

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

MEETING TO BE HELD MONDAY, MAY 22, 1978.

- 7:30 P.M. -- Meeting convenes
Roll Call
Approval of Minutes
Bruce Folz, Mr. Coppersmith
Sketch plan for Tract (S.E. 1/4 of Sec. 13).
- 7:45 P.M. -- Larry Bousquet--Washington Cty. Highway Dept.
County Road 13 Alignment
- 8:00 P.M. -- Bruce Folz, Dean Beutel
Concept plan for development of 38 acres
adjoining Kenridge Additions (Jamaca & 212)
- 8:15 P.M. -- Bill Mozer--9095-31st. St. No.
Re: application for Special Use Permit to
operate a shop for repair of small engines.
- 8:30 P.M. -- Lee Rossow--Tri-Star Addition
Final revised preliminary plat

Edward Parranto--Parranto Bros., Inc.
Preliminary Plan for Subdivision
(South 1/2 of the Southwest 1/4 of Section 25)
- 8:45 P.M. -- Tom Loucks
Zoning Ordinance

Notice of Special Meeting:

Joint meeting of City Council and Planning Commission on May 31, 1978,
at 7:30 p.m., for the Zoning Ordinance. (date changed because of
Tom Loucks schedule).

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF MAY 22, 1978

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

Roll Call: Crombie, Lundquist, Grace, Novak, Sovereign, Moris
Council: Lyons Tom Loucks, Tom Loucks and Associates

Richard Coopersmith: Sketch Plan for Subdivision of S.E. $\frac{1}{4}$ of Sec. 13

Bruce Folz presented Mr. Coopersmiths' proposal to subdivide 7.73 acres, which lies to the east of the Elmo View Townhouses. Mr. Coopersmith is requesting a Minor Subdivision in order to build a home on Parcel A. This parcel contains 1.78 acres. When sewer is available, this parcel is proposed to be subdivided. Parcel A will have City water. The remaining acreage will contain 10 lots on a cul-de-sac street, which will exit on to 30th Street.

Motion by Crombie, Seconded by Sovereign, that the PZC recommend approval of the Minor Subdivision, with the right to make another subdivision at a later date, with the proper application.
Motion carried 6-0

Larry Bousquet: Washington County Highway - County 13 Alignment

Mr. Bousquet and Chuck Swanson presented the map showing the proposed routings of County 13. Due to the unknown status of the 3M complex the County is not ready to make a firm commitment on which route it will pursue. It is agreed the present alignment is poor.

Motion by Novak, Seconded by Moris, that the PZC recommend Alternate One (green line) as the proposed alignment of County 13. Carried 6-0

Lanes DeMontreville Country Club: Ordinance Violation-homes being built on proposed street that is not yet developed.

Motion by Novak, Seconded by Crombie, that the PZC recommend the City construct a street on Dempsey, as per the Lanes DeMontreville Country Club Plat, prior to issuance of any further permits.
Carried 5-0 1 abstention, Sovereign

Dean Beutel: Concept plan for development of 38 acres adjoining Kenridge Addition - Jamaca & 212

Bruce Folz presented Mr. Beutels' concept. The property is all open. The proposal has three parcels AB&C, which front on Jamaca, each being 1 acre. Parcel A is to be added to the Van Slyke property, which is an exception in that parcel. Parcels B & C will be 1 acre with a common drive. AB&C are proposed under a Minor Subdivision. The remaining property, approximately 22 acres, will have an east-west road and contain 16 lots. There is also 13 acres between the powerline and Hwy. 212. It is proposed that this be zoned for multiple housing, for use when sewer comes in.

Lee Rossow: Tri-Star Addition -- Final Revised Preliminary Plat

Motion by Novak, Seconded by Sovereign that the PZC recommend approval of the Preliminary Plat for Tri-Star Addition, including the motion for the averaging of lot sizes. Carried 6-0

Edward Parranto: Parranto Bros, Inc. Preliminary Plan for Subdivision, County 17 & 70

The property lies in the South $\frac{1}{2}$ of the Southwest $\frac{1}{2}$ of Section 25, and contains approximately 72 acres. The developer proposes to plat 46 lots and have approximately 5 acres commercial. All lots will be 1 acre. There is a 2 acre exception within the property, not owned by Parranto Bros. The application will need to be changed from Subdivision to PUD.

A Public Hearing has been set for June 26, 1978 at 8 PM.

Tom Loucks: Zoning Ordinance

Zoning Ordinance revision continued.

Minutes: Motion by Lundquist, Seconded by Sovereign to approve the minutes of May 9, 1978. Carried 6-0

Adjournment: 11 PM

Respectfully submitted,

Kathleen Crombie, Recording Secretary

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Motion by Crombie, Seconded by Sovereign, that the PZC recommend approval of the Minor Subdivision, with the right to make another subdivision at a later date, with the proper application.
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