

AGENDA--PLANNING-ZONING COMMISSION

City of Lake Elmo, Minn. 55042

MEETING TO BE HELD TUESDAY, JULY 11, 1978.

- 7:30 P.M. -- Meeting convenes  
Roll Call  
Approval of Minutes
- 7:45 P.M. -- Richard Bergmann-5833 Lake Elmo Ave.No.  
Minor subdivision ("B" SW 1/4 of the NW 1/4  
of Section 1)
- 8:15 P.M. -- W. J. McCarthy--  
Rezoning W 2640' of the N. 1000' of the  
NW 1/4 of Section 2, for car dealership

Items for Discussion:

NOTICE OF MEETING-- Special Meeting of the City Council and  
Planning Commission on Monday, July 31, 1978,  
at 7:30 p.m., with Planner, Gunnar Isberg

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JULY 11, 1978

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

Roll Call: Crombie, Lundquist, Michels, Grace, Moris, Novak

Minutes: Motion by Lundquist, Seconded by Moris to approve the minutes of June 26, 1978 as corrected. Correction: "...concern about serving the two acre exception...", third paragraph from bottom. Motion carried 6-0.

Richard Bergmann: Minor subdivision "B" SW 1/4 of the NW 1/4 of Sec. 1

Motion by Novak, Seconded by Crombie to recommend approval of Minor Subdivision with the three following stipulations:

- 1) There be a 60 ft. access, with an agreement with the City for optional dedication
- 2) The Registered Land Survey is to show 20 acres, inclusive of parcels A & C, as one piece
- 3) A variance be granted from the 350 ft frontage on Parcel B. Also the driveway is to lie to the south of the southern exception

Motion carried 6-0

Wally McCarthy: Rezoning of W 2640' of the N 1000' of NW 1/4 of Sec. 2, for car dealership

Rob, Chelseth, Planning Consultant distributed and read a memo to the PZC concerning Decisions and Policies for Highway 36 Corridor Land Use. Three alternatives were suggested: 1) temporarily suspend consideration of any rezoning....at this time. Leave this land zoned Ag until decisions are made under the new Comprehensive Plan and Zoning Ordinance. 2) Deny requests for rezoning property highway commercial along Hwy. 36 based on rationale that Lake Elmo desires to prevent any intense forms of urban development..... 3) Rezone parcels fronting on Hwy. 36 to permit select highway commercial uses as a conditional use. Follow an adopted set of interim policy guidelines. Questions discussed included feasibility of commercial business on 36, 212, and 12, orderly growth, danger of deterring business in downtown, is this type of zoning desirable on 36, is this good use of the land despite present request, will soils be any deterrent in this area. Some decision has to be reached soon, on this request.

Motion by Lundquist, Seconded by Moris that the PZC hold a Special Joint Meeting with the City Council on July 18, 1978. Motion carried 6-0

The PZC also would like a response, from the City Council, to the memo from the planning consultant.

Lehmann Mushroom Co.: Request for Permanent Road Sign

If the criteria for signing is met then permit can be issued.

Derrick Land: 5th Addition

Drainfield and site map was presented. Send to the Council and wait for percolation results to come in.

Lanes DeMontreville Country Club: No decision on road vacation until it can

Lanes DeMontreville Country Club Cont'd: ...be looked at. Possibility of such easements needed for sewer at a later time .

Adjournment: 10:45 PM

Respectfully submitted,

Kathleen Cromble,  
Recording Secretary