 55042

MEETING TO BE HELD MONDAY, NOVEMBER 28, 1977.

- 7:30 P.M. -- Meeting convenes  
HEARING-- John Arent--9035-10th. St.No.  
Application for Special Use Permit to  
establish dog kennels at above address.
- 8:00 P.M. -- HEARING -- Calvin (Kelly)Brookman--3385 Lake Elmo Ave  
Approval of a concept plan for subdivision  
known as "Brookman Addition".
- 8:45 P.M. -- Dick LaCasse--Grant Land Co.-11170-60th,  
Stillwater, Mn. --439-4565  
Application for Variance regarding driveway  
easement arrangement so property can be sold  
as a buildable lot. (Robert Steindorff property  
Section 24 )

Late Addition to Agenda:

- 9:30 P.M. -- Bruce Folz--Information re: FoxFire Estates

Discussion Items:

- Report--Administrative Assistant.  
Subdivision Ordinance review  
208/201 Sewer Studies  
Airport Plan -- Council action  
Summarize position on Foxfire and Green Acres.

CALENDAR:

- Dec. 6, 1977 -- Council wraps up Subdivision Ordinance and  
also work out planning program with Isberg.  
Pick special meeting date for zoning-- December 12, 13, 19,  
20 or 27th.

Please Note:

The joint Council & Planning-Zoning Commission meeting which  
was to be held Tuesday, November 29th., 1977 has been cancelled.  
Tom Loucks will be out of town therefore not available for  
the meeting.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF NOVEMBER 28, 1977

The meeting was called to order at 7:35 by Chairman Grace.

Roll Call: Johnson, Sovereign, Crombie, Novak, Cunningham, Lundquist, Grace, Dreher

Minutes: Corrections to the minutes of November 8, 1977: L. Anderson request for structure approval. Should read ".....units on his lot on Schwartz-Martinco property", not Eden Park.  
Lee Rossow - Subdivision of 48 acres. Should read ".....move access....". He stated he has approval from the State to do this", not County.  
Also, ".....proposal.....road that will "T" and have one cul-de-sac on each end of "T", not two.

Motion by Johnson to approve the minutes of November 8, 1977 as corrected. Seconded by Novak. Motion carried. 6-0 1 abstention, Cunningham.

John Arends: Hearing for Dog Kennels at 9035 10th Street. Special Use Permit

No one was present at the hearing. Since the buildings are isolated there appears to be no problem with the operation.

Motion by Lundquist that the PZC recommend approval of the Special Use Permit on a year to year basis. Mr. Arends is to make a formal reapplication for this permit at the end of December 1978. Seconded by Dreher. Motion carried 8-0

Calvin Brookman: Concept plan for sub-division of Brookman Addition - 57 A.

Bruce Polz presented the proposed concept plan, which will allow for General Business use of the property. This land is presently zoned General Business.

The property lies within the Valley Branch Watershed and District 834. It will have Municipal water and on-site disposal, the owners will request sanitary sewer when it is available.

The proposed by-pass of Highway 212 will possibly be along the north line of this property, which the owners have provided for by leaving the lots to the back of the property deep.

This development is proposed in three phases, with completion proposed for 1983. The lots proposed on the plan are quite large and can be divided smaller with a metes and bounds description.

The application has been applied for under the Subdivision Regulation, Chapter 401 in the Municipal Code of Lake Elmo.

Questions:

Pete Shiltgen: If development takes place what will it do to surrounding property? Will it take away from the development rights of adjoining land owners? What is the City's position, is it for development in Lake Elmo? Is the PZC advocating development?

Development in sections of Lake Elmo will take place. This property has been zoned General Business for a number of years.

Brookman Cont'd: Question: What has been determined Class 1 farm land?  
Not much has been discussed as to this in the Comprehensive Plan.  
This parcel is good agricultural land.

Letters have been sent to the Highway Department, Valley Branch and the City Engineer. No replies have been received. The concept plan has not yet been submitted to the planner.

Hearing closed at 9 PM.

Dick LaCasse: Property lying East of Legion Avenue Section 24

This parcel of land was under question in 1972. This matter will have to be reviewed before any decision can be considered. John Mueller, Building Inspector suggested the property be staked and resurveyed before any consideration can be given. See 2/28/72 PZC Minutes.

A 50ft. minimum is required for a minor street. It was questioned if the Council would give a variance without a 125 ft. on an existing street. Also the question of whether this is a pre-existing parcel was posed.

Foxfire Estates: The main concern expressed, as relates to this proposal is traffic. The County was contacted and traffic numbers were obtained. These figures are in a letter in the Foxfire file. Bruce Polz also did a study of the traffic at Jane Drive N and 45th Street, between the hours of 7 AM and 8:30 AM. These figures are also available.

The owners have deleted approximately five (5) acres from the proposed plat, which is four (4) lots and proposed that Jamaca be put in as a one-way street going north. There will also be four stop signs within the plat.

Also determined is that Jane Trail North is an acceptable street. The street is 22 ft. wide the full length of the road. It seems narrower at places due to dirt, leaves, etc. that are partially covering the roadway.

Recommendation by Johnson that the PZC put the proposal on the agenda for the next scheduled meeting and notify the surrounding residents the same as for the hearing.

Day One Treatment Center: Motion by Grace that the PZC recommend to the City Council that the request for the juvenile Day One Treatment Center, the Leo Raleigh house in the Regional Park, be treated as a normal request for a Special Use, an application be filed, the hearing process, etc. be followed in accordance to the ordinances of Lake Elmo.  
Seconded by Dreher. Motion carried 8-0

Adjournment: 11:10 PM

Respectfully submitted,

Brian F. Crombie, Secretary

Keating - Brookman Addition. November 28, 1977

Calvin J. Brookman  
Norbert Schiltgen

Ray J. Pittman  
Peter Schiltgen

Alfred & Hazel  
Leo Schiltgen

Mrs. Lawrence  
Mrs. Lawrence Klein  
Lawrence Klein

Dorothy Lyons  
Dr. F. L. Lyons  
R. v. LaCasse