

Vice Chairman Curran called the meeting to order at 7:45 p.m.

ROLL CALL: Lundquist, Prince, Crombie, Michels (8p.m.)

MINUTES: Lundquist moved, seconded by Curran, to approve the minutes of May 13, 1980. Motion carried 4-0-1. Prince abstained.

LUNDQUIST REZONING AND MINOR SUBDIVISION: The Lutheran Church in America is proposing to buy 6.1A, of an 80A tract, owned by Bill Lundquist. The present zoning is Rural Residential. Mr. Lundquist is requesting a minor subdivision and rezoning to Public.

The parcel is located on the south-west corner of Highway 36 and County 17. The 6 acres will extend between the towers on the NSP easement.

The initial church will be "L" shaped and contain 5400 sq.ft. Estimated size of the congregation is 180. Expansion would go to the front of the structure with parking for 75 cars to the rear. The proposed time table until construction is three years. Land use across Highway 36, in Grant Township, is GB and Highway Business.

Soils in this area are rated 49 B & 49C. Mr. Lundquist stated that there has never been water problems in this area. The Administrator noted this type of soil percs fast and the City should be aware some special handling may be necessary before a septic system is installed.

Mr. Lundquist said the site plan presented is very general as construction is not proposed for three years. The Administrator said that before a building permit could be issued a detailed site plan will be necessary.

The Commission discussed road alignment, sight-lines, powerline easements and use.

Richard Bergman, neighbor, stated he is not opposed to a church at this location, but is concerned about the rezoning should the church decide not to built at this location. The Administrator said that Public use is very limited; and, should the property be resold for another use, rezoning would be necessary. The Commission could not grant the minor-subdivision without the rezoning because it would make the 6 A parcel non-conforming in the Rural Residential Zone.

Mr. Lundquist said he has an agreement written into the contract prohibiting commercial use of this parcel for 25 years. The Commission requested a copy of this provision.

The Administrator stated the Commission should determine if this is an appropriate place for this use and an appropriate risk. It is not normal City policy to rezone a parcel before a specific plan is submitted, although, the limited use in the Public zone provides more control over the land.

The Commission agreed this area lends itself to the proposed use. The main question is the time-table for construction.

LUNDQUIST REZONING: Prince moved, seconded by Crombie, to rezone a 6.1 acre parcel from Rural Residential to Public, and approve the minor sub-division. Motion carried 4-0-1 Lundquist abstained.

CONSERVENCY ZONE: Rob Chelseth reviewed the wetland and restricted soil districts. This addition to the City Code will enable the City and the property owner to be aware of areas of special concern. Special Development Permits will allow the property owner to improve the problem area before development. This will be handled through the Zoning Administrator and will not require a hearing or Council action.

The Commission will review the plan for the next meeting.

MN/DOT COMMENTS ON COMP PLAN: The Administrator will change the designation of Highway 212 to Highway 5 in our plan.

The Commission discussed the proposed trail along the Soo Line Right-of-Way. Crombie expressed strong opposition to any such trails stating they provide access to private property, create a policing and littering problem and disrupt residents along the trail. The commission also questioned accessability for emergency vehicles along the trail.

Crombie moved, seconded by Michels, to recommend opposition to trails through or near residential areas until adequate policing for vandalism, littering, and disruption of residents can be provided, also adequate parking and emergency vehicle access is provided. Motion carried 4-0-1 Prince abstained.

PINE SPRINGS PLAN: The Commissions main concern is adequate drainage be provided in all the platted areas and, indicate that there will be no accessibility to Lake Elmo's park facilities from Pine Springs. The Administrator will send a letter with these concerns.

HEARINGS: The Administrator confirmed the hearing times for the June 9<sup>th</sup> meeting on the Swanson CUP for an Animal Hospital and the Non-Conforming Structures. June 23 meeting - Minor Changes in the Shoreland Ordinance.

ADJOURNMENT: 9:45 p.m.

# City of Lake Elmo

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

## AGENDA

### PLANNING COMMISSION

May 28, 1980

#### WEDNESDAY

(Because of Memorial Day Holiday)

- 7:30 P.M. ----- Meeting convenes  
- Minutes, May 13, 1980 meeting
- 7:45 P.M. ----- Public Hearing--Wm. Lundquist  
for rezoning from R.R. to Public  
for Church; and Minor Subdivision
- 8:15 P.M. ----- Rob Chelseth--Present guidelines  
for conservancy areas
- 9:00 P.M. ----- React to Mn/Dot comments on  
Comprehensive Plan  
- React to Pine Springs plan  
- Confirm Hearings:  
A. Swanson CUP for Animal Hospital  
B. Non-conforming Structures  
C. Minor changes in Shoreland  
Ordinance--again