

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

ROLL CALL: Michels, Crombie, Lundquist Dreher, Haldren, Curran (7:40), Prince 7:45

MINUTES: Lundquist moved, seconded by Dreher, to approve the minutes of February 25, 1980. Motion carried 5-0.

COUNTY 13: The County sent a letter to Lake Elmo requesting that County 13 continue to be shown and considered as a north-south street. Grant Township will have to approve the concept of County 13, then the County will present alternative designs and hold a public hearing. The Planning Commission could foresee no problem with running Co. 13 from the powerline right-of way, north of Foxfire, and curve it so it would line up with Jamaca.

SPRINGBORN REZONING: Michels asked why the Council decided to create a non-conforming lot after the Planning Commission recommended avoiding such action. The Administrator stated there were two conflicting policies. One we only zone for use and two we do not want to create non-conforming lots. The preferred to wait until there was a plan to develop the remaining parcel before rezoning. Michels asked is this the direction the Council wants the Planning Commission to follow? The Administrator said that the Commission should use this as a guideline and not rezone parcels unless a use plan is presented.

TARTAN PARK - PUBLIC HEARING - CONDITIONAL USE PERMITS FOR ON-SALE LIQUOR:

The Zoning Ordinance does not permit sale of liquor in a public zone. This amendment will allow on-sale liquor in a public zone by Conditional Use Permit. Tartan Park's liquor license would then be granted under this Conditional Use Permit. This action is initiated by the City not by petition of Tartan Park.

There were no comments from the audience. Chairman Murphy closed the hearing at 7:50 p.m.

Lundquist moved, seconded by Michels, to recommend approval of an ordinance amending the Zoning Ordinance to permit on-sale intoxicating liquor sales in the Public Zoning District by Conditional Use Permit. Motion carried 8-0.

Murphy moved, seconded by Lundquist, to recommend approval of the Conditional Use Permit to 3M Club of St. Paul, Inc. (Tartan Park), to permit on-sale liquor in a Public Zone. Motion carried 8-0.

RALPH HILDEBRANDT: House moving permit to put storage building on 7703 10th St. N. Mr. Hildebrandt proposes to move a 14' x 24' storage building from Inver Grove Heights to the above address. The Building Inspector recommended any building coming into the City should be inspected, a site plan provided, and a building permit secured. An amendment to the code will cover the fee charged for inspecting such structures and moving them in.

There were no comments from the audience.

Murphy moved, seconded by Prince, to approve the moving permit for Ralph Hildebrandt conditioned upon inspection of the building by the Building Insp. before and after it comes into Lake Elmo. Motion carried 8-0.

This will be on the March 18, 1980 Council Agenda. The Building Inspector will be reimbursed for expenses incurred for inspecting the structure before it is moved.

TARTAN MEADOWS: Density is another question. R-4 is proposed for the northwest corner of the property. Can this parcel support 146 homes and apartment buildings also what effect will this have on the school district. Is this a reasonable density based on intent of Comprehensive Plan? Mr. Wood feels the collection system can meet the criteria of the MPC. They will also monitor the system. The R-4 zoning is not requested at this time. Mr. Wood requests the reaction of the Commission as to this concept, its effect on the area, this type of development. The on-site system, he feels, can be engineered to meet all the requirements.

Planning Commission reaction: Curran feels the proposed disposal system be a potential problem for the type of effluent that will be put in the ground. It could pollute the area wells or enter the water table going to Sunfish Lake. This system is more a disposal system than a treatment system. A secondary treatment should be a minimum requirement.

The Administrator stated several policy questions need answering before the Planning Commission can react. Does the Planning Commission or the Comp Plan find this a reasonable density, is rezoning appropriate, does this request qualify under "sewered development" as defined in the Ordinance. The Ordinance states that unless a public sanitary sewer planned for an area one acre of dry land per lot plus two drainfield sites is required. Before Tartan Meadows does any further planning these questions should be answered by the Planning Commission and the City Council. The Commission also asked the future use of a 2.5A parcel owned by a Mr. Franklin that juts into this subdivision. Prince, Dreher, Michels and Haldren all feel the density is too great. Crombie does not feel 10,000 sq. ft. lots unreasonable provided the sewer system can work and services are available to accomodate this type of density. Lundquist has no opinion at this time. Murphy wants more information before reacting.

Layout of the property and density are key questions to be considered at the next Commission meeting.

MOBILE HOME REGULATIONS: The Ordinance does not regulate the use of mobile homes in commercial areas or for commercial purposes.

The Administrator will draft an amendment to the Zoning Ordinance prohibiting the use of mobile homes for industrial or commercial office space.

