Minutes of the Lake Elmo Planning and Zoning Commission, May 7, 1979

Chairman Grace convened the meeting at 7:30 p.m.

ROLL CALL: Lundquist, Dreher, Prince, Murphy, Crombie, Michels, Moris — Absent, Novak
             Council, Mottaz, Johnson, Morgan, Pott, Armstrong (8:50) also Building
             Inspector Kluegel and Administrator Whittaker

MINUTES: Dreher moved, Lundquist seconded to approve the minutes of March 26
             and April 23 as written. Motion carried 8-0.

             Dreher feels that if the City does move the MUSA line the reserve
             capacity is to be retained; if this cannot be done he is opposed to
             moving the MUSA line.

RACQUET BALL COURT: Charlie Gifford reviewed plans for a racquet ball court, to
             be built just east of the Brookman Addition. It is the last parcel
             in the General Business Area.

             The building will be cement block measuring 94' x 116', containing 8
             courts. The front exterior will be glass, stone and wood. Parking
             stalls for 50 to 60 vehicles will be in front and to the side. Access
             will be off of 212. An application has been sent to the state for a
             driveway permit. The septic system will be in the back of the building.

             The PZC generally agreed with the concept and plan. It was suggested
             before the proposal is submitted to the Council the front view design
             be finished, driveway access be confirmed, a landscape plan be prepared,
             and perc tests be completed. Some ponding may be necessary. Pete
             Kluegel will work with the builder on the site plan, then it will be
             sent to the Engineer for review.

COMPREHENSIVE LAND USE MAP — FINAL DRAFT: Two changes appeared per previous discussion.
             The MUSA line was moved to the boundary of Section 32 and the commercial
             area along Hwy. 36 was deleted. Johnson questioned the north-south road
             proposed through the Regional Park. He feels this is a potential artery
             from 94 to 212 that will significally affect our traffic plan. Further
             study of this question will be made; until the matter is solved the
             entire park area will be green, with no road designated through the
             middle.

             Grace requested the PZC get a copy of the park plans before the public
             hearings are set.

             Prime Ag areas will be noted on the Zoning Map, on the Comprehensive
             Plan Map it will be combined into General Rural Use. Pott suggested
             an alternate plan showing projections for 20 years hence.

             Public Hearing dates for the Comprehensive Plan are set for June 4 and
             June 12, 1979, at 7:30 p.m. The hearings will be held at either Lake
             Elmo Elementary or Oakland Jr. High. Location will be noted in the
             publication notice.

ZONING ORDINANCE: Changes in the final draft include allowing for cluster develop-
             ment in the Ag District — 1 $1\frac{1}{2}$A lot per 40 acres. R-1 — Low Density
             Residential will be changed to R-R — Rural Residential. This will
             allow 5 $1\frac{1}{2}$A sites per 40 acre, clustered or 10A minimum.

ZONING ORDINANCE CONT'D: R-R Minimum District Requirements changes include lot
size, now 10A, Lot width of 125' on $1\frac{1}{2}$A cluster, setback of 50 feet
on arterial roads and three (3) off-street parking spaces per unit.

R-2 - One Family Residential (Medium Density) is now R-1. Lot size,
under Minumum District Requirements to be $1\frac{1}{2}$A. Each lot will have to
be qualified: one (1) acre of land suitable for septic and two drain-
field locations. This to be done before final plat approval. Three
(3) parking spaces per unit required for off-street parking.

R-3 - One and Two Family Residential (High Density) now R-2.

It was requested that earth sheltered homes be defined and some policy
on solar encroachment be considered. Building heights will be further
discussed.

Review of the business and industrial zones will be covered at the
next meeting, also the Conservency District and the land use and
zoning map.

ADJOURNMENT: 11:30 p.m.

AGENDA

PLANNING-ZONING COMMISSION
City of Lake Elmo
May 7, 1979

7:30 P.M. -- Meeting convenes

-Minutes--March 26, April 23

-Racquet Ball Court

-Comprehensive land use
  Map final draft
-Set hearing for Comprehensive Plan
  May 29, June 4, June 11

8:30 P.M. -- Review Zoning Ordinance Text

-- Attorney Raleighs suggestion on Commercial

-- Resolve lot sizes

-- Goals & Objectives, PZC

if time----- Discuss Zoning Map

Set Zoning Hearing
  June 25 (Invite Loucks?)

Note: Chrysler is not ready