

AGENDA--JOINT CITY COUNCIL AND
PLANNING-ZONING COMMISSION
City of Lake Elmo, Minn. 55042

MEETING TO BE HELD MONDAY, JULY 31st., 1978

7:30 P.M. -- Highway 36 Commercial Area

8:30 P.M. -- Comprehensive Plan--Gunnar Isberg, Planner

NOTICE OF MEETING:

The next Joint Meeting (City Council & Planning Commission) will be held on Monday, August 21, 1978 at 7:30 p.m., at the City Hall, with Tom Loucks regarding Zoning.

CITY OF LAKE ELMO
PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF JULY 31, 1978

The meeting was called to order at 7:38 p.m. Commissioners Novak, Morris, Grace, and Lundquist were present. The following members of the City Council were also present: Armstrong, Lyons, and Pott. City Attorney Raleigh and Admin. Asst. Whittaker, and Planner Rob Chelseth were present. Having no quorum, the Commission took no formal action.

Building Inspector John Mueller presented the application of Richard and Jackie Pierre to move a house from 9509 10th St. No. to Lot 15, Lake Jane Hills, Third Add. (42nd St. No.). He said the house complied with all regulations except minimum size; and that would be mediated by improvement proposed at the new site. The Commission waited for a quorum to act.

HIGHWAY 36 CORRIDOR PLAN/McCARTHY REZONING

Rob Chelseth explained his schematic drawing of proposed uses for the Hwy. 36 corridor. There would be four zones: Conservation, low density residential, limited highway commercial, and public utility/open space. There would be about 125 acres highway commercial and 640 acres in other uses. He said the 200 foot buffer of conflicting uses would not only be north and south; but east and west as well. The corridor would be buffered from adjacent uses as well as uses within the corridor would be buffered from each other, when necessary.

Ed Stevens expressed his concern that more people could not attend the meeting. He said he still believes the plan for the entire City ought to be considered before rezoning any part of the City. He presented another petition which requested the corridor either be left in Agriculture or exclude franchise businesses.

He said the taxes from the car business would be less than for a similar office building. He said the City should try to work out restrictions against franchise businesses with all communities along the corridor. And, he offered his attorney to the City to help draft an Ordinance establishing the appropriate zoning district to accomplish his desires.

Jess and Lenore Motazz objected to the plan change and rezoning because: 1) Previous City plans had called for intensive development in the S.W. corner and the least intensive development in the N.E. corner; 2) Car lots begat car lots and encourage other development; and 3) This development will encourage demand for sewer, even if it is served by on-site sewer now. He continued to say he hoped the City could avoid the cost of piecemeal development.

Will Turnblad said he agreed with Stevens and Motazz. He said he could think of no positive reason for rezoning; and said an increase in the tax base was not a positive reason.

Karyn Schubert read a letter from Jay Raleigh saying this use would damage the residential property in the area; and said he preferred limited business.

Stevens said bulldozers could make more of the corridor suitable for commercial than the plan indicates. He read a letter from Tom Keller that said the City had no reason to rezone, the tax base wasn't guaranteed, this signaled a breakdown in the City lifestyle, this would open the area to the blight of a carnival strip, it would degrade the environment of the watershed, and rezoning would be a conflict of interest.

McCarthy objected to the insinuations in the last letter. Motazz said the City should not lose any "precious" open space zoning, as land never reverts to it. Bruce Folz said very little development other than commercial would be appropriate for the corridor because of the noise problems of that kind of highway. Some of the audience argued over the noise problem.

The owner of the land McCarthy wants to develop said the noise was a big problem; and it was very difficult to sell land along the corridor. Sid Shiltgen said Grant was developing residential land on the corridor. Motazz said it was noisier along I694. Grace said Oakdale is discouraging residential development along major highways because of noise.

Public discussion was closed at 9:04 p.m.

The Commission recommended the Council approve a moving permit for Pierres; but, could take no formal action.

COMPREHENSIVE PLAN

Rob Chelseth presented the first draft of background information to be used in developing the revisions to the Comprehensive Plan. Commission members suggested some minor changes. Rob will prepare a revised draft for the next session on the Plan. Copies of the draft document are available in the City offices.

The Commission adjourned at 11:30 p.m.

Respectfully submitted,

Laurence E. Whittaker

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Admin. Asst.