

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

MEETING TO BE HELD TUESDAY, OCTOBER 10, 1978.

City Council Members invited to attend this meeting.

- 7:30 P.M. --- Meeting convenes
Roll Call
Approval of Minutes
- 7:45 P.M. --- Dave Parker--1675 Ridgewood Lane, St. Paul, 55113
Discuss options for Variance for subdivision --
11 acre parcel on Keats Ave.
- 8:00 P.M. --- Jim Griffin--J&W Boat Works--9200 Hudson Blvd.
Approve plans for storage building
- 8:15 P.M. --- Tom Loucks-- Zoning Ordinance
- 9:30 P.M. --- Rob Chelseth--City Planner
Comprehensive Plan
- 10:00 P.M. --- Lee Rossow--Tri Star Addition/Highway 36 Corridor
Final Plat and rezoning

DISCUSSION ITEMS:

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF OCTOBER 10, 1978

The meeting was called to order by Chairman Grace at 7:40 PM.

Roll Call: Crombie, Novak, Grace, Lundquist, Sovereign, Murphy, Dreher, Alt. Prince
Council: Armstrong, Lyons Planners: Loucks and Chelseth

Minutes: Corrections of September 11 - 15,00 sq. ft. to read 15,000 sq. ft., also spelling of alternate name from Prinze to Prince.
Motion by Novak, Seconded by Lundquist to approve the minutes of September 11, 1978 as corrected. Motion carried 6-0.
Motion by Novak, Seconded by Dreher to approve the minutes of September 25, 1978 as written. Motion carried 6-0.

City Council Action: The PZC questions the action taken in granting the septic system variance request for Jeanne Schwartz. The request for variance came before the PZC for their recommendation. Since no information was submitted with the request, the inspectors were asked to appear for an explanation. Why was this request granted without a recommendation? If no recommendation from the PZC was necessary, why was it submitted to them originally?

Dave Parker: Variance for access to subdivide 11 acres on Keats Avenue.
Mr. Parker wants to subdivide his 11 acre parcel into two lots. There is 310' on Keats Avenue, but no road frontage for the rear parcel. He is requesting a variance to put in a driveway to gain access to the back lot. The property abuts the driveway easement of Merle Payne, which presently is a non-dedicated street.
It was suggested Mr. Parker contact the property owners to the north and see if they have plans to subdivide. If so, the property owners could request the City to exercise their option to accept the street dedication. The upgrading to be assessed to benefited property owners. The idea of the driveway to the back of the property is not feasible.

Jim Griffin: J&W Boat Works - Approval of plans for storage building.
Mr. Griffin is requesting a cold storage building, to be constructed next to the present structure. It is to be a steel building with wood poles, gravel floor and no utilities. The size is 70' x 200'. There would be 15' to 27' between buildings with the back of the structures aligned. Plans for the building were submitted, but could not be located.
Comments to Council: No plans available for PZC review, but no problems foreseen with the information presented.
Motion by Novak, Seconded by Crombie the PZC recommends that before any approval for J&W Boat Works be given, a firm pre-determined site and building plan be obtained. Motion carried 7-0.

Tom Loucks: Explanation and discussion of the new Zoning Districts Map.
Motion by Novak the PZC recommends that the City Council accept the proposed Zoning District Map with the amendments and resolutions prepared by the City Attorney. No Second.
Motion by Sovereign, Seconded by Lundquist that the PZC submit the proposed Zoning Ordinance to the City Council for review. Motion carried 7-0.

Rob Chelseth: Special meeting to be set up for Comprehensive Plan Up-dating.

Adjournment: 11:30

Respectfully submitted,
Kathleen Crombie, Recording Secretary