

AGENDA-PLANNING-ZONING COMMISSION

City of Lake Elmo, Minn. 55042

MEETING TO BE HELD TUESDAY, DECEMBER 13, 1977.

- 7:30 P.M. -- Meeting convenes
Roll Call
Approval of Minutes
- 7:45 P.M. -- Lee Rossow (Tri-Star Co.)
Subdivision -- 48 acres at 11459-60th. St. No.
Discuss plot plan and set "hearing" date.
- 9:00 P.M. -- Foxfire/Green Acres Plat

DISCUSSION ITEMS:

Brookman Acres
208 - 201 MUSA line
Meeting Schedule, Planning Program
Subdivision Ordinance to Noyes and Isberg
Airport Plan
Regional Park Planner

FUTURE MEETINGS:

Dec. 19, 1977--7:00 P.M. --Tom Loucks on Zoning Ordinance
Early January-- meet with Gunnar Isberg to initiate planning
program

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF DECEMBER 13, 1977

The meeting was called to order by Chairman Grace at 7:40 PM.

Roll Call: Johnson, Sovereign, Crombie, Cunningham, Lundquist, Grace, Michaels
Phil Honsey, Midwest Planning, D. Lyons, Council

Minutes: Correction to November 28, 1977 minutes - change juvenile Day One
Treatment Center to Juvenile Day-Treatment Center.
Motion by Johnson to approve the minutes of November 28, 1977 as
corrected. Seconded by Cunningham. Motion carried 5-0

PZC Meetings: There will not be another regular scheduled PZC meeting in December.
December 19, 1977 the PZC will hold a special meeting to work on the
Zoning Ordinance.

Lee Rossow: Tri-Star Co. - Concept approval on subdivision of 48 acres at 11459
60th Street N. - Set hearing

The public hearing for Lee Rossow will be rescheduled for January 10, 1978
at 7:45 PM. This hearing has been reset due to the date, December 7, 1977
the application was received; this did not allow the ten (10) days neces-
sary for notification.

Mr. Rossow submitted the concept plan for the proposed subdivision of 48 A
formerly the Cody farm. The plan proposes a road in from Highway 36.
This road is to be temporary until an east-west road is completed. The
property to the east is owned by Shaefer's and to the west by Bergmans'.
There will be nine new sites platted with one existing site, the farm
house, which is on two acres. Park dedication will be handled on a cash
basis

The legality of the sale of the farm house on two acres was questioned.
This is due to the fact the property is in a five acre zone and the
house should have been on five acres. Mr. Rossow stated he talked with
Don Raleigh, City Attorney and he was not concerned about the exception.

Before further consideration, it was felt the home-site question must be
resolved. Also, ponding information will be necessary.

Discussion Items: Larry Whittaker went over the following items:

MUSA Line and Sewer - Mr. Whittaker asked the PZC to express their opinions
as to these two topics and consider what they feel the area in the Old
Village will look like in ten years.

Meeting Schedule - A meeting for the planning process will be set in
January with G. Isberg, also a zoning meeting with Tom Loucks is to
be set.

Regional Park Planner - Bower and Associates have been selected, by the
County, as the Regional Park Planners

Brookman Acres - Comments from Midwest Planning recommend resolving
the specifications for 39th Street, the 212 by-pass. Also a letter from
the State Highway Department is on file. Before any recommendation can
be made all the necessary reports will have to be received.

Foxfire/Green Acres Plat -

Bruce Folz presented the revised plat for concept approval to the PZC and local residents. Chairman Grace read the revised comments from Midwest Planning.

The County has been asked to expedite the building of the proposed Co. 13. A hearing has been set for sometime in January or February for the Co. 13 alignment.

The question of the one-way street, as to who can authorize it, is still unresolved. Chairman Grace requested whether the majority of the residents preferred the revision over the original proposal. The majority preferred the revision. One resident stated he chose no development at all.

Motion by Crombie The PZC recommend approval of the Concept Plan for Foxfire/Green Acres, with the exception we follow the Engineer and the Planners reports, as relates to Jamaca Avenue N. This road to be excluded as a one-way and be put in as a two-way street. Also recommended is that the City remove debris, trees, etc. on Jane Road N., as it deems necessary for safety on the road.

Seconded by Sovereign.

Discussion: Cunningham stated he is opposed to this plan, at this time, due to the question of growth and population, at present. He also feels this subdivision will set a precedent for lot sizes, our ordinances are set-up and should be followed as written. He would be more in favor of the plan if County 13 were constructed.

Motion carried 4 ayes - 2 opposed, Johnson and Cunningham - 1 abstention, Lundquist.

Adjournment: 12 PM

Respectfully submitted,

Brian F. Crombie, Secretary