

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

MEETING TO BE HELD TUESDAY, JANUARY 9, 1979.

- 7:30 P.M. -- Meeting convenes  
Roll Call  
Approval of Minutes
- 7:45 P.M. -- Derrick Land Co.--Mpls., Minn. 546-2276  
Application for Special Use Permit  
to erect 8'x20' sign advertising  
"Demontreville Highlands"
- 8:00 P.M. -- HEARING--Proposed plat --Beutel Addition  
Approval of preliminary plan
- 9:00 P.M. -- Joseph Timmers--1621 Sandhurst Dr., St. Paul  
Subdivision for Lots 15 & 16, Three  
Lakes Farm
- Late Addition  
1/8/79 9:30 P.M.-- Ruben Lauseng--9591-60th. St. No.  
Renewal of SUP--Landscape Plan

City Council request Planning-Zoning Commission  
schedule hearing on Moratorium.

Planning Commission to schedule hearing for  
Special Use Permit Application for Dan Dolan  
Development, Inc. for directional and information  
sign, 100 sq. ft. in size at 8300 Hudson Blvd.

ITEMS FOR DISCUSSION:

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JANUARY 9, 1979

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

Roll Call: Michels, Moris, Novak, Lundquist, Prince, Crombie (7:35), Murphy (7:45)  
Absent: Dreher - Also in attendance Administrator: Whittaker

Minutes: Motion by Prince, Seconded by Lundquist to accept the minutes of December 12, 1978 as written. Motion carried 7-0

Administrator: Questions regarding Council action posed. It was recommended that the Council minutes reflect an explanation when decisions vary from the recommendations of the Planning Commission. This will help give the Planning Commission more insight as to the expectations of the Council.

Derrick Land Co.: Special Use Permit to erect 8' x 20' sign  
Jim Hanson, representing Derrick Land is requesting a SUP to erect a sign on the Derrick property, to advertise Demontreville Highlands. Mr. Hanson was directed to contact the State to determine if a permit is needed from them; also refer to page 99, item 8, Green Model Zoning Code. A hearing has been scheduled for January 22, 1979 at 7:45 PM.

Dean Beutel: Hearing - Proposed Plat - 33 Acres at Jamaca and 212  
Bruce Folz presented Mr. Beutals' preliminary plan to include 16 lots on approximately 20 acres and rezone the remaining 12 acres to allow multiple family dwelling, when sewer is available. The access to the development will be from Jamaca and T at the west end of the property. The north-south "T" road will align with Kendrick in the adjacent Kenridge Addition. There is a 50 ft. easment currently between these two parcels, which would allow for street continuity and also allow for a drainage ditch from the Kenridge Addition. The lots will be one (1) acre and 125 ft. wide. The remaining 12.98 acres would provide multiple housing and act as a buffer from Hwy. 212. The owner is aware no building of this type can be done until sewer could be provided. He does desire to know what the property intent of this 12 acres is before a final plat is approved. He does not feel SPU is a desirable use, due to the proximity of the property to the highway. The owner is aware of the water problems to the east, and ponding will need to be provided to maintain the water from the Beutal Adn.

Audience:

D. Knipe - His back yard is reservoir now and feels more homes will raise the water. Feels Lake Elmo has tried to solve the problem but no agreement can be reach with the DNR. This will cause a hardship to existing homes.

Q to Engineer - Do you feel this problem can be solved? A. Yes, A further study by Lake Elmo is needed for the DNR. City has referred this matter to the Valley Branch for a solution. A less costly study by the City, it is felt, could help resolve the problem sooner than by leaving the solution solely to the Valley Branch.

It was suggested to the property owners to petition for the improvement.  
R. Strege - how will traffic flow be handled if multiple housing is put in? A. 35th Street will continue and tie into proposed Co. 13.

Hearing Cont'd: Questions concerning the need to connect the two subdivisions were raised. Reasons being fire, police, maintenance and drainage problems.

Audience remark - It was requested the PZC do nothing about this proposal until the water problem is solved.

D. Knipe - Neighborhood would not like to see multiple housing.

A. If this request is not agreeable with the City than the City should give an indication what it would like to see here.

The main concern of the residents in the area is the water and the potential intensifying of an existing problem.

Hearing closed at 9:05 PM.

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

Discussion of the access to Lot 16 and the desirability of private road agreements.

Motion by Crombie, Seconded by Prince to recommend approval of the Timmers Subdivision of Lots 15 & 16, Three Lakes Farm, with 1) an agreement similar to that with Merle Payne providing for street dedication and maintenance. 2) an agreement for 44' on Lot 16, also an additional 27', to be added to the 33' alley, on Lot 15, to provide emergency access on future 41st St. and provide for future dedication of said 41st St. 3) one driveway access to two (2) lots on Lot 15. 4) an agreement for a 120' area, where no building will be allowed, to provide for the future extension of Innsdale from Innsdale to Lake Jane Trail. 5) Certificate of Survey 6) option to vacate 41st Street when Innsdale is improved.

Motion carried 8-0

Lausing Stone: Screening of business from Highway 36 and adjoining property

Mr. Lausing present the PZC with his proposed landscape plan.

It was decided Scotch Pines would comprise the bulk of the screening with a scattering of deciduous trees. 50% of the trees to be about 10 ft. and 50% of mixed heights. Mr. Lausing will determine the type and heights and send the final plan to the City Council.

Hearings: Dan Dolan - 7:30 PM, January 22, 1979

Moratorium - 9 PM, January 22, 1979

Tom Loucks: February 26, 1979 meeting with the City Council, PZC may attend.

7:45 PM same evening, will meet with the PZC. Zoning Ordinance

Officers: Motion by Lundquist, Seconded by Morris to retain existing officers for 1979. Motion carried 8-0 - Chairman - Duane Grace

Vice Chairman - Jeanne Novak

Secretary - Brian Crombie

Adjournment: 11 PM

Respectfully submitted,

Kathleen Crombie  
Recording Secretary

1-9-79 Rental Addition Hearing - 8 P.M.

Name	Address
Dean Bartel	Lake Elmo
BOB WINTER	8809 36 <sup>TH</sup> ST L. ELMO
Ray Strega	8808 36 <sup>th</sup> ST. N. LAKE ELMO
Jerome E. Bartel	3415 JAMACA AVE. NO. L.E.
Judith Bartel	" " " " "
Charles W Anderson	P.O. box 226 Lake Elmo.
Carol Kuttner	9130 Jamaica Ct Lake Elmo
DON KWIPE	9115 JAMACA CT LK. ELMO
Dennis W. Lief	9150 Jamaica Ct
Mae Nippoldt	3501 Jamaica Ave N
Mervin Nippoldt	3501 Jamaica Ave N.
DON KLATKE	3663 Jamaica Ave No
MARK J. WALDO	8838 36 <sup>ST</sup> N. LAKE ELMO
RONALD DUKE	9186 JAMACA CT N.
Bob KROSTUE	9089 JAMACA CRT. N.