

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

This meeting is a JOINT MEETING of the Planning-Zoning Commission and the City Council.

Meeting to be held Monday, November 27, 1978.

PLEASE NOTE:

- 5:00 P.M. -- Meeting convenes  
Comprehensive Plan with City Planner,  
Rob Chelseth.
- 6:15 P.M. -- DINNER HOUR--Ben's Elmo Inn
- 7:30 P.M. -- Meeting reconvenes  
Roll Call  
Approval of Minutes
- 7:40 P.M. -- G. Jack Hillstrom--3889 Innsdale Ave.  
Application for Subdivision and  
Variance. ( Lot 13 Bordner-Garner  
Farmettes ).
- 8:00 P.M. -- HEARING--Lake Elmo Baptist Church  
Special Use Permit for construction  
of a church building between Hiway 212  
and Stillwater Lane.
- 9:00 P.M. -- Joseph Timmers--1621 E. Sandhurst Dr.  
St. Paul  
Application for Subdivision for  
Lots 15 & 16, Three Lakes Farm
- 9:30 P.M. -- Dean Beutel--8866 Stillwater Blvd. No.  
Application for Subdivision and  
Preliminary Plans for "Beutel Addition"  
(33.49 acres--part of the SE 1/4 of the  
NE 1/4 of Section 16, and part of NE 1/4  
of the SE 1/4 of Section 16).

ITEMS FOR DISCUSSION:

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF NOVEMBER 27, 1978

The joint meeting of the Planning Commission and City Council was called to order at 5:20 PM by Chairman Grace.

Roll Call: Crombie, Lundquist, Michels, Grace, Novak, Murphy, Dreher, Rob Chelseth, Planner, Larry Whittaker, Administrative Assistant, Council, Lyons, Pott, Armstrong, Moris (7:30) Alternate Prince

Comprehensive Plan: Rob Chelseth reviewed the planning issues for the Comprehensive Plan revision for land use in the City. Three alternatives were suggested and discussed. A decision on which alternate or combination of alternates is to be readied by the PZC and Council for presentation to the planner at a joint meeting December 19, 1978, at 5 PM.

Dinner Break 6:30 to 7:30.

G. Jack Hillstrom: Application for subdivision and variance - Lot 13 Bordner-Gardner Farmettes

Mr. Gardner has three acres on Innsdale Avenue. He is proposing to subdivide them into three parcels. Two would be .9 A and one would be just over an acre. This division is caused by the present location of the Hillstrom home, which is too close to one of the lines. The area is zoned SFS and all the lots have the required frontage.

A variance cannot be granted since there is no hardship to the land. There were no questions regarding the sub-division. No variance would be needed if property lines can be surveyed into the proper division.

Motion by Crombie to approve the concept of three one (1) acre lots, providing these lots can be surveyed out and still meet City standards.

Seconded by Dreher. Motion carried 8-0 To appear on December 12, 1978 Council agenda.

Lake Elmo Baptist Church: Hearing - SUP for construction of a church between Hwy 212 and Stillwater Lane

The Church owns seven (7) acres between Hwy 212 and Stillwater Lane, also the property to the east of Kelvin Avenue. The Engineer indicated two possible building sites on the property. Phase I will include the sanctuary building and parking lot. The lot will provide 129 spaces. Plans for the property to the east include a ball field, athletic field, etc. The highest point of any of the buildings will be 10 ft. above the highest point of Stillwater Lane.

Audience: Bob Taverna: Q. What is this property zoned now? A. SFU, but the Church is a permitted use in this zone. Further comments:

- 1) This property is zoned SFU - moved here to get away from traffic.
- 2) Feels the people of the Church will not all use Kelvin and thereby traffic on Stillwater Lane is going to be increased.
- 3) Drainage -  $1\frac{1}{2}$  ft. of water sits where parking lot is proposed. This will need to be filled and will cause more problems.
- 4) Aesthetically this will not fit into the neighborhood.
- 5) Solar panels, if put in would add to the building height.
- 6) Feels the building will be used for many purposes - not only on Sunday thus causing more congestion.

Rudolph Meyer: Felt this would always be a residential area. Feels the recreation area and the gym will take away from the rural atmosphere. He is opposed.

Dick Seeler: Owns property on the old Snyder farm. Anticipates water and drainage problems. What will this facility do to his property. Objects on this basis.

Hearing Continued: A. to Mr. Seeler - Tom Noyes recommended a 24" culvert and feels this will handle the water caused by the Church. There will be no buildings on the property to the east. The water will be held on this land; when it reaches capacity it will run out the culvert. A design will have to be drafted to hold the water to the west, also.

