

AGENDA--PLANNING-ZONING COMMISSION  
City of Lake Elmo, Minn. 55042

PLEASE NOTE: MEETING TO BE HELD MONDAY, SEPTEMBER 11, 1978.

7:30 P.M. -- Meeting convenes

Roll Call

Approval of Minutes

Eugene Andren--Application for SUP  
for small used car lot at  
11172 Hudson Blvd., Lake Elmo

8:00 P.M. -- HEARING--Rezoning Lot 1, Block 2; Lot 1 Block 1;  
Lot 2, Block 1--Tri Star Addition,  
Hwy. 36 between Co. Rd. 17 & Co. Rd. 15

8:45 P.M. -- HEARING--Keith Immerman--St. Paul Moose Lodge  
#40--  
Application for SUP to build lodge  
home at west 1/2 of the SW 1/4 of  
Section 28.

9:15 P.M. -- Tom Loucks--Negative land use map

10:00 P.M. -- Demontreville Highlands, 6th. Addition

Discussion Items:

Parranto Bros.

County Plan Conference Nov. 18 or Dec. 2

Housing Conference, Saturday, September 16, 8:00 a.m. to 1:00 p.m.

FUTURE MEETING: September 25th, 1978-- JOINT Planning Commission and  
City Council Meeting.

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF SEPTEMBER 11, 1978

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

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

New Appointment: David Murphy, Cimмерon, was introduced as the new PZC member.

Eugene Andren: SUP for used car lot. Mr Andren did not appear.

Highway Business - Comprehensive Plan Amendment

The Planning Commission requests the City Council to submit their reasons for their denial to amend the Comprehensive Plan to include Highway Business on the 36 corridor.

Announcement: There will be a hearing October 12, 1978 at the State Office Building, St. Paul, by MDOT. It will cover zoning standards.

Minutes: Motion by Lundquist, Seconded by Novak to approve the minutes of August 28, 1978 as written. Motion carried 8-0.

Hearing: Tri-Star Addition - Rezone property from residential to commercial along Highway 36 between Co. road 17 and Co. road 15.  
Tri-Star is requesting the rezoning of three lots along Hwy 36. They propose to construct two buildings, approximately 15,00 sq ft. on two of the lots. These would house an electrical business and a magnetic parts manufacturing business. The third structure already exists, and would consist of an electrical repair business. The tonnage of the road entering the property will have to be increased, if approved. There would be no retail business.  
No decision can be made until the City Council makes a decision on the 36 Corridor. There were no citizens in the audience. The hearing was closed at 8:30 PM.

Hearing: Moose Lodge #40 - SUP to build lodge home at west  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of Sec. 28. Keith Immerman explained the proposal, which is situated approximately 1/2 mile east of 694 on Minnehaha. The parcel is about 4 acres. The structure will be a Butler type building, one story with 9800 sq. ft. Size of the building being 70 x 140'.

The building will be used weekends, but to members only. 50-75 people are served on a weekend. The bar is open 7 days a week from 4:30 pm to 1 am. Members only. Weddings, receptions, etc. may be phasing out. All food is cooked on the premise. This parcel is not within the VBWS. The parking area may be paved eventually.

Audience:

T. Armstrong: Do you plan to have bar in building? Yes. When do you intend to apply for liquor license? Unknown. Does the city want a liquor establishment in that area? There is one liquor license now available in City.

Lighting - Parking lot, yes Baseball diamond - no

What if a liquor license is not issued? They do have a State Bottle License now which can be transferred here. Their main concern now is the building.

Membership - 375 men and 200 women

J. Sovereign - Parking - 132 spaces with 3 handicap - do you rent the hall out. No intention to rent to public.

Percolation - Preliminary testing by the White Bear Soil Testing. More

Hearing Cont'd: borings will be done if the request is approved. No occupancy load considered when the testing was done.  
Number of occupants during the week? 25-30. Meetings are held on Wednesday evenings - 15 men and 20-25 women there. Saturday evening there is a dance with approximately 125 to 150 people.  
B. Crombie - Should the City give up its only available liquor license to an organization that is not open to the public. Suggest that building application and liquor license request be taken through at the same time.  
Parking lot - crushed rock - pave at later date. Some ponding should be approved if large area of lot is paved.  
Hearing closed at 9:24 PM.

DeMontreville Highlands 6th Addition -

Chairman Grace read a letter from MDOT, dated August 7, 1978, detailing their requirements. Also a memo from the planner suggesting the percolation of any questionable lots, also the connection of the two cul-de-sacs at Hytrail. This has been done by Derrick.  
Motion by Sovereign, Seconded by Crombie to approve the request to rezone said property from Agriculture to SFU. Motion carried 5-3 Opposed, Novak Morris, Lundquist.

Motion by Sovereign, Seconded by Crombie to approve the Preliminary Plat of DeMontreville Highlands 6th Addition along with the variances for two (2) cul-de-sacs, those being 59th Street N, east of Highlands Trail and Highlands Trail Ct. N. Also the dedication of land to connect 59th Street N to Hytrail Avenue N.

Motion carried 7-1 Opposed, Novak

City Council: PZC requests reactions and reasons for the City Council denial regarding the amendment of the Comprehensive Plan. Council will respond. It is suggested the PZC should state what the modifications are for a highway business corridor on Hwy 36.

The Council has appointed Nancy Prinz as an alternate PZC member. She will attend meetings but will not vote. Should a member resign the alternate will be seated.

Adjournment: 11:30 PM

Respectfully submitted,

Kathleen Crombie,  
Recording Secretary

9-11-78 Hearing - Keith Ammerman - SUP -  
 St. Paul Moose Lodge #40 - Building  
 of lodge home at west 1/2 of SW 1/4 of  
 Section 28

Name	Address
Guy Anderson	1401 Payne
J. W. Kuglers	2308 Lilac Ln. White Bear
Bill York	7357 Holloway - No. 11 Ave
Dave Kraushaar	174 Sherburne Ave ST Paul
Clifford LaValle	1148 W. Idaho St Paul
Hillard B. Morris	1053 Conroy St.
DALE EKLIN	1986 RIDGEWOOD WHITE BEAR
Helen Pierre	8167 15th St No Lake Elmo.
Ralph Pierce	46167-15th St. N Lake Elmo
Dorothy Lyons	10072 No. 10th St. Lake Elmo.
David F. Thurl	2585 Stillwater Rd. Maplewood
Mollie Hedges	4508 Birkbeck St.
Ardella York	7354 Holloway No. 11 Paul
Lawrence Whittaker	Admin Asst - City
Dave Morgan	4563 Birch Bark Trail
H. Pott	Councilman
Thomas D. Armstrong	Mayor
Ken Meindinger	1508 Duluth St - St. Paul, MN
Keith Ammerman	1797 Stillwater Rd.
Jim Percelet	200 W. Plato

Hearing - Tri-Star - Rezoning Lot 1, Block 2  
Lot 1, Block 1 - Lot 2, Block 1 - Hwy 36  
between Co. 17 & Co. 15 -

No audience attendance)