

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

MEETING TO BE HELD MONDAY, MARCH 27, 1978.

- 7:30 P.M. -- Meeting convenes  
Approval of Minutes
- 7:45 P.M. -- Special Use Permit--Washington County  
Re: Junvenile Day Treatment Center
- 8:00 P.M. -- Public Hearing for Federal Land Co.  
This application has been withdrawn  
by Bruce Colon of Federal Land Co.,  
by letter received 3/22/78.
- 8:05 P.M. -- Baptist Church Special Use Permit
- 8:15 P.M. -- Rossow--Tri Star Co.
- 8:30 P.M. -- W. J. McCarthy--Application for Rezoning  
Informative
- I94 Frontage Roads  
County Road 13

Discussion Items:

Schedule next zoning meeting.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF MARCH 27, 1978

The meeting was called to order at 7:30 by Chairman Grace

Roll Call: Dreher, Michels, Grace, Moris, Novak, Cunningham, Lundquist 7:40  
Sovereign 7:45

Minutes: Moved by Michels, seconded by Dreher to approve minutes of March 14, 1978. Motion carried 6-0.

Washington County Re: Juvenile Day Treatment Center - Special Use Permit:

Mrs. Pletsch submitted additional signatures for letter dated March 22, 1978 re: residents feelings regarding Wash.Cty. Juvenile Day Treatment Center.

-Michels is not in favor of locating center in this place, sees no need to have this in rural setting.

-Mrs. Pletsch questioned County money being used in park area. She feels it would be a better investment to buy another home that could be used if program is successful or sold if necessary.

Motion made by Dreher, seconded by Michels to recommend refusal of a special use permit for these reasons:

1. Concern for safety of residents' property and park property
2. This use in regional park is objectionable and will set precedent for other uses in park.
3. Not enough research was done to evaluate other available locations.

Motion carried 5 - 3 against.

Motion by Lundquist, seconded by Sovereign: if the City Council decides to approve the special use permit, the PZC recommends that the maximum number of first time offenders be limited to 12 at one time and that the program be limited to use of 5 years - maximum - absolute. Passed by 8 - 0.

Federal Land Co.: Hearing for issuance of gravel pit permit canceled because application was withdrawn.

Lake Elmo Baptist Church Special Use Permit: Councilman Pott was questioned as to what council did re: permit. He stated request for church in residential zone is permitted provided all other standards of City are met.

Rossow Tri-Star Co.: Lee Rossow: Revision of plat presented. Road changed to line up to East (Schaeffer's) property, road also changed from 80 ft. to 60 ft. width. Questions raised as to feasibility of extending road to West to Cty. 17. PZC to obtain comments from planner and engineer regarding future road plan West to Cty. 17. Comments from Mr. Folz that the City would give Mr. Schaeffer (land to East) permission for variance of less than 5 acres in area affected by road.

Motion by Michels, seconded by Lundquist that concept plan for Tri Star Co. be approved. Motion carried 8 - 0

W. J. McCarthy: Application for rezoning:

Informative -- Mr. McCarthy wants a car dealership on Hwy. 36 and Keats -- Mr. McCarthy questioned:

1. If there is a possibility of change in comprehensive plan to business use on Hwy 36.
2. He wants to encourage rezoning to business for at least  $\frac{1}{2}$  to 1 mile in this area.

He was advised to consult with City planner and City Administrator. Hearing for April 11th is postponed. PZC informed Mr. McCarthy that review of Comprehensive Plan is being done.

I-94 Frontage Roads:

Possibilities of interchanges and frontage roads reviewed.

Motion by Novak, seconded by Moris -- recommendation to Council that the proposed frontage roads and interchanges are not acceptable because of the following reasons:

1. Inconsistent with Lake Elmo road plan which has been in existence more than 15 years.
2. Poor utilization of land.
3. This plan will cause Lake Elmo taxpayers undue expense to build and maintain another secondary road.
4. Attached frontage roads are a waste of land, energy, money e.g. Bloomington.
5. Frontage roads immediately attached to freeway have a cumbersome curved roadbed at every intersection with a street crossing the freeway.
6. Access to Guardian Angels Church will be a severe traffic problem with only one access.
7. Discontinued frontage road encumber emergency service, ie, police and fire protection.
8. Attached frontage roads cause excessive utility costs

Motion passed 8 - 0.

County Road 13: PZC would like engineering report.

Pine Springs: Development proposed Northeast of Long Lake. Lake Elmo's concern with this development would be an excess runoff which would affect the Tri-Lakes area.

Minutes of the Meeting of March 27, 1978

Called to order 7:30  
Roll Call: Dreher, Michaels, Grace, Morris, Novak,

Cunningham, Lundquist 7:40, Sovereign 7:45.