ADJOURNMENT: 10:55 p.m.

CODE REGULATIONS - ACCESSORY BUILDINGS: The Code does not limit the number the accessory buildings. The County Code has specific numbers of structures permitted in specific zones. The Administrator and Building Inspector will review the County Code and bring a recommendation for guidelines back to the Commission for discussion.

BLANKET VARIANCE FOR ONE ACRE LOTS: The Ordinance does not allow an individual to sell off a lot if he owns the adjacent parcel and the combined lots can be used to meet the $1\frac{1}{2}$ acre minimum. Lundquist recommended that in addition to the 60% Rule that any parcel of record at the time the Ordinance was adopted that was one acre, and meet the drainfield requirements, be 'grandfathered' in. The intent of the Ordinance was not to have one acre developments replat to meet the ordinance, but to have small lot owners combine parcels, if necessary, to meet the 60% Rule.

Lundquist moved, seconded by Michels, to recommend the City Council adopt a "blanket variance" to all platted one acre lots that do not meet the Ordinance requirement of $1\frac{1}{2}$ acres due to adjacent ownership. Motion carried 7-0-1. Crombie abstained. Reference 301.090 B.

AMENDMENT TO ZONING ORDINANCE - BRING SHORELAND SECTION INTO COMPLIANCE WITH DNR REGULATIONS

Chairman Murphy opened the hearing at 8:30 p.m. The DNR regulations do not change the intent of our ordinance, but clarifies these areas. The Administrator reviewed the letter from DNR and noted the changes to the Ordinance. Also referenced was the Administrators memo of February 22. No audience comments. The hearing was closed at 9:40 p.m.

Crombie moved, seconded by Dreher, to recommend the City Council amend the Zoning Ordinance to bring the Shoreland Section into compliance with DNR regulations. Motion carried 8-0.

TARTAN MEADOWS: Quentin Wood, representing Tartan Meadows, reviewed the proposed development of 80+ acres located on the northeast corner of County 17 and County 70. The developers request a rezoning from R-1 to R-2 and propose a central sewage collection and disposal system on-site. R-2 zoning with sanitary sewer allows for*7800 sq. ft. lots. The developer is proposing lot sizes from 10,000 to 18,000 sq. ft. The on-site system will be 8 inch gravity sewers, which will empty into large septic tanks. The effluent will then be pressure applied to various drainfields. This system will be in compliance with MPCA requirements. Water supply from Cimarron is being considered. Tartan Meadows would provide additional well capacity as density in the development grows. A property owners association would be formed to maintain and operate the collection and disposal facility.

Amended 3/24/80
7500 sq. ft.
*to 18,000 + or -
sq. ft.

The Planning Commission discussed at length the disposal system. Is this type of system operating elsewhere in the area, will the disposal area be large enough to accomodate maximum density, what effect will this have on wells in the area due to the high water table here, who will monitor the system to insure it is working properly? Other concerns were provision for storm water run-off. No ponding is indicated in the proposal. John Leslie, Tartan Park, 3M, strongly objects to this proposal without a drainage plan and feels, presently, there is no place for the storm water to go without causing additional flooding of surrounding property.

Tartan Park Liquor License 3-10-20

Name	Address	Representing
Ralph Hildebrandt	5512 BARRACK RD	Self
Jim White	11132 20th St & No.	Self
Ed Bruno	Tartan Park	3rd Club
John Leslie	11546 20th St & No.	Self
Mary Leslie	" " " "	" "

Shoreland O.R.O. amendments

John Leslie	
Ed Bruno	
Mary Leslie	
Dorothy Lyons	10072 No 10th St.

City of Lake Elmo

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

AGENDA

LAKE ELMO PLANNING COMMISSION

March 10, 1980

- 7:30 p.m. -- Meeting convenes
Minutes, February 25 meeting
- 7:45 p.m. -- Public Hearing: Amendment to the
Zoning Ordinance to permit
on-sale intoxicating liquor
sales in the Public Zoning
District by Conditional Use
Permit; and for a Conditional
Use Permit for Tartan Park for
such sales.
- 8:15 p.m. -- Public Hearing: Amendment to the
Zoning Ordinance to bring the
Shoreland Section into compliance
with DNR regulations.
- 8:30 p.m. -- Ralph Hildebrandt--5512 Babcock Trail
Inver Grove Heights
House moving permit -- to put
storage building on 7703-10th. St. No.,
Lake Elmo
- 9:00 p.m. -- Concept Plan--Tartan Meadows (Wash. 37 plan)
N.E. corner Co. Rds. 17 & 70
- 9:45 p.m. -- Co. Road 13/Grant Township