

HASELY HEARING: Request to rezone from R-1 to GB. This property is located at 35th Street and Lake Elmo Avenue. Mr. Hjlemgren is interested in purchasing it and using the building to the rear for an upholstery business.

Dreher moved, seconded by Novak, to set a hearing on January 28, 1980, at 8:30 p.m. for the Hasely rezoning request. Motion carried 5-0.

Parking location for the business will be needed before the hearing; also the Administrator will check the minimum requirements to determine if a variance is needed from the bedroom allowance for the home.

CIMARRON REZONING: Mr. Taylor requested a decision from the Planning Commission with Engineers and Building Inspectors reports and reviews being a contingency. The Administrator advised the Commission this could be done. Prince agreed the Commission should give a recommendation.

Prince moved, seconded by Lundquist, to rezone Tract 1 to CB, and Tract 2 to GB. Motion failed 2-4 Michels, Novak, Lundquist and Dreher voting nay.

Dreher moved, seconded by Novak, to approve rezoning Tract 1 and Tract 2 to GB subject to the following condition: that the description of Tract 2 include all of the road south of Tract 1. Motion carried 5-1. Prince voting nay.

Novak recommended the following conditions:

1. the Planning Commission receive information from the Engineer on surface water run-off and the capabilities of their sewer system with the additional structure hook-ups.
2. soil borings should be reviewed before a building permit is issued.
3. the Administrator verify potential traffic problems with the County.

Novak moved, seconded by Prince, to recommend approval of a simple lot sub-division of Tract 1 from the Cimarron Park north/west corner. This recommendation is subject to the availability of central water and sewer to Tract 1 and an easement be given to Tract 1 for access. Motion carried 6-0. This will be on the January 15, 1980, City Council Agenda.

ADMINISTRATOR'S REPORT: Buildable lot variance - must have 60% of the total requirements or apply for a variance. Standard for variance will be 100% of the average built-on lot and also meet all other requirements of the ordinance except the $1\frac{1}{2}$ A minimum.

Conservancy Zone - The Planning Commission reviewed the Planners letter describing the alternatives for identifying wetland areas.

Novak moved, seconded by Prince, to recommend acceptance of the Planners memo of December 27, 1979, and support Alternative 2, unless the Council determines Alternate 3 is a reasonable expenditure, then the Commission supports Alternative 3. The Commission feels this is an important expenditure to prevent problems experienced in the past. Motion carried 5-1 Dreher voting nay.

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

MINUTES: Lundquist moved, seconded by Michels, to amend the minutes of November 26, 1979, to read the meeting date for the Planning Commission will be December 10, 1979, rather than December 11. Motion carried 6-0

ROLL CALL: Curran, Novak, Lundquist, Michels, Prince and Dreher. Absent, Crombie, Moris and Murphy. Also present, Administrator Whittaker.

ELECTION OF OFFICERS: The new Planning Commission Officers for 1980 are as follows: David Murphy - Chairman, Howard Michels - Vice Chairman and Brian Crombie - Secretary.

Prince moved, seconded by Curran, to approve the elected officers for the Planning Commission. Motion carried 6-0.

Chairman Novak surrendered her gavel to Vice Chairman Michels for the remainder of the meeting.

CIMARRON REZONING: HEARING - Vice Chairman Michels opened the hearing at 7:45 p.m. Mr. Stephen Taylor, Cimarron owner, reviewed the request and the area to be rezoned. He is requesting Tract 1 and Tract 2 be rezoned GB. Tract 3 is presently zoned R-3 & Cimarron has no intention of requesting a change at this time. Mr. Taylor provided the items requested in the Administrator's letter - legal description of the tracts, written request for a simple lot subdivision, proof of ownership of parcel to be rezoned. The administrator indicated a Certificate of Survey will be necessary for Tract 1, also an easement from Cimarron to Brooks indicating access rights to their private roads will be necessary. The contract for deed will be reviewed by the City Attorney. Soil borings will be needed before a building permit can be issued. The Administrator will notify the PCA and see if any additional permits will be necessary for additional tap-ons to Cimarron's sewer system. Michels questioned surface water run-off. Mr. Taylor does not feel the amount of run-off will be significant; this water will not go through their plant. The City Engineer will review the site. Calculations for run-off can be determined once the site plan is complete. The road to the east will remain private; and the road to the north will be zoned GB to the middle of the road

