

AGENDA--Planning-Zoning Commission
City of Lake Elmo, Minn. 55042

MEETING TO BE HELD MONDAY, JANUARY 22, 1979.

Please Note: This meeting will be held at the Lake Elmo
Elementary School at 11030 Stillwater Blvd.,
in the Cafeteria Gym.

7:30 P.M. -- Meeting convenes

Roll Call

Approval of Minutes

Grace Colosimo--9287 Jane Road No.

Application for Variance (lot frontage)
for building permit in Govt. Lot 5, Section 9

7:45 P.M. -- Hearing--Derrick Land Co.

Application for SUP to erect 8'x20' sign
advertising "Demontreville Highlands"

8:00 P.M. -- Hearing--Finneman Enterprises, Inc.

Approval of proposed plat "Midland Meadows"

9:00 P.M. -- Hearing--Moratorium

Consider an Ordinance amending Sec. 301
of Lake Elmo Municipal Code relating to
zoning and regulating, for an interim
period, the approval of land subdivision,
plats and planned unit development.

(six month moratorium)

Additional Items:

Planning Commission to look over plans supplied
by Mr. Lauseng for Special Use Permit (Lauseng
Landscape Material Sales)

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JANUARY 22, 1979

The meeting was called to order by Chairman Grace at 8:40 PM.

Roll Call: Lundquist, Prince, Crombie, Grace, Novak, Moris, Michels
Absent: Dreher, Murphy Council: Mottaz, Pott, Lyons Administrator
Whittaker

Grace Colosimo: Application for Variance of Lot Frontage - Govt. Lot 5, Sec. 9
Mrs. Colosimo is requesting a variance for lot frontage in order to build a home on an unimproved street. This was continued until later in the meeting when the map for the area could be reviewed.

Hearing: Derrick Land Co. - SUP to erect 8' x 20' sign advertising DeMontreville Highlands - 2 year limit
Jim Hanson, representing Derrick Land, stated the sign would be erected inside the berm, along Hwy. 36. It would be high enough to be seen from the highway. The area it is to be located in has no houses near it. The length of time requested is approximately two years.
Audience: J. Mottaz - is opposed to this sign and all signs along roadways - feels they are offensive
Lundquist - feels temporary signs for identifying property can be controlled and limited, thereby not as offensive.
Derrick Land did contact the Highway Department. They held no objection, as the sign is to be erected on private property and is for a limited time. No permit from the Highway Department is required.
Motion by Michels, Seconded by Moris, the PZC recommends the City Council grant a Special Use Permit, to Derrick Land Co., for not over two (2) years, and to limit the size of the sign to 8' x 24'. Also, the other requirements of the Model Zoning, on Pg. 99, paragraph g and Pg. 100, paragraph Q, are to be followed. Motion carried 6-0 This item is to be on the February 6, 1979 Council Agenda.

Hearing: Finneman Enterprises, Inc. Approval of proposed plat Midland Meadows
Bruce Folz presented the proposed plat, which will consist of 110 A, 71 lots, and a 10 A parcel to be zoned RB. The property is presently zoned SFU. The residential area will have 1.09 A per lot, on-site well and septic, set-backs will conform to present regulations, 32' bituminous streets and curbs, also, a 5.9 A ponding area. The area designated Commercial will contain 10 to 12,000 sq. ft. and would house anything that would fall under Retail Business. The intent is possibly a Convenience Strip Center.
Concern expressed by the City Planner regards the Commercial Zoning, as Cimmaron and the proposed Parranto plat are zoned for like use.
Prince asked if any feedback from the school district has been received on the influx of students into the schools?
Park dedication to be made in cash. Two entrances for the commercial area are proposed. One entrance to be 700' south of the intersection of Lake Elmo Ave. and 10th Street, on Lake Elmo Avenue, and one to be 300' west of the intersection on 10th Street. Mr. Stockstead suggested the option of leaving the 10 A parcel as an outlot, under the present zoning, if the RB poses problems.
No decision to be made at this meeting. Input from the School District and the Planner to be evaluated.
Hearing closed at 9 PM.

Grace Colosimo: Variance - Lot Frontage - Govt. Lot 5, Section 9

Motion by Novak, Seconded by Crombie, the PZC recommends to the City Council that a variance be granted for lot frontage, if needed, as determined by the City Attorney.

Motion carried 7-0

Motion by Novak, Seconded by Crombie, the PZC recommends to the City Council that Lot 8 Krause Addition be upgraded to City standards, to service the homes presently there.

Motion carried. 6-1 Opposed Lundquist

Hearing: Moratorium - 6 month

The hearing was opened and the purpose of the moratorium was read by the Chairman. The period of time for the moratorium to be six (6) months. During this period the City proposes to complete work on the Zoning Ordinance and the Comprehensive Plan.

Due to the weather conditions the hearing was continued until 7:30 PM on February 13, 1979. The meeting is to be held in the Lake Elmo School Gym.

Leuseng Stone: Landscape Design

No objections were voiced on the design as presented.

Minutes: Motion by Prince, Seconded by Novak to approve the minutes of January 9, 1979 as written. Motion carried 7-0

The Planning and Zoning Commission wish to express their gratitude to Jan Sovereign, who retired from the Planning Commission this year. Jan gave many years of service to the Commission and it is with appreciation, that we acknowledge and thank Jan for her contribution to the City.

Respectfully submitted,

Kathleen Crombie
Recording Secretary

22-79

Hearing - Midland Meadows Proposed Plat

Francis J. Pitt

Lake Elmo

Councilman

Michael Ahrens

901 Lake Elmo Av W.

Scott Conner

St Paul Dispatch

A. R. Johnson

St. Paul

Funerary Est. Co.

W. S. Olson

St. Paul

" " "

Jos. Mattoz

Lake Elmo

Councilman

Joe ...

Lake Elmo

Valence

Ordering - Le Montreuil Highlands - 8'x20' Sign

Name

Address

Jos N. Matta

8770 Le Montreuil Ln. No.

1-22-79

Hearing - Moratorium -

Francis J. Pott

Lake Elmo

Councilman

Tom Roe

Mpls -

Property owner -

Scott Cameron

St Paul Dispatch

Sam Bental

Lake Elmo

Dorothy Lyons

Lake Elmo

Jillie Stokstad

St Paul F.E. Co.

Bruce Folz

LAKE ELMO