

City of Lake Elmo Planning and Zoning Commission Minutes, May 21, 1979

Chairman Grace called the meeting to order at 7:30 p.m.

ROLL CALL: Dreher, Prince, Murphy, Lundquist, Michels, Crombie (8:00) Absent, Moris and Novak Also present, Building Inspector Kluegel and Planner Rob Chelseth Council: Pott and Johnson.

MINUTES: Motion by Prince, Seconded by Murphy to approve the minutes of May 7, 1979. Motion carried 6-0.

PEPIN ENGINEERING - ZONING: Mr. Pepin is proposing to construct a 60' x 100' building on lots 15 and 16 of County Auditors Plat #8 for Lake Elmo. The combined lots are a little less than one acre. He will have to reroute the drainage ditch around the building. The proposed operation, pipe bending, seems consistent with the General Business Zoning for that area. He estimates he will have about 10 employees. No action taken.

COMPREHENSIVE PLAN HEARING DATES: The Comprehensive Plan Hearing Dates are now set for June 12 and June 18, in accordance with the Administrators memo of May 18, 1979. The hearings will be held at Lake Elmo Elementary School at 7:30 p.m.

REGIONAL PARK PLAN: The PZC reviewed the park plan and concurred with the Councils analysis of a very active park. Lowering the number of campsites was suggested. Dreher questioned the golf course plan within the park.

GOALS AND OBJECTIVES, PZC: The PZC basically agreed with the objectives and scope provided in the Administrators memo of May 4, 1979. The commission would like some feed-back from the Council concerning their expectations. The Planning Commission would like more open communication between the PZC and the Council, particularly concerning decisions that are contrary to Planning Commission recommendations.

ZONING MAP - DEFINE PROBLEMS: Tabled until the first of July, after the Comp Plan hearings.

COMMERCIAL AND INDUSTRIAL ZONES: It was decided to leave C-1, C-2 and C-3 uses as they are for now.

GENERAL DISCUSSION - HEIGHT PROBLEMS, EARTH SHELTER DEFINATION, SOLAR RIGHTS: For structures over 35 ft. eg., wind generators, towers, CB & radio antennae, a variance can be applied for. Height not to exceed 75', with 65' preferred. Earth Shelters will be subject to the new State regulations in the State Code. Solar rights regulations in other communities will be reviewed by the Planner and considered by the PZC at a later date. Solar rights are included in an Ordinance primarily as a reminder to builders and adjoining property owners.

ADJOURNMENT: 10:00 p.m.

Respectfully submitted,

Kathleen Crombie
Recording Secretary

AGENDA

Lake Elmo Planning-Zoning Commission

May 21, 1979

- 7:30 P.M. -- Meeting convenes
 - Minutes
- 7:45 P.M. -- Pepin Engineering-- Zoning
Question on Adams Property
- 8:00 P.M. -- Comprehensive Plan Hearing -- Change
June 4 to June 18
at Lake Elmo Elementary School--7:30 p.m.
 - Regional Park Plan
- 8:30 P.M. -- Goals and Objectives, PZC
 - Define Problems of Zoning Map
- 9:30 P.M. -- Review permitted uses in Commercial and
Industrial Zones
 - General discussion height problem, earth
sheltered definitions.