

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

MEETING TO BE HELD MONDAY, JULY 24, 1978.

- 7:30 P.M. — Meeting convenes  
Roll Call  
Approval of Minutes  
Highway 36 Commercial Area  
Tri-Star Investment Co.
- 8:15 P.M. — Derrick Land Co. — Jim Hanson  
a. Demontreville Highlands, 5th. Addition — soil borings  
b. Preliminary plans for 6th. Addition
- 8:45 P.M. — Joe Timmers—1621 E. Sandhurst Drive, St. Paul 55109 777-0807  
Possibility of subdividing Lot 15 and 16—Three Lake Farm
- 9:00 P.M. — Washington 37 Properties—(Parranto)  
Present revised plans

ITEMS FOR DISCUSSION:

Set date for Zoning Meeting with Tom Loucks

NOTICE OF MEETING: The July 31st. Joint PZC-Council meeting will be preceded by a public discussion on the Highway 36 Corridor Plan/McCarthy rezoning at 7:30 p.m. Work on the Comp. Plan will begin no later than 8:30 p.m.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JULY 24, 1978

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

Roll Call: Dreher, Lundquist, Sovereign, Grace, Crombie(7:45), R. Chelseth, Planning Consultant, D. Lyons, Council

Rob Chelseth: Presented a drawing showing the workability of a commercial area along Highway 36 corridor. He suggested addressing the strip corridor, then individual requests as they come in.  
Motion by Sovereign, Seconded by Crombie a recommendation to the City Council for consideration, the changing of the Comprehensive Plan to include the Highway 36 Corridor. Motion carried 3-0 2 abstentions Dreher and Lundquist.  
Mr. Chelseth will compile a complete draft for the July 31st meeting.

Derrick Land Co.: DeMontreville Highlands, 5th Addition - Preliminary Plans 6th Addn.  
Site locations for homes and drainfields for the 5th Addition presented. Soil borings information to be completed before Council meeting.

Preliminary Plans for the 6th Addition include the extension of Highland Trail to Highway 36. Parking for the City Park included along with an additional  $5\frac{1}{2}$  A park dedication. 47 lots on 104 acres is proposed.

Hearing for rezoning was set for August 28, 1978 at 8 PM.

Motion by Crombie, Seconded by Sovereign to recommend approval of the Preliminary Plat for the 5th Addition. Motion carried 5-0.

Joe Timmers: Subdividing Lots 15 & 16 of Three Lake Farm  
Request to subdivide 9.75 A into six 1 acre lots. Presently there is a 33 ft. easement to the property.  
It was recommended Mr. Timmers talk with Larry Whittaker who can direct him to the necessary agencies. Also he will need to make application for subdivision.

Washington 37 Properties (Parranto): Revised Plans for Subdivision  
The revised plans include no sewer hook up with Cimmeron. The road layout was redone to allow for future sewer. There will be 39 one acre lots with a five acre commercial area. Roads are aligned with those at Cimmeron. The proposal has not yet been sent to VBWS. Input from the Engineer, Planner and Attorney on the revised plan to be secured.  
Motion by Lundquist, Seconded by Dreher to recommend approval of the PUD concept of Parranto Bros., Washington 37 Properties, as presented. Preliminary Plat approval is to be contingent upon recommendations of the Planner, Engineer, Attorney and VBWS. Motion carried 4-1 Opposed Crombie.  
A copy of the proposal also to go to the Highway Department, as relates to the entrance to the development .

Tri-Star: Rezoning of Lot 1 Block 2, Lot 1 Block 1, Lot 2 Block 1, to Commercial. Hearing for rezoning set for September 12, 1978.

Minutes: Motion by Lundquist, Seconded by Grace to approve the minutes of July 11 and July 18 (Special Meeting), as written. Motion carried 5-0.

Zoning Meeting: August 14, 1978 has been set for a meeting with Tom Loucks.

Lausing Stone Special Use Permit: Motion by Lundquist, Seconded by Dreher the PZC recommends to the City Council that upon renewal, of the Special Use Permit for Lausing Stone, on Highway 36, screening of the business area be made part of the SUP. Motion carried 5-0.

Adjournment 11:10 PM.

Respectfully submitted,

Kathleen Crombie,  
Recording Secretary