

CITY OF LAKE ELMO

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF APRIL 9, 1979

The meeting was called to order at 7:42 p.m. by Chairman Grace.

Roll Call: Present: Dreher, Moris, Lundquist, Prince, Novak; Absent: Michels, Crombie, and Murphy. Also present: Administrator Whittaker, Building Inspector Kluegel, Planners Loucks and Chelseth.

Lot size study: Loucks presented his report on the lot size study to the Commission. The report is on file in the City office with the draft Zoning Ordinance. After considerable discussion, some general conclusions were considered: Lot size is not a very good determinant of the cost of services. The level and cost of services tend to increase with population increases. Therefore, he reached the conclusion that larger lot sizes would discourage development; and, therefore, the population would not increase as fast; and the demand for services would not increase as fast.

It appeared to Loucks that the only way to be sure of avoiding the costs of urban services was to keep the City very rural, in five acre lots. However, he listed everything from small urban lots (under 10,000 sq. ft.) to five acre lots as "urban"; and stated that all these "urban" places eventually demand "urban" services. There was no report on the degree to which varying levels of "urban" might affect the final assumptions and conclusion.

The Planning Commission generally agreed that the study was inconclusive; and that lot sizes would eventually have to be gauged by viewing areas of varying lot sizes to see which most closely represents the kind of community the City wants to become.

Comprehensive Plan: Chelseth presented the third draft of the land use management plan and section P of the Comprehensive Plan to the Commission. Aside from some questions about specific boundaries, the principle issue discussed was the location of the MUSA line on the plan map.

Chelseth advised the Commission that the Metropolitan Council and Waste Control Commission expected the City to account for a sewer service area that would be capable of accommodating 6,000 people by 1990. This "future" sewer area would not include the "Old Village", Cimarron, or Section 32.

The Commission discussed various ways to retain the rights to this sewer capacity without committing City resources and policies to providing it. They felt it would be good to have that Metropolitan capacity to fall back on; but, did not want to program sewer for any specific area. They decided to indicate a general expansion of the service area easterly from the currently sewer area in Section 32. The line would have to extend through Section 33 to account for the Metro allocation. They will leave that area in the general rural use category on the plan, however; and indicate in the plan text that they anticipate there may be demand for the allocated sewer very late in the planning period - say 1990.

The Commission agreed that they are ready to recommend the land use plan to the City Council; and invited the Council to a joint meeting April 23. They like hearings in early May.

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Zoning Ordinance: The Commission felt they would be ready to discuss the Zoning Ordinance for hearing purposes at their first meeting in May.

Chrysler Dealership: J.E. Parranto, representing Crossroads Ford, asked the Commission to consider a rezoning in Section 32 for a Chrysler dealership. The Commission agreed that a rezoning was not affected by the moratorium; and that Mr. Parranto should make application for a rezoning. The Commission would schedule a hearing on the rezoning at their April 23, 1979, meeting if a complete application is on file at the City office - and if no subdivision of land would be required to rezone the property and develop the dealership.

Meeting adjourned at 10:45 p.m.

AGENDA

Lake Elmo Planning-Zoning Commission

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7:30 P.M. -- Meeting Convenes

-- Tom Loucks, Zoning Ordinance

9:00 P.M. -- Rob Chelseth--Comprehensive Plan

Discussion: 1. Capital Improvement Program

2. Implementation Ordinances

3. Goals & Objectives, PZC

4. Additions to Code--Section 303