

AGENDA-PLANNING-ZONING COMMISSION
City of Lake Elmo, Minnesota 55042

MEETING TO BE HELD MONDAY, JANUARY 23, 1978.

7:30 P.M. -- Meeting convenes
Lee Rossow (Tri-Star Co.)
Approval of subdividing 48 acres at 11459-60th. St.

7:45 P.M. -- Lake Elmo Baptist Church--represented by
Mr. Wm. Hargis and Mr. Jim Anderson
Re: Application for Special Use Permit to build
church on Ideal Ave.

Late Addition to Agenda:

8:00 P.M. -- Bruce Folz re; application by August Construc.
8:15 P.M. -- Gunner Isberg-- City Planner

Planning Calendar
Systems Statement changes
Planner's Contract--(available at City Office)

Administrator's Report:

1. Brookman--Resolution Feb. 7
2. Sewer Planning--Noyes, Metro Council, MWCC
3. Commission Attendance

Minutes-

Late Addition to Agenda:

10:00 P.M.-- Allen Noreen--re; Variance on Lot1, Block 5, Demontre-
ville Highlands

ITEMS FOR DISCUSSION:

CALENDAR:

January 30, 1978-- Joint meeting with City Council/PZC at
7:00 p.m.

Cty. Rd. 13 general/Baptist Church
Tom Loucks--Zoning

February 27, 1978-- Joint PZC/Council Meeting on Zoning

" 28, 1978--Regular PZC Meeting

March -- Start Zoning Map Work and initial session with Isberg
on Planning Maps and Program.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JANUARY 23, 1978

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

Roll Call: Novak, Dreher, Lundquist, Michels, Grace, Moris, Sovereign, Cunningham, Crombie - Phil Hansey, Midwest Planning, D. Lyons, Council, L. Whittaker, Administrative Assistant

Minutes: Motion by Michels to approve the minutes of January 10, 1978. Seconded by Dreher. Motion carried 9-0

Lee Rossow: Tri-Star Co. - Development of 48 A - 10689 60th Street
Mr. Rossow submitted a revision of the proposed plat. The 2A exception, with the existing home, was brought into conformity with the home owner purchasing an additional three acres. All lots will be five acres or larger. The access off of Highway 36 was moved to the east with Outlot A serving as the access. No further action will be taken until all reports have been received. Also a copy of the proposal is to be sent to the Highway Department, due to their interest in the access.

Lake Elmo Baptist Church: Application for a Special Use Permit to build a church on Ideal Avenue
A Hearing has been set for February 14, 1978 at 8PM. Copies of the proposal have been sent to Gunner Isberg, City Planner and the Highway Department.

Brookman Addition: A Hearing has been set for February 14, 1978 at 9 PM.

August Construction: Request for a metes and bounds description
Bruce Folz, representing August Construction requested a subdivision by a metes and bounds description for a 13 foot strip of land to be added to Lot 6 in DeMontreville Highlands. The home on Lot 6 is over the line of Lot 5. Both lots will be over the one acre minimum required. Motion by Crombie that the PZC recommend that the sub-division be accepted by a metes and bounds description. Seconded by Sovereign. Motion carried 8-1 Opposed Dreher.

Motion by Lundquist that the PZC recommend that the City Council require a builder or home owner have a registered surveyor stake the house and property line before construction begins. Seconded by Novak.

Discussion: This recommendation, it was felt, would impose another expense onto the home builder along with no assurance that the problem could not happen again, eg. the stakes being removed or repositioned before excavation is begun.

Motion withdrawn.

Motion by Crombie that the City Council institute a fine for the violation of the Zoning Ordinance Set-back Requirements. Seconded by Lundquist.

Motion carried 9-0

This motion was initiated due to violations by the misplacement of homes on lots.

Gunner Isberg - City Planner:

Planning Calendar - it was suggested that the planning program be delayed due to the fact that we are presently working on the Zoning Ordinance.

Gunner Isberg: Meetings for the Planning Program to begin the end of February.
Systems Statement - Request the Airport Board come in and answer questions on what they are planning, also determine how the sewer figures compare and make a decision on the Old Village as relates to the MUSA Line.

Larry Whittaker - Commission Attendance - Special Meetings - Attendance to these is to be encouraged, but members will not be penalized if unable to attend.
Brookman Resolution - Details of the contract, etc. will be spelled out.

Al Noreen: Variance for side lot set-back
Mr. Noreen's house will be within 20ft of his side lot line. He was told this is not acceptable and was requesting information on a variance.
The City Attorney will be requested to determine the side lot requirements and send his response to the Council.
Motion by Grace, the PZC does not have a recommendation or opinion on this request and asks the City Attorney to review it and send his opinion to the City Council. Seconded by Crombie. Motion carried 9-0

Resolution: The Planning Commission requests that a resolution be drawn up by the City Council thanking Dick Johnson for his time and contributions to the Planning Commission.

Adjournment: 10:15 PM

Respectfully submitted,

Kathleen Crombie, Recording Secretary