

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF FEBRUARY 13, 1979

The meeting was called to order at 7:35 by Chairman Grace.

Roll Call: Dreher, Prince, Novak, Murphy, Michels, Grace, Morris, Crombie (9:20)  
Absent: Lundquist - Council - Pott, Mayor Armstrong, Administrator  
Whittaker, Building Inspector Kluegel

Moratorium: Continuation of Hearing on Six Month Moratorium - Ordinance No. 74  
Chairman Grace read the sections of Ordinance 74 explaining the purpose  
and intent of the moratorium.

Audience: Why can't the work on the Comprehensive Plan and Zoning  
Ordinance and Map be done without a moratorium?

A. Time necessary to complete these documents has been largely spent  
in proposed plat review, also changes in these regulations may require  
changes in proposed plats.

Can property be sold during the moratorium?

A. Yes, but subdivision of property cannot be done until the moratorium  
has ended.

What assurance is there that the work will be completed in the six  
months and that the moratorium won't be extended?

A. Special meetings will be held in order to expedite completing these  
ordinances, also if the work is completed before the six months the  
moratorium will be lifted. Presently we have no tools to implement the  
Comprehensive Plan. We need a Comprehensive Plan, Zoning Ordinance  
and Zoning Map that are workable. Mayor Armstrong feels in order to  
keep a rural unsewered community, which is the desire of the City  
than larger lot sizes may be more desirable. This will be one  
consideration for change. Things should stop for this short period  
to put our regulations in order and then proceed.

Minor subdivisions will also be covered under the moratorium.

Hearing closed at 8:15 PM

Motion by Michels, No second to recommend denial of the request for  
a six month moratorium. Motion failed, no second - Opposed to the  
request, feels this work can be done without a moratorium.

Motion by Novak, Seconded by Murphy to recommend approval of  
Ordinance 74, for a six month moratorium, with the stipulation that  
the moratorium not be extended beyond six months.

Motion carried 6-1 Opposed Michels

Minutes: Motion by Prince, Seconded by Michels the minutes of January 22, 1979  
be approved as corrected. Correction: Grace Colosimo Variance -  
Motion should state .....that a variance be granted for building on  
an unimproved street, rather than lot frontage. Motion carried 6-0  
1 abstention Murphy.

Midland Meadows: Pinneman Enterprises, Inc. - Proposed Plat Approval

A memo, from the Planner, was reviewed regarding the 10 A commercial  
area. No comments have been received from the Park Board.

Discussion included alternatives for the proposed 10A commercial area  
if it were not rezoned. A cul-d-sac, with 7 home sites is a possibility.  
The remaining 2 $\frac{1}{4}$  A has not been decided. A policy discouraging  
cul-d-sacs was discussed. Internal access to the commercial is  
desirable. Sewering - is it a possibility for this development?

**Midland Meadows:** PCA to determine whether Cimmaron will have additional capacity. School question poses no problem. Additional students are desirable.

Motion by Prince, Seconded by Murphy, PZC recommends holding any decision on Midland Meadows until a decision on Ordinance 74 is made by the Council. Motion carried 8-0

The developer feels his request to subdivide is in order and meets the criteria set forth by the City today. The request for rezoning was not included in the Notice of Hearing, therefore, only the matter of the subdivision request should be addressed. Why should he have to wait for the decision of a moratorium if his plat meets today's requirements.

Motion by Crombie, Seconded by Grace to rescind the previous motion to delay action on the Preliminary Plat for Midland Meadows.

Motion failed. 3 For - Grace, Crombie, Dreher, 4 Opposed - Morris, Murphy, Prince, Michels 1 Abstention - Novak

Bruce Polz feels that if the PZC agrees the 10A parcel should not be rezoned RB, it should be included in the motion to approve or deny the plat. This would support the recommendation of the Planner. Crombie disagrees, feels it should be left as an outlot to be rezoned at a later date.

**Dean Beutal:** Beutal Addition - Preliminary Plat Approval  
VBWS sent a letter requesting more information. No action has been initiated in order to join the Kendridge Addition to Beutals. Problems with the City and Watershed need to be resolved before a decision can be made.

Motion by Michels, Seconded by Dreher recommend the Preliminary Plat approval be delayed on the Beutal Addition until 1) surface water drainage problems are resolved and 2) the Park Committee recommendation is received. Motion carried 8-0

**Robert A. Steindorff:** Possible Variance for building permit on 9A with 20ft. driveway. No action. Attorney to examine abstract

**Walter Pechan:** Easment to Property off Private Road - South of Keats & 47th St. Mr. Pechan has an easement from 47th St. to his property. The easement is 50ft. He is requesting a variance to put in a driveway, off his easement, in order to gain access to a 6A parcel that lies behind his property. The Pechan easement would be the extension of Keats Avenue, if it was extended.  
Mr. Pechan was advised to make application for a variance. Also, an agreement such as the one with Merle Payne, to be reviewed by the Attorney. The request to be sent to the City Engineer for his opinion. This item to be put on the February 26 agenda.

**Mr. Hendricks:** Minor Subdivision  
Mr. Hendricks owns a two acre parcel on Jamaca. The adjoining parcel, which is one acre, is owned by a family member. Mr. Hendricks wants to add one of his acres to the adjoining lot, thereby leaving one acre for himself. No hearing is necessary. A survey of the property was advised.

Motion by Michels, Seconded by Murphy to recommend approval of the Minor Subdivision of Mr. Hendricks. Motion carried 8-0

**Adjournment:** 11:15 PM

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

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

MEETING TO BE HELD TUESDAY, FEBRUARY 13, 1979.

7:30 P.M. -- Meeting convenes

Continuation of the HEARING  
on the 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)

9:00 P.M. -- Finneman Enterprises, Inc.

Approval of proposed plat "Midland Meadows"

9:30 P.M. -- Beutel Addition

Approval of Preliminary Plan

10:00 P.M. -- Public Inquiries:

Robert A Steindorff

Requesting possible Variance--to  
allow building permit on 9.29.acres  
for one home with 20 ft. driveway on  
30th. St.

Walter Pechan--10021-47th. St.

Requesting easement to property off  
private road--South of Keats & 47th. St.

Late Addition:

Scott Hendrix

Application for subdivision in Sec. 15  
2 acres divided into 1 acre lots.  
Keeping 1 acre to the North for Hendrix  
and giving one acre to brother--(land not  
being divided for sale).