

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

MEETING TO BE HELD TUESDAY, DECEMBER 12, 1978.

- 7:30 P.M. -- Meeting convenes  
Roll Call  
Approval of Minutes
- 7:40 P.M. -- Dale Svendson--9678 Hudson Blvd.  
Application for Variance for placement  
of mobile home at above address for farm  
help.
- 8:00 P.M. -- Joseph Timmers--1621 E. Sandhurst Dr., ST.Paul  
Subdivision for Lots 15 & 16, Three Lakes Farm
- 8:15 P.M. -- William Jamieson--1470 York Ave., St. Paul  
Application for Variance--16 foot setback  
requested on building permit located at  
33rd St. Lane and 33rd. St.,
- 8:30 P.M. -- Fred Banister-3711 Pillsbury, Mpls.  
Subdivision of Banister property in  
Lake Elmo (3150 Lake Elmo Ave. No. )
- 8:45 P.M. -- Lake Elmo Baptist Church  
Special Use Permit for construction of  
a church building between Highway 212  
and Stillwater Lane.

ITEMS FOR DISCUSSION:

Screening of Lauseng Stone (SUP)

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF DECEMBER 12, 1978

The meeting was called to order at 7:30 PM by Vice Chairman Novak.

Roll Call: Lundquist, Michels, Novak, Murphy, Grace, Dreher, Sovereign, Alt. Prince L. Whittaker, Administrative Assistant

Minutes: Motion by Lundquist, Seconded by Michels to approve the minutes of November 27, 1978 as corrected. Correction: Joseph Timmers, Subdivision of Lots 15 & 16 Three Lakes Farm.....The lot sizes will be, Lot 15 will be divided into two lots each being 2.2 acres, Lot 16 will remain as one parcel of approximately 5.09. Motion carried 5-0.

Dale Svendson: Variance for mobile home at 9678 Hudson Blvd. for farm help. Motion by Michels, Seconded by Dreher the PZC recommends that the variance be granted on a yearly renewal basis, with the stipulations that it meets with the approval of Mr. Wier, Sewer Inspector, also the building official, and the use of the trailer be restricted to farm labor. Motion carried 7-0

Joseph Timmers: Subdivision of Lots 15 & 16, Three Lakes Farm. Discussion of Mr. Timmers request for subdivision included the dedication, by Mr. Timmers of the N 44 ft. of lot 16, for future continuation of 41st St. Also 27 ft. to be added to the present public alley, to be dedicated at a future date. The engineer indicated the desirability of a 60 ft. roadway through this land. Mr. Timmers will dedicate the N. 44 ft. with future owners made aware they are to dedicate the additional 16ft. of right-of-way. On Lot 16 a dedication of 60 ft., approximately 330 ft. from the west line, will allow extension of Insdale Avenue to Lake Jane Trail. A written agreement will have to be secured with Mr. Timmers concerning a private road, not owned by the City, but maintained by benefited property owners, providing suitable ingress and egress for emergency vehicles. Future items to be addressed will include the placement of the building on Parcel A of Lot 15. At the time 41st St. will be built, the road will be cut at the highest part of the hill. The future builder should be aware and place the home accordingly. Also the two low areas on the property will be calculated with the City Engineer for drainage. The line of sight at 41st St. and Lake Jane Trail will be addressed when the road is built. Presently the alley cannot be changed. The intersection will be made as close to right angle as possible. Minutes to reflect these items for future referral: 1) 41st St. and Lake Jane Trail-line of sight at intersection 2) Grade on 41st St.-road to be cut at highest part of the hill 3) Common driveway access-One entrance onto Lake Jane Trail for Lot 15, Parcel A & B. 4) Written agreement for a private road, including a turn around for emergency vehicles.

Mary Jamieson: Variance for 7ft from setback requirement  
The Jamiesons' lot is 109 ft. wide and is a corner lot facing 33rd St. and 33rd. St. Lane. The house meets the set-back requirement for the front, which faces 33rd St., but fails to meet the required set-back on 33rd St. Ln. Chairman Grace informed Mrs. Jamieson that this type of variance can be granted only if a hardship to the land can be shown. The PZC can only recommend changing the location of the house. The ordinance states 30 ft. front and backyard set-backs and 30 ft. on the side if the lot is a corner lot. Mrs. Jamieson stated that the design was shown to Inspector Mueller before the lot was purchased and he indicated there would be no problem. At the time the Jamiesons went to pick up their building permit they were told they needed a variance. The PZC does not feel it can recommend a variance due to hardship of the land, possible hardship of design-questioned.

Jamieson cont'd: Design cannot be changed, as house is being delivered in January. Placement of the garage entrance on 33rd Lane was questioned. Could the entrance be changed to face 33rd St.?  
The PZC passes this item onto the Council.

Fred Banister: Subdivision of property at 3150 Lake Elmo Avenue No. & Variance  
Mr. Banister presented a drawing showing the division of the three acre parcel into three 1 acre lots. Grace saw no necessity to move the road. Motion by Michels, Seconded by Sovereign the PZC recommends approval of the sub-division for three one(1) acre lots, created above the flood plain subject to the City providing an agreement for a private roadway, this document to be in agreement with the Fire Chief. Also, a variance to be granted for Lot 1, concerning no frontage on a public street.  
Motion carried 6-1 Opposed Dreher.

Lake Elmo Baptist Church: Special Use Permit for construction of a church building  
Perce tests on the property have been taken. Chairman Grace read the reports from the City Engineer and Planner to the audience. There was no study from the engineer on run-off.  
Questions concerning drainage, ponding, size of complex, visual effect on the area and possible alternate sites were discussed. Chairman Grace went through the list of issues and concerns presented by the area residents, and answered those items which were covered by our zoning ordinance. Chairman Grace stated that this request is allowed in this area and is permitted if it meets the criteria of a Special Use Permit. Reasons for denial have to be based on the ordinances of Lake Elmo.  
Motion by Michels, Seconded by Dreher the PZC recommends to the City Council approval of the Special Use Permit for construction of a church building for the Lake Elmo Baptist Church, subject to:  
1) Review by the City Engineer concerning drainage and sewage  
2) Landscape plan approval prior to construction  
3) Engineer opinion concerning entrances and exits  
4) Exterior lighting - parking lot and building  
Motion carried 6-1 Opposed Novak

Hearing: Midland Meadows - 110 A - 71 homes - 10 A retail business - Co. 17 & 10th St.  
Hearing date set for January 22, 1979 at 8 PM.

Lausing Stone: Landscaping of business, screen from highway.

Adjournment: 11:45 PM

Respectfully submitted,

Kathleen Crombie,  
Recording Secretary