

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

MEETING TO BE HELD TUESDAY, NOVEMBER 8, 1977.

Planner Interviews:

* 6:30 P.M. -- Werhman & Chapman

7:15 P.M. -- Tom Loucks

8:00 P.M.-- John Arent--9035-10th. St.-735-0432

Re: Dog Kennels established at above address.

8:15 P.M.-- L. Anderson and John Mueller

Approval of a Moving Permit.

8:45 P.M.-- Lee Rossow--8628 Ironwood Trail--770-5046

Subdividing 48 acres into 5 acre parcels--
the John Cody property at 10689-60th. St.,
Section 2.

* Please note time meeting convenes.

City Council members should attend this meeting from 6:30 p.m.
to 8:00 p.m., if possible.

Midwest Planning will be interviewed at 6:00 p.m., at the
Council Meeting on Nov. 15, 1977.

Items for Discussion:

Mr. Larry Parsons interest in a triangle parcel of land
north of Lot 7, Bordner-Garner Farmettes.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF NOVEMBER 8, 1977

Roll Call: Johnson, Crombie, Novak, Lundquist, Grace, Michaels
Council members: Lyons, Shervheim, Armstrong, Administrative Assistant,
Larry Whittaker

Planner Interviews: Werhman & Chapman

Bill Chapman of Wehrman, Chapman Associates, Inc., outlined his firms proposal for the City of Lake Elmo. The Preliminary Program Approach was reviewed along with a letter dated November 2, 1977 which served as an overview of their approach.

Tom Loucks

Tom Loucks, of Tom Loucks and Associates, presented his proposal for Lake Elmo's update of the Comprehensive Plan. He outlined the approach he planned to follow and estimated the total cost of this to be \$14,400.

Both these proposals are available for review, in detail, at the City Office.

Larry Whittaker requested the PZC make a decision as to which firm they recommend so the City Council can select one and get the work initiated.

Motion by Michaels that the PZC recommend that Tom Loucks and Associates be retained as the Planner for the City of Lake Elmo. Seconded by Johnson. Discussion: Bill Lundquist questioned how through a job can be done due to the amount quoted. Brian Crombie questioned who would continue the work, if Tom Loucks could not. Is his staff familiar enough with Lake Elmo to take over? Also questioned was what if the plan is not complete in one year, as this is only how long the contract is written for. Will there be another fee necessary?
Motion Carried 5-1 Lundquist opposed.

Minutes: Motion by Lundquist to approve the minutes of October 11 and October 25, 1977
Seconded by Michaels. Motion Carried 6-0

John Arndt: Dog Kennels at 9035 10th Street.

Mr. Arndt is requesting permission to put in a dog kennel for approximately 50 dogs. This number would be the most he would ever have at one time. He is a dog trainer and the number of animals will fluctuate. There will be about 11 runs. The total operation could be removed with no substantial loss to the operator.

This is a permitted use, with a Special Use Permit. It was recommended Mr. Arndt make application for a Special Use Permit. A Hearing has been set for November 28, 1977 at 7:30 PM for a Special Use Permit for a Dog Kennel.

L. Anderson and John Mueller - Approval of structure

Mr. Anderson has two modular units on his lot in Eden Park. If approval can be obtained that these units will be compatible to other homes in the area, he can apply for a building permit to complete the structure. The units do meet the building code.

L. Anderson: Citizens in the area were concerned with the possibility of a commercial business being run out of Mr. Anderson's home.

Motion by Lundquist, the PZC recommend to the City Council, that this structure, if built according to the proposed plan will be deemed compatible to surrounding structures. Seconded by Johnson. Motion Carried 5-0 1 abstention Novak.

John Mueller: The Building Inspector feels the City of Lake Elmo should consider dropping its minimum square footage from 1150 to 960 sq. ft.

Brookman Acres: A Public Hearing has been set for November 28, 1977 at 8 PM.

Lee Rossow - Subdividing 48 acres in 9 - 5 acre parcels - 10689-60th Street

Mr. Rossow has purchased the John Cody farm and is proposing to subdivide the property into 9 building sites. He will have to move the access to Highway 36 over approximately 25 ft. He stated he has approval from the County to do this. The proposal has a gravel road that will "T" and have two cul-de-sacs on either end. The original farm house has been sold with two acres. This he was told is not permissible due to the five acre minimum.

The type of cul-de-sac was questioned. If there is only one entrance and exit the length of the cul-de-sac may need a variance. Mr. Rossow is interested in making the road private. There may be some requirements by the City but this is a possibility.

Mr. Rossow will have to make application for a sub-division and have a public hearing set. A hearing date was set for December 13, 1977 at 8 PM.

Larry Whittaker: The PZC is requested to put in letter form to the Administrative Assistant the Planning Firms they feel do not qualify to fill Lake Elmo's planning request. The City is interested in Tom Loucks and Gunner Isberg. Others you feel should be added or deleted should be included in your letter to Larry Whittaker.

Larry Parsons: Mr. Parsons is interested in a 1/6A parcel of land that is deeded to the City of Lake Elmo. This parcel lies between Lake Jane Road and 42nd St. It is recommended that Larry Whittaker refer this matter to Otto Bonostroo and Don Raleigh for their comments.

Feasibility Study for Jane Road N.

Motion by Grace that the PZC recommend to the City Council that a Feasibility Study for upgrading Jane Road N. be made from the East end of the lake to the end of the road. Seconded by Crombie. Motion carried 4-1 Novak opposed.

Meeting adjourned at 10:50 PM.

Respectfully submitted,

Brian F. Crombie, Secretary