Q. Will there be any screening from the neighbors? Yes, no landscape plans in yet.

Q. Where is culvert to be installed? Under Kelvin Avenue, so water can drain to the east.

Richard Webb, Pastor - Sunday morning and Sunday evening services are held. There are approximately 130 people in the morning and 85 in the evening. Services during the week will continue to be held in the homes. The Church has no bazzars, botiques, etc. Traffic will be primarily on Sunday, no weekly functions will go on.

Keith Kemp: Is there any way to figure the devaluation of surrounding property owners? It is not felt a Church devalues surrounding property. Local and County tax assessors could be contacted for an opinion.

R. Meyer: Fed's recreational area will override the Church - This is his main objection.

Comment: Christ Luthern Church is in the middle of residential area. Someone should check with those residents and see how they feel. Drainage should be put before the engineer. Traffic generated by seven homes is close to the no of cars generated by the Church.

R. Meyer: Christ Luthern Church was built before the homes came. He feels the Church is coming into an area where homes are already established.

Dick Nelson: Church member - the Church should be a positive thing in the community, and the aim of the Lake Elmo Baptist Church is to be an asset to the community.

Q. Realistically can all the traffic exit on Kelvin?

B. Traverma: Is this the best location for this church? Feels there should be a better suited site.

A. Many sites have been explored. This 12 A site fits the needs of the Church.

No Engineer, Planner or Attorney reports in as yet.

Hearing closed at 9 PM.

Joeseph Timmers: Subdivision of Lots 15 & 16 Three Lakes Farm

Mr. Timmers would like to subdivide approximately 10 acres into two lots. Presently there is a public alley that can give access to the rear lot. Approximately 27 ft. will be needed in order to upgrade this alley into a 60 ft. easement. The lot sizes will be about 4.4 and 5.09. Further subdivision of the lots could not be done unless the easement is brought up to street standards.

The Planning Commission considers recommendation to approve the proposed subdivision subject to the considerations of the City Engineer and a written statement from the City Attorney stating that lot 16 is a buildable lot. Bruce Folz will redraw the proposal and return with the Engineers and Attorneys comments at the December 12 meeting.

Dean Reutel: Subdivision of 33.49 acres

Hearing set for January 9, 1978 at 8 PM.

Minutes: Motion by Novak, Seconded by Lundquist to approve the minutes of Nov. 14, with the addition of the motion relating to the Richard Bergman Minor Sub-division. Motion by Novak, Seconded by Lundquist to approve the Minor Sub-division, as requested by Richard Bergman. 5-0 1 abstention, Moris. Motion Carried. Meeting of November 15, 1978 closed 7:45 PM.

Fred Banister: Subdivision of Banister Property at 3150 Lake Elmo Avenue  
Motion by Grace, Seconded by Michels the PZC advises that Fred Banister  
create three one (1) acre lots, each lot having one (1) acre above the  
flood plain level. The Planning Commission has no legal right to grant  
the variance. Also to be provided, a legally proper access to the homes  
at the rear of the property. Motion carried 8-0.

Adjournment: 10:05 PM

Respectfully submitted,

Kathleen Crombie  
Recording Secretary

Name

Address

Anita Brookman

10212 Stillwater Lane  
Lake Elmo, MN.

Mrs Leo Ringvalds

10032 Stillwater L  
Lake Elmo, Minn

ROBERT TADERNA

10174 STILLWATER LA  
LAKE ELMO

Rudolph Meyer

10194 Stillwater Ln. N.  
Lake Elmo, Minn.

Flora Meyer

10194 Stillwater Ln N.  
Lake Elmo, Minn

Frank in Kemp  
Polak Kemp

10240 Stillwater Lane  
Lake Elmo MN -  
55042

Lehart Friedrich  
James Friedrich

9524 Stillwater Blvd N Lake Elmo  
" " " " "

Dorothy Lyons  
Richard Lulu

10072 N. 10<sup>th</sup> St. Lake Elmo  
8956 Newton So. Apt 3, Richfield, Minn.

Ken Johnson

11330 50<sup>th</sup> ST N  
LAKE ELMO, MN

Dick Nelson

8123 Hill Trail No. Lake Elmo MN.

Dick Varmin  
RICHARD L WELLS

203 1/2 Peninsula Food Medicine Lake  
7749 CAUSEWAY PLATA N. Woomy,

George N. Haedrum

25 1/2 Hayward Avenue North  
Orland, Minn.



Daniel P Johnson 5597 Lake Eric Ave 10

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