

Chairman Novak convened the meeting at 7:40 p.m.

Members present: Lundquist, Prince, Michels, Dreher, Crombie, Curan, Murphy
Absent, Moris. Also present Building Inspector Kluegel

Murphy moved, seconded by Dreher, to approve the minutes of October 9, 1979, as written. Motion carried 8-0.

MIDLAND MEADOWS - PUBLIC HEARING: Bruce Polz explained the minor road construction changes in the plan and showed the drainage network plan. 51 lots are proposed for the development. The street grades have been mailed to the Engineer for review. A commercial area is proposed, but no plans for this use are ready at this time.

The developer is proposing a staged development rather than opening up all 51 lots immediately. Two ponding areas are proposed. One is about 5A and will store 20 acre feet of water, the other will store about 4.2 A feet of water. The standards for storing the equivalent of a 100 yr. storm will be met. Mr. Polz stated the flow through the culvert to Cimarron will not increase.

AUDIENCE:

Mr. Glenn Hagemann - questioned restrictions on home values. The developer is selling lots only.

Mike Ahrens - Cimarron - questioned the capacity of the holding ponds. Mr. Polz explained they will hold and/or store the water from a 100 yr. storm. The level of the outlet to the culvert is above this level, additional run-off will bleed out within 24-48 hrs. Mr. Ahrens asked if the volume will be greater than it is now. Mr. Polz said it could be if two 100 yr. storms came back to back. He also said the run-off is reduced 25% with the 1 1/2 A lots. More design work and a storm water study will have to be done. This will be reviewed by Valley Branch and the Engineer.

Mr. Hagemann asked is the City has any preconceived plan for adjacent property. Is he considered adjacent property and can he develop? He has no plans for at least two years. He was advised to come in when he has a plan. He is presently RR.

James Flannery - General Council for the Oakdale Gun Club - Would like to review the plans.

Jack Reese - Oakdale Gun Club - Asked about the drainage running down 10th Street and onto the gun club property. Mr. Polz feels this will never occur under ordinary conditions. Only possibility would be a major storm.

Chairman Novak requested the Gun Club submit their comments when they have reviewed the proposal.

The Planning Commission cannot make any recommendation until all material and reviews are in from Valley Branch and the Engineer.

Hearing closed at 8:30 p.m.

CITY STREET MAP: The Planner will review the map with the Administrator and determine what streets should be included. The Planning Commission questioned if all streets, even gravel roads or just paved City streets should be designated.

CONSERVANCY ZONE MAP: The object of the overlay map is to identify sensitive areas and make developers and the Planning Commission aware that special criteria may be necessary. These areas would include woodland areas, wetland areas, lumbering areas, questionable soil areas (this will be taken from the soils survey map) and erodible slope areas.

Michels questioned whether many of these items are not covered by Ordinance when plans come in for review.

The Planner feels this is a way of formalizing what we do now informally and will serve as a guide for Planning Commission standards. Maps covering most of the areas are already available. Each district would cost about \$200 to include. The Met Council suggested this be incorporated with the Zoning Ordinance with the City adopting one or more of the districts.

The Planning Commission would prefer this be a local ordinance rather than one that has to meet Met Council approval. The Planning Commission would like the Planner to identify the inconsistencies in the Zoning Ordinance vs the proposed conservancy districts and prepare an alternative way of handling this. Tree and woodland preservation should not be included. Also questioned was the % of slope allowed for a building site. If there are erodible soils then 25% is too much, if the soil is stable then the % could be increased. No action on a Conservancy Map was taken.

VICE CHAIRMAN: Dave Muryph and Don Morris were nominated for Vice-Chairman. Dave Murphy was elected the new Vice-Chairman.

ADJOURNMENT: 9:40 p.m.

PUBLIC HEARING ATTENDANCE

GLENN HAGEMAN 2444 McMenemy
LAKE ELMO PROPERTY ON 10TH

MICHAEL AHRENS 901 Lake Elmo Av. No. (CINARRON)

JAMES FLANNERY

JACK REECE 20660 July Forest Lake

City of Lake Elmo

P.O. Box J
Thirty-third and Laverne Avenue
Lake Elmo, Minnesota 55042
777-5510

AGENDA

Lake Elmo Planning Commission

October 22, 1979

- 7:30 P.M. -Convene
 -Minutes - October 9

- 7:45 P.M. -Public Hearing - Midland Meadows Preliminary Plat

- 8:30 P.M. -Consultant comments on Midland Meadows
 -Conservancy Zone - Rob Chelseth

- 9:00 P.M. -Elect Vice Chairperson