

City of Lake Elmo
Planning & Zoning Commission
Minutes of the Meeting of August 8, 1978

Meeting called to order at 7:35 AM.

Roll Call: Dreher, Lundquist, Grace, Novak,
Moris, Sovereign.

Minutes: Corrections - Wash. 37 Properties

"Preliminary Plat approval" should be
"concept approval is to be contingent
upon recommendation"; etc.

Motion by Dreher, 2nd by Lundquist
to approve minutes as corrected.

Passed 5-0.

James Schaeffer: Requests a variance for placement
of a 2 car garage closer to side lot
than ordinance allows. The present ~~attached~~ ^{detached}
garage will be removed from his property and
an attached 24'x24' garage built. There
is a question as to the correct side lot line
and if he receives a variance he will
have the lot surveyed. The present
garage may have only a 3 ft. side set
back now.

Motion by Dreher, 2nd by Moris to approve
variance to not closer than 3 ft
from south side lot line. Motion
Carried 6-0.

Keith Immerman: Application for ~~SEP~~ ^{Special} use permit

to build a Moose Lodge at West 1/2 of the SW 1/4 of Section 28. The property is 4+ Acres with access to 10th St. The ~~the~~ sketch plan shows a metal Butler type building of 9800 sqft, parking for 132 cars, and a baseball field. This building would be for membership use only, but the ballfield would be open to use by the neighborhood. Questions raised by P.C. (1.) on-site sewer capabilities and the amount of land required for this use; 2.) Use - Mr. Immerman states that membership is approx 400 men + 250 women. Usually about 250 people are present at one time. Meetings are held every other Wed. and the club is open 3 Sat. ^{per} month., 3.) Run-off surface water.

Public hearing ~~to be set~~ ^{set for} Sept 11, Monday at 8⁴⁵.

Concept Plan revision of Comprehensive Plan - Hwy 36.

Discussion as to which areas should be considered for highway business use & the possibility of including west side of Keat Ave & Hwy 36 corner. Discussion as to the effect of this concept change on the rest of the city's planning for business, growth area, or slow growth areas. It was discussed that this area probably would not be suitable for farming,

and that residential lots would have to be large because of the powerline and proximity to the highway. Discussion that highway bus, which ~~does~~^{would} not require public sewer or water, may be a good use of this land. There was discussion of need for a "holding zone" in Lake Elmo and if 5 Acre minimums are ~~the suitable way to~~^{effective as a solution} ~~handle~~ the question as to ^{the} need for further General Business zoning was raised. There is land ~~now~~ in use which is now zoned G.B.

Motion by Grace seconded by Sovereign:

The PZC is in general agreement with the concept plan of the Comprehensive Plan, with some modification, for the ^{Highway 36} one quarter mile corridor as drafted by Rob. Chelick ^{City Planner} (8-8-78).

Therefore the PZC recommends that the City Council ask the planner to draft an ordinance creating a new Highway Business district which shall include restricted land uses & performance standards. This Highway Bus. dist. should include auto sales. Motion carried 4-0.

2 abstentions (Lundquist + Norah).

Motion by Grace, seconded by Sovereign:

The PZC recommends that once the Comprehensive Plan and zoning Ordinance are

Amended; the land under option by Mr. McCarthy be rezoned to permit a car dealership. Motion carried 5-0 - abstention (Norah)

John Henke: Requests variance for an accessory building, frame type, for storage of a boat, antique car, some plumbing fixtures, snowmobiles, & bikes. Mr. Henke has his own plumbing business and stores miscellaneous items in small quantities for his business. He would want storage building for other needs than storing of plumbing supplies. The PZC finds no need for variance for size of Mr. Henke's building in ordinance. However, ~~if~~ in the case that a variance is needed the following motion was made.

Motion by ~~Grace~~^{Grace} seconded by Sovereign to recommend approval for variance as Mr. Henke submitted. Motion carried 6-0.

Mr. Henke was informed that this variance would not include the use of the building for storage of his plumbing supplies and that if he wanted this use he must apply for a Special Use Permit.

Eugene Andrew: Applied for approval of a small used car lot at 11172 Hudson Blvd.

Public Hearing set for Aug 28, 1978, 8:45 p.m.
Respectfully submitted
Alan Norah, Secretary

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Minutes: Corrections -- Wash. 37 Properties "Preliminary Plat approval" should be "concept approval is to be contingent upon recommendation", etc.
Motion be Dreher 2nd by Lundquist to approve minutes as corrected.
Carried 5-0.

Janes Schaefer: Requests a variance for placement of a 2 car garage closer to side lot than ordinance allows. The present detached garage will be removed from his property and an attached 24' X 24' garage built. There is a question as to the correct side lot line and if he receives a variance he will have the lot surveyed. The present garage may have only a 3 ft. side set back now.
Motion by Dreher 2nd by Moris to approve variance to not closer than 3 ft. from south side lot line. Motion Carried 6-0.

Keith Immerman: Application for special use permit to build a Moose Lodge at West 1/2 of the SW 1/4 of Section 28. The property is 4+ acres with access to 10th St. The sketch plan shows a metal Butler type building of 9800 sq. ft., parking for 132 cars and a baseball field. This building would be for membership use only, but the ballfield would be open to use by the neighborhood. Questions raised by PZC: 1) on-site sewer capabilities and the amount of land required for this use; 2) Use - Mr. Immerman states that that membership is approx 400 men and 250 women. Usually about 250 people are present at one time. Meetings are held every other Wed. and the club is open 3 Sat. per month; 3) Run-off surface water.
Public hearing set for September 11, Monday at 8:45.

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Discussion as to which areas should be considered for highway business use & the possibility of including west side of Keats Ave. & Hwy 36 corner. Discussion as to the effect of this concept change on the rest of the city's planning for business, growth area, or slow growth areas. It was discussed that this area probably would not be suitable for farming, and that residential lots would have to be large because of the power line and proximity to the highway. Discussion that highway business, which would not require public sewer or water, may be a good use of this land. There was discussion of need for a "holding zone" in Lake Elmo, and if 5 acre minimums are effective as a solution. The question as to the need for further General Business zoning was raised. There is land not in use which is now zoned General Business.

Motion by Grace 2nd by Sovereign.

The PZC is in general agreement with the concept plan of the Comprehensive Plan, with some modification, for the Highway 36 one quarter mile corridor as drafted by Rob Chelseth, city planner, (8-8-78). Therefore the PZC recommends that the city council ask the planner to draft an ordinance creating a new Highway Business district which shall include restricted land uses & performance standards. This Highway Business district should include auto sales. Motion carried 4-0. 2 abstentions (Lundquist & Novak).
Motion be Grace 2nd by Sovereign.

The PZC recommends that once the comprehensive plan and zoning ordinance are amended; the land under option by Mr. McCarthy will be rezoned to permit a car dealership. Motion carried 5-0-1 abstention (Novak).