The hearing was closed at 8:50 p.m. The Commission agreed to table any decision until the next meeting in order to allow the Building Inspector and the Engineer time to review the site and building plans.

SLAWSON HEARING: Rezoning from Rural Residential to Agriculture -
Novak moved, seconded by Dreher to hold a hearing on January 28, 1980, at 7:45 p.m. on the Slawson rezoning request. Motion carried 6-0

RIEMENSCHNEIDER HEARING: Rezoning at 11051 Stillwater Blvd. from R-1 to GB.
Mr. Riemenschneider is selling his home, and the buyers want to convert it to an insurance office. The Comp Plan provides for GB in this area.

Novak moved, seconded by Dreher, to set a hearing for the Riemenschneider rezoning for January 28, 1980, at 8 p.m. Motion carried 6-0.

Mr. Riemenschneider was requested to provide proof of ownership and indicate the amount of parking and its location before the hearing.

ADMINISTRATOR'S REPORT: The Administrator advised the Planning Commission of the Council's action amending the CUP for Patti Homes, requiring removal of an old abandoned building.

Simple Lot Subdivision - Beaubion - Mr. Beaubion wants to deed parcel A, on said map, to his daughter Judy. This is not a parcel of record although it is surveyed as such. He desires to make this a parcel of record and give her parcel A. This will not change the access to Mr. Beaubion's lot.

Novak moved, seconded by Lundquist, to approve a simple lot subdivision to deed Tract A to his daughter and require Tract A & C be combined. Motion carried 6-0.

SIGN ORDINANCE: The Planning Commission reviewed the proposed sign ordinance. Recommended changes will be made and the final draft given to the Commission after Council approval.

RESIGNATION: Jeanne Novak submitted her resignation from the Planning Commission. Jeanne was appointed to replace Michael Johnson on the City Council.

ADJOURNMENT: 11:15 p.m.

Cimarron Reopening Hearing - 1-14-80

Name	Address
Stephen W Taylor	Cimarron
Michael Ahrens	"
Jack Carbon	Apple Valley Minn.
Robert Furr	Lake Umbagog
Norothy Lyons	Lake Elmo
Harold Krenschneider	Lake Elmo
Betty Krenschneider	Lake Elmo
Larry T. Harty	Hellgate
Marlene Harty	Still water
Doug Livers	Forest Lake, MN
Ray Spaulding	Lake Elmo
John E. Darrow	" "

City of Lake Elmo

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

AGENDA

PLANNING COMMISSION

January 14, 1980

- 6:30 P.M. --- Reception for Duane Grace
- 7:30 P.M. -- Meeting Convenes
Elect Officers, 1980
Minutes, Dec. 10; correct Nov, 20 Minutes
- 7:45 P.M. -- Hearing--Cimarron request to
rezone corner of Cty. 17 & 70
to GB
- 8:15 P.M. -- Set hearing --Slawson rezoning from
Rural Residential to Agriculture at
5550 Keats Ave.
- 8:30 P.M. -- Set hearing for Riemenschneider rezoning
from R1 to GB at 11051 Stillwater Blvd, No.
- 8:45 P.M. -- Set hearing for rezoning at the Haseley
address--3524 Lake Elmo Ave. No.
- 9:00 P.M. -- Reports--Administrator
A. Buildable lot Variance standards,
Lanes Demontreville Country Club
B. Conservancy Zone
- 9:15 P.M. -- Sign Ordinance
Pending--Non-conforming lots