

CITY OF LAKE ELMO PLANNING COMMISSION MINUTES, FEBRUARY 25, 1980

Vice Chairman Michels convened the meeting at 7:45 p.m. with the following Commissioners present: Halden, Dreher, Curran, and Lundquist. Commissioners Crombie, Murphy and Prince absent. Administrator Whittaker was also present.

HEARING, SPRINGBORN REZONING AND MINOR SUBDIVISION: Chairman Michels convened the hearing at 7:46 p.m. Bruce Folz, representing the Springborns, explained why the property north of 55th Street was divided as shown in the application. Although this minor subdivision leaves a parcel of under 10 acres, to do otherwise would leave two very odd shaped parcels.

Curran asked if the City could create a non-conforming parcel. The parcel would only conform in R1. He also asked if this application would require amendment to the Comprehensive Plan. Whittaker advised him that the City should not create non-conforming parcels; and that the notice of the hearing included an amendment to the Comprehensive Plan.

Folz said the lot would conform in a legal sense, as it's part of the farm (on the south side of 55th Street). However, it would be non-conforming de facto, as 55th Street separates it from the rest of the farm.

The public had no questions or comments relating to the rezoning.

Whittaker suggested an appropriate action might be amending the Comp Plan and the Zoning Ordinance to reflect R1 for all the land north of 55th Street. (The City Attorney confirmed this was legal if all the property owners adjacent to the second parcel had been notified; and if this were discussed at the public hearing. Both of these conditions were met.)

Dreher moved, seconded by Curran, to recommend amendment to the Comprehensive Plan and Zoning Ordinance to reflect R1 proposed use and zoning; and approval of the minor subdivision of the 7.14 acre parcel. Motion carried 5-0.

HIGHWAY PLAN: Whittaker showed the Commission previous over-all highway plans. Bruce Folz volunteered that the Section 24 plan was developed because: 1) There are few remaining access points along Lake Elmo Avenue, 20th, and 30th Streets; 2) There are considerable topographical restrictions in that area which limit through streets; and 3) With development of properties adjacent to the present streets, alternatives for access to internal parcels were quickly being lost.

Folz suggested the City should consider these types of problems along other City streets, such as Jamaca, Lake Elmo Avenue North, and anywhere where development could eliminate future street alternatives.

The Commission asked Whittaker to work with the City Engineer; and come up with a recommendation on areas where future streets should be reserved. Some that came to mind were: 27th Street east of Tablyn Park, extensions platted in recent subdivisions like Lake Jane Hills, Foxfire, Midland Meadows, Eden Park; and possibilities along the I-94 frontage road such as Ideal and Helmo. Problems associated with Bergmann's street reservation on Lake Elmo Avenue and Steindorf's access off 20th Street should also be looked into.

BUSINESS PLAN: Whittaker reported that he had discussed the need for an over-all plan for the present business district with Laura Fraser, current President of the Business Association. They will look into parking, boulevard improvement and maintenance, a central theme, and conversion of existing homes in the business area; and get back to the Commission.

ADMINISTRATOR'S REPORT: Whittaker reported Council action of the Mahtomedi and Oakdale Comp Plans, covered in the last City Council minutes. He also explained why hearings were necessary on the Tartan Park liquor license and an amendment to the Zoning Ordinance and the Shoreland Ordinance amendments.

DEFINING SANITARY SEWER FOR THE PURPOSE OF ESTABLISHING DENSITY IN ZONING DISTRICTS:

Whittaker explained that the developers of the Washington 37 property believe a collection system and joint drainfield with very large septic tanks would qualify for central sewer (sanitary sewer is the term used in the Zoning Ordinance); and, therefore, for the higher density provided for sewered areas in the Zoning Ordinance. The developers propose to develop the area on 10,000 sq. ft. lots, with this type of sewer.

The Commission asked for City Council policy direction; and asked the Administrator to inquire what regulations the P.C.A. would have on this.

MISCELLANEOUS BUSINESS: The Commission discussed alternatives for bicycle trails. Dreher said he felt 10th Street was too busy to have bike trails; and that he would prefer trails on 15th Street. Whittaker indicated 15th would be vacated in the Regional Park; and, that it might be hard to construct a continuous trail through the park. He said the Council prefers 10th Street to the frontage road location at this time.

MINUTES: Lundquist moved seconded by Dreher to approve the minutes of the February 11, 1980, meeting with an indication the Bob Dreher would also serve on the County Road 13 Committee. Motion carried 5-0.
Howard Michels may stand in for Curran at the first meeting on County Road 13.

ADJOURNMENT: The meeting adjourned at 10:07 p.m.

City of Lake Elmo

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Thirty-third and Laverne Avenue
Lake Elmo, Minnesota 55042
777-5510

AGENDA

PLANNING COMMISSION

February 25, 1980

- 7:30 P.M. -- Meeting convenes
Minutes, February 11 minutes
- 7:45 P.M. -- Hearing--Rezoning and Minor Subdivision,
Howard Springborn
8709 Demontreville Trail
- 8:15 P.M. -- Highway Plan
I94 Frontage Roads and Others
Business Plan
- 9:00 P.M. -- Administrators Report:
A. Oakdale Plan
B. Mahtomedi Plan
C. Amendment to Zoning Ordinance,
Liquor in Public Zone-Tartan Park
Hearing-7:45 p.m., March 10, 1980
D. Amendment to Shoreland Ordinance,
Hearing 8:15 p.m., March 10, 1980
E. Washington 37 Plan
Other
- 10:00 P.M. -- Adjourn