Motion Moved by Michaels, seconded by Dreher to approve minutes of March 14, 1978. Motion Carried 6-0.

Special Use Permit - Wash. Cty. Re: Juvenile Day Treatment Ctr.

Mrs. Pletsch <sup>additional signatures submitted</sup> additional signatures for letter dated Mar. 22, 1978 re: residents feelings regarding Wash. Cty. Juvenile Day Treatment Ctr.

- Michaels is not in favor of locating Ctr. in this place - sees no need to have this in rural setting.

- Mrs. Pletsch - questioned <sup>county</sup> money being used in park area. Feels <sup>it would be a</sup> ~~if~~ <sup>was</sup> better ~~to buy another home~~ <sup>to buy another home that</sup> ~~the investment~~ <sup>could be used</sup> ~~was~~ <sup>if program is successful</sup> ~~or sold if necessary.~~

- Motion made by Dreher, seconded by Michaels to recommend refusal of special use permit for these reasons:

1. Concern for safety of residents property + park property.

- 1) ~~park property~~ <sup>residents property</sup> ~~is not safe~~ <sup>is objectionable</sup> ~~for other use in park.~~
- 2) ~~not enough research~~ <sup>not enough research</sup> ~~done to find other homes available~~ <sup>done to evaluate locations for other use in park.</sup>
- 3) ~~not enough research~~ <sup>not enough research</sup> ~~done to find other homes available~~ <sup>done to evaluate locations for other use in park.</sup>

Motion Carried 5 - against 3.

Inser 2nd motion → All Land Co. Hearing for issuance of gravel pit permit because application was withdrawn. <sup>consider</sup> ~~could~~

Baptist Church Special Use Permit: Councilman Pate <sup>was</sup> questioned as to what council did re: permit. He stated request for church

in residential zone is permitted provided all other elements of city are met.

Review in State: Joe Brown.

Revision of plat presented. Risk changes to line right of right of way (striping) property dimensions to feasibility of retaining road to west to city 17. P2C to obtain comments from planner and engineer regarding road plan sent to city 17. Comments from Mr. Kelly that the city would give Mr. Schaffner (land to east) permission for ~~variance~~ variance of less than 5 ft. in area adjacent by road. P2C wants original report before concept approved. Meeting by Michael described by design that concept plan for Tristram Co. is approved. Meeting services 8-0 -

Changes from 80 ft to 80 ft 2 ft

Application for Reopening the meeting on decision information. Wants a decision on design on Hwy 36 and Route -  
Question: Is there is a possibility of change in comprehensive plan to discuss on Hwy 36.  
2) ~~Wants~~ Wants to encourage beginning to discuss fees at least 1/2 to 1 mi. in this area

Bill McCreary:

Reason to concern to city planner  
City plan. Meeting for April 11 - postponed  
P2C informed Mr. McCarty that review of Comprehensive Plan is being done ~~with a possibility of that~~

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Special Use Permit  
ish City Junc.  
Day Treatment  
Center

Motion by Lundquist 2nd by Sovereign.  
If the city council decides to approve  
the special use permit, the PCC recommends  
that the maximum no of 1st time offenders  
be limited to 12 at 1 time and that the  
programs be limited to use of 5 years -  
maximum - absolute. Passed by 8-0 -

F.94 Frontage Roads: Possibilities of interchanges & frontage  
roads reviewed. (See motion on next page)

- ~~Reasons:~~ Reasons:
- 1) ~~Our road plan for 10 yrs plan~~ <sup>Inconsistent with 2d Elmo road</sup> which has been in existence more than 15 yrs.
  - 2) <sup>utilization</sup> Poor ~~use~~ <sup>of</sup> land.
  - 3) Cause 2d Elmo taxpayers undue expense to build & maintain another secondary road.
  - 4) Attached frontage roads are a waste of land, energy, money e.g. Bloomington.
  - 5) Frontage roads immediately attached to freeway have a cumbersome ~~off~~ curved roadbed at every intersection with a street crossing the freeway.
  - 6) Access to Guardian Angels church will be a severe traffic problem with only one access.
  - 7) Discontinued frontage road encumber emergency ~~to~~ <sup>service</sup> fire protection.

8) ~~Attached~~ <sup>Attached</sup> frontage roads cause excessive costs.

by Novak, seconded by Morris -

Motion: Recommendation to Council that the proposed frontage roads + interchanges are not acceptable because of the following reason  
Motion Passed 8-0.

County Road 13 - P.C. would like engineering report. ~~and done.~~

Pine Springs - Development proposed <sup>North</sup> east of Long Lake -  
- Lake Elmo's concern with this development would be an excess run off which would affect the Tri-Lakes area.

J. Novak

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