

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF MARCH 12, 1979

Chairman Grace called the meeting to order at 7:40 PM.

ROLL CALL: Dreher, Murphy, Prince, Grace, Novak, Moris, Lundquist, Michels  
Absent: Crombie Also present, Pete Kluegel, Building Inspector

MINUTES: Motion by Lundquist, Seconded by Dreher to approve the minutes of February 26, 1979. Carried 7-0

STEINDORF VARIANCE: Request for building permit on 9.29 A, with 20 ft. driveway on 30th Street  
This matter will be reviewed at the next meeting when the City Attorneys opinion on the abstract review will be available.

PARRANTO PLAT APPEAL FROM MORATORIUM: Mr. Parranto reviewed a letter sent to him by the City Administrator, indicating the necessary items to be completed before the Washington 37 plat can be considered for appeal or preliminary approval. Mr. Parranto stated items 2 thru 7 can be completed by the next meeting and that the Highway Department is satisfied with the revision presented. He will secure a letter stating the lots in the flood plain are in agreement, also he will get a letter from Cimarron stating sewer is not available.

The City Administrator stated in his letter to Parranto that the Dayton Hudson property did not have a formal plan considered. Mr. Parranto says he does have correspondence indicating that approval was given. He will forward this to Mr. Whittaker. He again, expressed his desire that Dayton Hudson property not be covered under the moratorium.

Mr. Emmett Albergotti, Dayton Hudson representative, was in attendance to voice the feelings of the corporation. The Dayton Hudson commercial venture is no longer active. They are presently trying to market vacant land. Mr. Albergotti indicated that D-H would like to see the property left in the same type of open arrangement. He also stated that he could see no harm, as far as Dayton Hudson is concerned, in the six month moratorium. He is unaware of what Mr. Parranto's buyer has in mind for the property use. Dayton Hudson does not intend to break the property down into small parcels and requests the City consider the property for some type of development.

MIDLAND MEADOWS AND BEUTEL ADDITION: Since both of these plats request a change in the land use, Bruce Folz has requested the City Council and the PZC that he be able to work with them during the moratorium on the Comprehensive Plan and Zoning Map. Chairman Grace suggested he stay for the presentation of the Planner on the Comprehensive Plan. Mr. Folz also questioned the status of the three minor subdivisions he has before the City. These should be processed as usual since approval has been given.

JOINT PZC/COUNCIL MEETING: 8:15 the Council joined the PZC for review and discussion of the proposed Comprehensive Plan. All Councilmen were in attendance. Also City Administrator Whittaker and Building Inspector Kluegel Rob Chelseth presented the latest revisions and reviewed the proposed map. Discussion of the map included the question of whether the 3M office park should be included. Since no action has been forthcoming it was suggested this area should go into the Ag Zone until 3M is more definite on their time-table.

## COMPREHENSIVE PLAN - Cont'd

The question of what the use of that area is desired to be, if 3M should not put in the office park was discussed. Is this proposed use to be our ultimate use? Councilman Morgan stated the map is to show projected long range, 10 yr., planning and feels the Ag Zoning is too vague. If not an office park then what is desirable?

Highway Corridors should be more detailed. Should single family housing, even on large parcels be allowed within  $\frac{1}{4}$  mile of these corridors?

It was suggested a rural use be put between 212 and the tracks. These rural uses will be elaborated on at a later time.

The map areas are determined by the Land Use Alternatives. The alternative the City chooses will determine amount of growth and the areas desired for it. Alternate 2, the planner felt, may best suit the needs and desires of Lake Elmo. The map he presented showed present uses and also projected uses. Some changes will be made, based on this meeting's discussion, but basic agreement seemed to be reached.

The March 26 meeting will include recommendation on the land use plan, final amendments to the draft Zoning Ordinance, and guidelines for public improvements.

ADJOURNMENT: 10:55 PM

Respectfully submitted,

Kathleen Crombie  
Recording Secretary

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

MEETING TO BE HELD MONDAY, MARCH 12, 1979.

7:30 P.M. -- Meeting convenes  
Roll Call  
Approval of Minutes of February 26

Discussion:

- A. Steindorf Variance-- to allow building permit on 9.29 acres for one home with 20 ft. driveway on 30th. St.
- B. Parranto Plat appeal for Moratorium
- C. Status--Midland Meadows and Beutel Addition

8:15 P.M. -- Rob Chelseth, City Planner  
Comprehensive Plan -- (City Council to meet with the Planning Commission)