

AGENDA--PLANNING-ZONING COMMISSION

City of Lake Elmo, Minn. 55042

MEETING TO BE HELD MONDAY, AUGUST 28, 1978.

- 7:30 P.M. -- Meeting convenes  
Roll Call  
Approval of Minutes of 7/31/78 and 8/8/78
- 7:45 P.M. -- Revised schedule for Zoning Ordinance
- 8:00 P.M. -- HEARING--Demontreville Highlands--6th. Addition  
Application for rezoning and subdividing  
104 acres in Section 4
- 8:45 P.M. -- HEARING--Eugene Andren--7641-10th. St.No.  
Application for Special Use Permit  
for small used car lot at 11172 Hudson  
Blvd., Lake Elmo
- 9:15 P.M. -- Parranto Bros: Discuss reports--Engineer,  
VBWS, etc.
- 9:45 P.M. -- Springborn Final Plat

ITEMS FOR DISCUSSION:

PZC MEMBERS PLEASE NOTE: Your next regular meeting will be held  
September 11, 1978 instead of September 12,  
due to the Primary Election on Sept. 12th.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF AUGUST 28, 1978

The meeting was called to order at 7:50 PM by Vice Chairman Novak.

Roll Call: Lundquist, Michels, Novak, Moris, Crombie, Grace 9:00, Sovereign Council: Lyons

Minutes: Motion by Michels, Seconded by Moris to approve the minutes of July 31 and August 8, 1978 as corrected. Correction: Delete the correction of the minutes of August 8, 1978. Motion carried 6-0

Larry Whittaker: The Zoning Ordinance Map will be ready for the September 5 Council meeting. Tom Loucks will be at the Planning Commission meeting of September 11 to discuss the map with the PZC. The September 12 meeting of the PZC will be held September 11, Monday due to the Primary on the 12.

DeMontreville Highlands 6th Addition: Hearing for rezoning and subdivision of 104 A in Section 4.

Bruce Folz presented the proposal to rezone the property from Ag to SFU, also requested is a variance for two cul-de-sacs of 1400ft and 800ft.

The proposal includes the extension of Highlands Trail to connect with Highway 36. There is an existing access on 36. A permit will have to be secured from the Highway Department. Open land will include 5 to 6 acres for park and an area is proposed for parking for the City park. A cul-de-saced road will run under the power line to the north. Minimum lot size would be 1 acre with a  $2\frac{1}{2}$  acre average density. There was no audience comment. The hearing was closed at 9:50 PM. No vote will be taken until additional information is in.

Eugene Andren: Hearing for Special Use Permit for small used car lot at 11172 Hudson Blvd. - next to Vali-Hi Drive In

Mr. Andren owns the parcel of property on Hwy. 12, that is approximately 150' x 150'. A rough sketch showing the proximity of the buildings there and where the cars will go was discussed.

Mr. Andren plans to live in the house on the premises and will use the other building, which is approximately 20' x 30' for garage and office purposes. Before any decision can be made a more specific drawing of the parcel is needed, showing distances between buildings, cars, etc. This type of business is not addressed in the new Zoning Ordinance. Chairman Grace will contact the City Attorney as to what the criteria is. He also recommended Mr. Andren bring in a map drawn to scale along with other items on the check list that was previously sent.

Audience comment included that the PZC look at the property before any decision is made. Hearing was closed at 10:25 PM.

Springborn Green Acres: Additional ponding has been included. No comments from PZC.

Parranto Bros: Questions concerning ponding, lots that Engineer questioned and park dedication in ponding area were discussed.

Adjournment: 11:40 PM.

Respectfully submitted,

Kathleen Crombie,  
Recording Secretary