

AGENDA--PLANNING-ZONING COMMISSION
City of Lake Elmo, Minnesota 55042

JOINT MEETING OF THE PLANNING COMMISSION AND CITY COUNCIL

MEETING TO BE HELD MONDAY, FEBRUARY 26, 1979.

5:00 P.M. -- Zoning Ordinance with Tom Loucks, Planner

6:30 P.M. -- Dinner break -- Ben's Elmo Inn

7:30 P.M. -- Meeting reconvenes
Roll Call

Walter Pechan--10021-47th. St.
Application for Variance--requesting easement
to property off private road--south of Keats & 47.

8:00 P.M. -- Comprehensive Plan--Rob Chelseth, City Planner

9:30 P.M. -- Discussion Items:
Parranto File
Minutes
Meeting Dates (all Mondays)

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF FEBRUARY 26, 1979

5:00 PM Joint PZC-Council
ROLL CALL: Murphy, Dreher, Lundquist, Grace, Novak, Moris, Crombie
Council: Mottaz, Administrator Whittaker

ZONING ORDINANCE: Tom Loucks, Planner

The 4th draft, with corrections was reviewed. Some of the items of discussion included the new PUD section, the omission of Special Use Permits, Interm Use Permits, which met with negative reactions from the Planning Commission, and the Lot Cost Study. One final meeting with the Planner should complete the review of the ordinance; at that time the Zoning Map will be discussed along with lot sizes.

DINNER BREAK -- RECONVENE AT 7:30 PM

Chairman Grace called the Planning Commission meeting to order at 7:30 PM.

ROLL CALL: Murphy, Dreher, Michels, Lundquist, Grace, Moris, Crombie, Novak
Absent: Prince Council: Morgan, Johnson, Administrator Whittaker

MINUTES: Motion by Novak, Seconded by Murphy, to approve the minutes of February 13, 1979 as written. Carried 8-0.

COMPREHENSIVE PLAN - 1st DRAFT: Rob Chelseth, Planner

Review of the proposed Comprehensive Plan Revision included the suggested zoning districts. Prime Ag land would fall under Class I, II & III. Class I & II would be comprised of one lot per 40 acres, and Class III, 5 lots for 40 acres. A non-sewer, Residential District may contain 1 to 2 1/2 acre lots. An Urban Residential Area, eg. Cimerron is proposed for Section 32.

Reactions from the PZC included the changing of the Residential heading, also density is to be defined. What is the feasibility of local sewage treatment plants in problem areas? This as opposed to the 'big pipe'. It was suggested that a termination date be included on plat rezonings. Mr. Chelseth will meet with the PZC within a month to continue this review.

MEETINGS: The PZC meetings will now be held on the second and fourth Mondays of each month.

WALTER PECHAN: Application for Variance - requesting easement to property off private driveway.

Mr. Pechans property and drive lies south of Keats and 47th. Due to the length of his present driveway, 1/2 mile, the PZC is opposed to grant such a variance. The proposed new drive is also undesirable; it is proposed between two property lines. It would be more logical to place it on what is designated 45th or 46th Street. It was suggested that the driveway to the Pechan and Hartman homes could be upgraded to minimum rural standards, this is about the only way this variance could be considered.

Motion by Michels, Seconded by Dreher, to recommend denial for the Variance request, as stated. Dreher's objection being, this is to be a driveway, off a driveway with neither property having the required frontage on a public street. Motion carried 6-0 Crombie and Moris abstained.

This item to go on the March 6, 1979 Council Agenda.

PARRANTO FILE: Status of pending application

Mr. Pete Parranto appeared before the PZC to clarify the status of the Washington 37 proposed plat. It was explained that Preliminary Plat approval had not been given. Concept Approval was received contingent upon receipt of reports from the Engineer, Planner and Park Board. To date, the PZC does not have the requested material in the file. Mr. Parranto indicated that in 1975 he received approval for a more densely populated plat on the same property. He requested the PZC give him preliminary approval on the plat before the commission now, since a previous PUD had been approved. The PZC had no information on any previous approval before them. It was suggested Mr. Parranto return to the next PZC meeting when the commission can review what was previously done. Also questioned was the PUD issued for the Dayton Hudson property. Mr. Parranto stated that new owners are planning to use the property for single family, is that PUD still in effect. He feels it is. These matters to be taken up at next meeting.

ADJOURNMENT: 11:00 PM.

Respectfully submitted,

Kathleen Crombie,
Recording Secretary