

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF MARCH 26, 1979

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

ROLL CALL: Murphy, Prince, Dreher, Michels, Moris, Lundquist, Crombie (9:15)
Also, Administrator Whittaker, Building Inspector Kluegel, Planner
Rob Chelseth

MINUTES: Dreher moved, Seconded by Michels to approve the minutes of
March 12, 1979. Carried 7-0.

STEINDORF VARIANCE: Government Lot 1, Section 24 - 20 ft. frontage on 30th St.
Don Raleigh examined the abstract for the parcel and determined
the owners had access established before the City ordinances. There-
fore, he feels approval should be given for the 20 ft. frontage and
access back to the 9 acre parcel.
Michels moved, Seconded by Dreher to recommend approval of the
Steindorf Variance with the standard Payne Agreement, and the
stipulation there be only one buildable site until other road
arrangements can be made. Carried 7-0.

SOUTH PINE SPRINGS ESTATES: The City received a letter from these developers
requesting any comments Lake Elmo may have. The Administrator was
instructed to write a letter to Pine Springs Estates, stating that
Lake Elmo has no objections to the proposed plat. Michels moved,
Seconded by Moris to instruct the administrator that the PZC has
no questions, comments or objections regarding Pine Springs Estates.
Carried 7-0.

PARRANTO PLAT APPEAL FROM MORATORIUM: Variance request for Dayton-Hudson
Property and Washington 37
The general consensus of the PZC regarding the Dayton-Hudson
Property is that no exemption should be considered, since no
information on this parcel has come in relating to intended use.
The 1975 request from Dayton-Hudson was consistant with the Comp-
rehensive Plan, but no formal application was made for a PUD.

Mr. Parranto stated that Dave Licht, Midwest Planning, is researching
their files to find the approved PUD he says the City granted D-H.
Grace stated that if an approved PUD is located, it should be sent
to the City and then the PZC and City Council can reconsider a
variance from the moratorium.

Prince moved, Seconded by Moris the PZC not consider the appeal
from the six month moratorium for the Dayton-Hudson property based
on the following:

- 1) remarks made by Mr. Albergotti, Dayton-Hudson Representative
at the March 12, 1979, meeting.
- 2) lack of information and plans on the intended use of the
property.
- 3) under section 302.050, B-4, a General Development Plan
has to be made within 12 months. This was not done with this
property under their previous request.
- 4) the present suggested use is considerably different from
the proposal submitted by Dayton-Hudson. Daytons proposed
a high density use with sewer. Parranto indicated a lower
density, without sewer

PARRANTO APPEAL CONTINUED: 5) the shopping center is deleted.
Carried 7-0.

Washington 37 - Mr. Parranto had a letter from the Highway Department stating they meet the standards. The elevation question was answered by review of the plat, with the property being five feet higher, than originally thought.

Mr. Willard Morton, and Mr. Steve Schmidt, two of the property owners were in attendance. Mr. Morton owns 40 acres and Mr. Schmidt is in a joint partnership, with twenty investors, and they own the remaining 37 acres. They offered to up-date the list of owners, as the City was under the impression that the property was owned by Parranto. Mr. Schmidt stated the principal reason for the delay in proceeding, from the owners view point, was the sewer question with Cimarron. They desire to begin work this spring and the six month moratorium would cause a financial hardship on the owners. He also feel that the prime concern for the City is that the proposal be consistant with the Comprehensive Plan.

Michels moved, Seconded by Dreher, to recommend the City Council grant the appeal to the moratorium for the Washington 37 Property, based upon our recommendation to Mr. Parranto to pursue sewer and water from Cimarron, which they have since found out is unavailable. Motion carried 4-2-1 Nay, Prince, Murphy Moris abstained. This to be on the next City City Council Agenda.

COMPREHENSIVE PLAN: Rob Chelseth presented the proposed Comprehensive Plan map, with the suggested changes.

The General Rural area has no specific Ag area; the farming community, in Lake Elmo, is not strong therefore, it was hard to draw specific lines indicating such. This zone will protect an Ag zone for those desiring to farm. Also, this area is the only consistant way we will have to maintain 10A lots or an overall density of five homes per $\frac{1}{4}$ - $\frac{1}{4}$ section. This will allow homes to be clustered, with the remaining acreage reserved in an outlot.

Dreher questioned the desirability of this as to the effect it will have on the Citys long range roadway plan. The alternative would be individual 10A home sites. This is not a transition plan designed for development from rural to high density.

Crombie questioned how the City can draw the cut-off lines for this area.

Emmet Albergotti from Dayton-Hudson requested their land be held out as one major parcel, thereby, allowing planning and development of a total 1000 acres. He feels this parcel is unique in its size and proximity to sewer. Dayton-Hudson plan to sell the land in one parcel. Grace suggested 'putting a ring' around Dayton-Hudson and allowing a limited number of homes between now and 1990; then have the developer return and show their future proposals.

Lundquist feels there is no damage in having a Comprehensive Plan showing what you want and expect in a specific area. What is the future use of this parcel?

COMPREHENSIVE PLAN: Commercial Areas The Council feels there should be no random commercial areas on Hwys. 36 or 94. Chelseth is showing a proposed area on 36. Grace would like to see this remain. Michels questioned the 36 Corridor. He feels not all the commercial potential is shown for 94 Corridor, as is on 36. The 36 Corridor was precipitated by the request from Wally McCarthy, and therefore, this is why this corridor is being proposed.

Chelseth explained why this area would be desirable for commercial. The powerlines are a big consideration. They are located so as to act as a natural buffer on 36. They are not located as such on 94. If the City desires to designate another commercial area this is the most logical.

Capital Improvements The Citys Capital Improvement plans are for parks, fire hall, etc. There will be no General Tax Revenue expended.

Grace reviewed the Comprehensive Plan Map section by section. The PZC met with agreement on the over-all concept. Rob will make the minor changes requested.

ZONING ORDINANCE: The PZC will meet with Tom Loucks on April 9, 1979.

COUNTY 13: Hearings should be held soon.

ADJOURNMENT: 11:30

PLANNING--ZONING COMMISSION AGENDA
City of Lake Elmo

MEETING TO BE HELD ON MONDAY, MARCH 26, 1979.

- 7:30 P.M. -- Meeting convenes
Roll Call
Approval of Minutes
Steindorf Variance
So. Pine Springs Estate
- 8:00 P.M. -- Parranto Appeal
- 8:30 P.M. -- Comprehensive Plan
A. Alternate Land Use Plans
B. Capital Improvement Policies
C. Questions or Problems with
Zoning Ordinance.

Miscellaneous Business

Note: April 9 -- Meet with Tom Loucks on Lot Sizes and
Zoning Ordinance.